PFG
Public Facilities Group

El Gabilan Library

A new, $21 million public library facility for the City of Salinas

The new El Gabilan Branch Library is a 21,076 square foot building that includes a spacious main lobby, a tech maker space, and advanced library circulation faculties. It is designed with a community focus that features an outdoor children's zone, a teen area, homework help area and an outdoor patio and amphitheater. Parking for staff and members of the public is also included in the design for the project. The library is spacious and welcoming, using as much natural light as possible and includes a variety of sustainability features to improve performance and energy efficiency. The new El Gabilan Library is vital to the community and the City of Salinas, serving the residents of Salinas, and more than 20 public and private schools.

Delivered on-time and under budget

The new building opened to the public in February 2020, just before it closed, due to the Covid 19 epidemic. The project was delivered on-time and under budget using a 63-20 Progressive Design-Build delivery approach.

The city had originally pursued the project through a traditional Design-Bid-Build process but after bids came in too high for delivery of the new library, the City asked PFG and Griffin Swinerton if they could meet the City's budget on the library project and, if so, could the library project be incorporated into the Police Services Headquarters Building project. Thanks to the flexibility of the team and the 63-20 PDB contracting structure, the library was easily combined with the police station project. The project team met the City's budget requirements, and the library was able to be delivered on the same expedited timeline as the police station.

© 2020 Public Facilities Group

63-20 Progressive Design-Build Delivery

A traditional equity based P3 approach can save money by expediting construction, but it has a very expensive financing structure when compared to municipal bonds and 63-20 debt. By contrast, a traditional public delivery approach, like Design-Bid-Build, benefits from low cost tax-exempt financing but typically suffers from excessive change orders and a protracted construction timeline that drive up cost. Using the 63-20 Progressive Design-Build approach, the City was able to combine the benefits of private delivery found in a typical P3 delivery approach with low cost 63-20 tax-exempt financing, bringing together the advantages of both public delivery and private delivery.

After cancelling their original Design-Bid-Build approach and incorporating the El Gabilan Library project into the existing Police Services Project, the new library followed a typical 63-20 Progressive Design-Build approach. The Not-for-Profit Partner, Public Facilities Group, acted as a third-party issuer, issuing 63-20 tax-exempt lease revenue bonds for the City of Salinas, allowed under IRS revenue ruling 63-20. Anderson Brule Architects were already engaged in designing the new facility, as a remaining party from the original Design-Bid-Build contract. Griffin Swinerton, a joint venture between Griffin Development and Swinerton Construction, acted as the Developer and Builder on the, now combined, police services project and the library project.

Delivered by the City of Salinas, PFG, Griffin Swinerton, and Anderson Brule Architects

PFG Webinars

PFG hosts free webinars every Spring and Fall. To register or find out more, contact Matt Calcavecchia at mcalcavecchia@publicfacilitiesgroup.org

PublicFacilitiesGroup.org

© 2020 Public Facilities Group