Council Agenda Report

City Council Meeting
11-09-26
Item 7.A.

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Angela Loera, Senior Management Analyst

Reviewed by: Christopher Smith, Assistant City Manager

Approved by: Joseph D. Irvin, City Manager

Date prepared: October 5, 2026 Meeting date: November 9, 2026

Subject: Los Angeles County Library - Malibu Library Expansion Proposal

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RECOMMENDED ACTION: Review the Malibu Library Expansion Proposal and provide staff direction.

FISCAL IMPACT: There is no fiscal impact associated with this action. Malibu Public Library services are paid from a designated portion of property tax. Every year, the County of Los Angeles sets aside the difference between the property tax dollars apportioned to the County Library from property within the City and Malibu Library expenses into a designated fund to solely improve Malibu Library facilities and services.

DISCUSSION:
Leveraging the 2018 Library Needs Assessment and other stakeholder input, the County of Los Angeles has proposed two potential conceptual designs for a new branch library to service Malibu. County staff will present their proposal at the Library Subcommittee meeting as well as at the November 9, 2026, Council meeting. An overview of the proposal is attached, including anticipated costs.

The library would be in the same location as the current library but be greatly expanded and modernized to provide additional community resources and services. Both options would more than double the library facility's size, created dedicated spaces for youth and adults, and incorporate outdoor landscaping to enhance the facility and expand the use of its outdoor space. The estimated cost ranges from $35 million to $36 million with additional annual operating costs.

This report was published prior to the November 4, 2026, Library Subcommittee meeting. A verbal update will be provided on November 9, 2026, at the City Council Meeting.

Attachment(s):

1. Los Angeles County Library – Malibu Library Expansion Proposal



LA COUNTY LIBRARY

Malibu Library Expansion Proposal

Prepared for the City of Malibu

August 20, 2026

EXECUTIVE SUMMARY

LA County Library is proposing a renovation of Malibu Library to better serve the evolving needs of the Malibu community. The proposed expansion would create opportunities for enhanced educational programming, larger cultural and speaker events, flexible meeting and collaboration spaces, and additional study and work areas for students, remote workers, entrepreneurs, and lifelong learners. By modernizing and expanding the library's facilities, the project would strengthen Malibu Library's role as a vital community destination for learning, creativity, civic engagement, and cultural enrichment.



Example of Reimagined Space at Malibu Library

The proposed improvements would also provide expanded capacity for community partnerships and public programming that reflects Malibu's unique coastal identity and diverse resident interests. Through thoughtful investment in library infrastructure, LA County Library seeks to ensure that Malibu Library continues to meet the educational, technological, and social needs of current and future generations.

Upon review of the enclosed proposal, questions can be directed to LA County Library's executive team for further discussion and consideration.

BACKGROUND

The proposal to expand Malibu Library is rooted in ongoing community engagement efforts, facility assessments, and discussions between the City of Malibu and LA County Library. These efforts have included feedback from community members and key stakeholders, demographic analysis, operational evaluations, and assessments of current and future service needs.

Findings indicate that Malibu Library is a highly valued community asset that serves as an educational, cultural, and civic gathering space for residents of all ages. Community members consistently express support for maintaining high-quality library services while expanding opportunities for programming, collaboration, technology access, and flexible community use.

Key themes identified through community feedback include the desire to:

- Provide flexible and welcoming spaces that foster community engagement and lifelong learning.
- Expand educational, cultural, and recreational programming for all age groups.
- Enhance access to technology, digital resources, and innovation-focused services.
- Preserve and celebrate Malibu's unique history, culture, and environmental heritage.
- Create opportunities for community dialogue, collaboration, and civic participation.

To address these needs, LA County Library and community stakeholders have discussed several potential improvements, including:

- Reconfiguring existing interior and outdoor spaces to improve flexibility and accommodate evolving service needs.
- Enhancing building systems, accessibility features, outdoor gathering areas, and overall visitor experience.
- Improving technology infrastructure and public access to digital resources.

These options were identified as cost-effective solutions that address current space limitations while positioning Malibu Library to meet future community needs.

COMMUNITY DEMOGRAPHICS

The Malibu Library service area is distinguished by its exceptional natural environment, strong civic engagement, and highly educated population. Located along the Pacific Coast, Malibu is recognized worldwide for its scenic coastline, environmental stewardship, cultural assets, and commitment to preserving a unique quality of life.

According to the most recent U.S. Census Bureau estimates, Malibu has a population of approximately 10,300 residents and approximately 4,400 households. The community is characterized by a high level of residential stability, with 83.8% of residents living in the same home one year ago. Average household size is 2.34 persons.



Family utilizing Malibu Library's Amenities

Malibu's population reflects significant opportunities for library services that support both older adults and lifelong learners. Approximately 16% percent of residents are under the age of 18, while 31.8% are age 65 or older, representing one of the largest senior populations among Los Angeles County communities.

These demographics underscore the importance of providing flexible programming, accessible facilities, digital literacy resources, and lifelong learning opportunities that serve residents across generations.

Educational attainment in Malibu is exceptionally high. Among residents age 25 and older, 98.2% are high school graduates and 68.6% hold a bachelor's degree or higher, substantially exceeding state and national averages. This highly educated population demonstrates strong demand for educational resources, cultural programming, technology access, and intellectual engagement opportunities.

The community is also highly connected digitally. Nearly all households have access to computers (97.4%) and broadband internet service (95.8%), supporting a population that increasingly relies on digital resources for education, employment, communication, and civic participation.

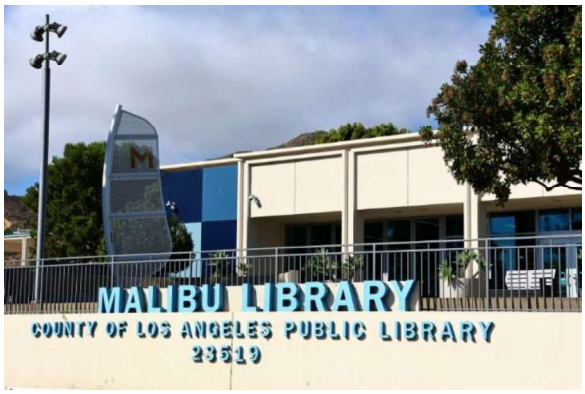
Malibu's economy is supported by tourism, hospitality, professional services, education, and small businesses. The city recorded more than $238 million in accommodation and food

service sales in 2022, reflecting its importance as a regional destination. At the same time, the community continues to prioritize environmental sustainability, cultural preservation, and public amenities that enhance residents' quality of life.

Given Malibu's highly educated population, aging demographic profile, and strong tradition of civic engagement, continued investment in Malibu Library represents an important opportunity to expand access to educational resources, community programming, technology services, and cultural experiences that benefit residents of all ages.

ABOUT MALIBU LIBRARY

Malibu Library serves as one of the premier cultural, educational, and civic institutions in the City of Malibu, providing residents and visitors with access to lifelong learning opportunities, community programming, cultural enrichment and technology resources. As a community library within the LA County Library system, Malibu Library plays a vital role in supporting literacy, intellectual curiosity, community connection, and civic engagement.



Malibu Library

Located within the Malibu Civic Center complex, the library occupies a prominent place in community life and serves as a welcoming destination for residents of all ages. The 16,500-square-foot facility provides flexible spaces for reading, studying, collaboration, technology access, public programming, and community gatherings. The library is staffed by a dedicated team consisting of four full-time librarians, five part-time librarians, one full-time library assistant, and two part-time pages who collectively provide high-quality public service and programming to the Malibu community.

Malibu Library's strong community impact is reflected in its robust usage and engagement. During Fiscal Year (FY) 2024-25, Malibu Library welcomed more than 61,600 visitors, circulated more than 30,600 library materials, hosted 409 educational and cultural programs, and supported more than 13,400 borrowers. During the same period, customers placed more than 7,300 holds and utilized the library's wireless internet services through more than 1,900 Wi-Fi sessions. These metrics demonstrate the library's essential role as a trusted resource for learning, technology access, community engagement, and cultural enrichment.



Malibu Library

The library has earned a reputation for delivering exceptional educational and cultural programming that reflects the interests and values of its highly educated and civically engaged population. Among its most celebrated offerings is the esteemed Malibu Library Speaker Series, which has established the library as a regional destination for intellectual discourse and cultural engagement.

The Speaker Series has welcomed nationally recognized authors, scholars, journalists, activists, and thought leaders, including Amy Tan, Susan Orlean, and Elizabeth Smart, among many others. Through thought-provoking conversations and public presentations, the Speaker Series provides residents with unique opportunities to engage directly with influential voices shaping contemporary culture, literature, public policy, and social issues.

Malibu Library also offers a broad range of services and activities, including early literacy programs, educational workshops, technology instruction, book clubs, arts and cultural programs, teen engagement opportunities, digital resources, public computing services, and community partnerships. These offerings support learners at every stage of life while fostering creativity, curiosity, and lifelong learning.

As community needs continue to evolve, Malibu Library remains well-positioned to expand its role as a center for learning, collaboration, and innovation. The proposed expansion would build upon the library's strong foundation by creating additional space for educational programming, cultural events, community gatherings, technology services, and flexible learning environments. By investing in Malibu Library, LA County Library and the City of Malibu can ensure that this valued institution continues to serve as a vibrant and indispensable community asset for generations to come.

PROPOSED LIBRARY CONSTRUCTION & RECONFIGURATION

LA County Library is proposing the renovation of the existing building to create a multi-level, approximately 40,000 square foot building with 3,000 square feet of flexible meeting space and an outdoor patio adjacent to the meeting room to double as a rentable event space for the community.



Example of Reimagined Children's Space

The new and improved Malibu Library will feature:

Dedicated Children's Area: A dedicated children's space separate from the adults' area creates a safe, engaging environment tailored to kids' developmental needs while ensuring the rest of the library remains quiet and focused for adult use.



Example of Flexible Meeting Room Space for Events

Large Meeting Room/Event Space: A large meeting room that can also function as an event rental space offers the library exceptional flexibility and community value. By designing the room with divisible sections, the space can easily adapt to both large gatherings and multiple smaller programs, allowing the library to host workshops, cultural events, city meetings, and private rentals with after-hours access. This multi-use, revenue-generating room also enhances the library's role as both a civic hub and a gathering place—offering a professional, accessible venue for residents and organizations while strengthening the library's financial sustainability.

Flexible Outdoor Event and Garden Spaces: Creating an outdoor patio area offers a welcoming extension of the library's learning and gathering spaces, giving customers a comfortable place to read, study, or enjoy programs in the fresh air. Adjacent to a flexible meeting room space and community kitchen, this patio could also serve as a distinctive rental venue for events, generating additional revenue for the Library while ensuring the City and the Library retain priority access for programming and use.



Example of Flexible Outdoor Space for Events

Enhancing the patio area with a learning garden—featuring native and drought-tolerant plants, small hydroponic systems, and seasonal planting beds—would also support hands-on demonstrations in sustainability, food literacy, and environmental education while providing a serene space for reflection and discovery. Additionally, the Library would expand the existing courtyard on the first floor to incorporate a Community Garden and Children's Play Area of approximately 2,700 total square feet, which would sit adjacent to the indoor Children's Area and accommodate children's outdoor programming.



Example of Culinary Teaching Space

Culinary Teaching Kitchen: A professionally equipped, ADA-accessible instructional kitchen designed to deliver nutrition education and food literacy programs for all ages. This versatile space would also foster workforce development through skill-building classes, cultural programming, and collaborations with local organizations. In addition to its core programming, the kitchen could be rented during designated times for private classes, culinary demonstrations, team-building events, and pop-up dining experiences, in addition to the meeting room.

Coworking & Venture Space: Flexible coworking areas and a dedicated Venture Space would provide an innovative environment for freelancers, remote workers, students, and entrepreneurs. The space could feature programming delivered by the library in partnership with LA County departments and local economic development agencies.

Private Study Rooms: Private study rooms provide quiet, distraction-free spaces that support focused work, private conversations, and individualized learning.



Example of Coworking and Venture Space



Example of Study Room

These rooms are also essential for confidential services, such as services provided by the Library Engagement & Access Program (LEAP) team in partnership with the Los Angeles County Department of Mental Health, which offers a secure environment for meeting with participants and gathering sensitive information. By expanding private study room options, libraries enhance customer comfort, improve access to essential services, and better meet the community's need for productive and private spaces.

Mind & Maker Studio: The studio will invite library customers into a modern, flexible, and welcoming environment designed for hands-on discovery and creative expression. This innovative space will feature traditional makerspace equipment and tools for painting, exploring fiber arts, crafting small pottery pieces, and creating clay jewelry while using a tabletop kiln. This space can house a rotating art exhibit gallery and offer community residents of all ages a place to learn, experiment, and bring their ideas to life.



Example of Maker Programming

Expanding the Tool Lending Library: The expansion of the Tool Lending Library to include fire-hardening tools will provide Malibu Library customers with practical, accessible resources to help safeguard their homes and neighborhoods against wildfire risk. By offering equipment such as hedge trimmers, protective gear, and other defensible space tools, the library supports community preparedness and resilience, especially important in a high-risk region like Malibu. Related programming and demonstrations with local partners would provide customers with hands-on learning opportunities. Community safety and readiness remain central priorities, and expanding the Tool Lending Library directly empowers residents to take proactive steps toward fire mitigation.



Example of Solar Microgrid

Solar Microgrid: To advance Malibu Library's sustainability goals and enhance long-tern resilience, the library expansion project will incorporate a comprehensive solar energy system to fully power the facility—essentially enabling the library to operate off the grid. This way, the library can function as a community resiliency center, offering a safe, powered location for emergency support, information access, device charging, and more. The library would remain a reliable and energy-independent resource for the community, serving as an example for other energy conscientious buildings and cities.

PROPOSED PROGRAMMING

Malibu Library features a variety of programming throughout the year.

Creating a flexible community meeting room with additional seating and storage capabilities would allow for programs that serve the city's diverse audiences and their interests.

Additional proposed programs include:

- Cultural Pop-up Food Demonstrations where the library can bring in local chefs to host culinary cooking classes that help open the audience's perspectives on cultural foods, foodways, and nutrition.
- Epicurious Supper Clubs.
- Wellness Activities, including Senior Chair Yoga, Zumba, Mat Pilates, Mindful Meditation, memory labs and more.
- Digital media labs.
- Musical performances.
- STEAM and maker programs for youth and teens.
- Expanded early learning programs such as Storytimes and play programs.



Example of Wellness Programming

- Literary programs such as book clubs and reading circles.
- Filmmaking and creative content workshops, such as *Lights, Camera, Access!*

Broadening the lineup of cultural programming in a newly expanded Malibu Library would create opportunities for the City of Malibu and LA County Library to better reflect the community's needs and interests through collaborative initiatives. The programs outlined below would invite residents to discover new passions, strengthen connections, and experience the library as a true cornerstone of community enrichment.



Example of Community Art Exhibit

- Speaker Series
- Writing workshops
- Crafting programs for Seniors
- Silver STEAMers (Science, Technology, Engineering, Arts & Math events for Seniors)
- Painting classes
- Community art exhibits
- Tactile activities for all ages

OPENING DAY COLLECTION

As the building will double in size, so will the collection. Currently, Malibu Library contains over 40,000 volumes and, to adequately fill the shelves, LA County Library estimates that double that amount will be needed at a cost of **$800,000.**

The expanded collection would provide customers with access to over 80,000 volumes with ongoing collection maintenance to ensure the collection remains fresh and relevant. Material to support new programs and features in the library, such as the culinary space, makerspace, and topics related to the Tool Lending Library will be included in the new collection as well.

This will empower customers to build practical skills, explore creative interests, and support personal or professional growth. By offering materials that help residents cook, create, repair, perform, and launch ideas, the City of Malibu and the Library have an exciting opportunity to strengthen Malibu Library's role as a hands-on learning hub for exploration and advancement.

UPDATED TECHNOLOGY

To complement the redesigned library and programming, Malibu Library's refurbishment will be supported by an increase and an upgrade in technology equipment. Some items to highlight:

- Standard equipment and services such as high-speed Wi-Fi through the building and parking lot and public computers with updated software.
- Multiple Communico Self-Checkout Kiosks to check out materials, search for items, reserve study rooms, and sign up for programs and events.
- Study rooms equipped with ethernet ports; HDMI & VGA connections for laptop, projector & screen; and USB & audio connections.
- Chromebooks for in-library use.
- State of the art teleconferencing equipment in the meeting room.
- Audio/visual equipment for the outdoor patio area.
- STEAM equipment for youth and adults.
- Makerspace Equipment
    - 3D Printers
    - Robotic Kits
    - Podcasting Equipment



Example of Makerspace Equipment

STAFFING & COST ESTIMATES

As of FY 2025-26, the City had $28.45 million total in library surplus funding, with an estimated annual surplus of $3.4 million.

Current Staffing & Additional Services

Malibu Library currently has five full-time staff (one Librarian III, three Librarian Is, and one Library Assistant I) and seven part-time staff (six Library Associates and one Library Page), and operates on a 60-hour, 7-day weekly schedule of service to the public.

Position	Count	Annual S & EB*	Total Costs
Librarian III	1	$171,000	$171,000
Librarian I	3	$154,000	$462,000
Library Assistant I	1	$108,000	$108,000
Library Associate (PT)	6	$41,000	$246,000
Library Page (PT)	1	$41,000	$41,000
TOTAL	**12**		**$1,028,000**

**Totals are based on FY 2025-26 Salary & Employee Benefits schedule*

Additional Services	
Private Security (2)	$260,000
Sunday Service	$175,000
TOTAL	**$435,000**

***Captured under Services & Supplies (S&S)*

Proposed Staffing & Additional Services

An increased building size and potential programmatic enhancements will require additional staffing and services at an additional $901,000, for a total of $2,364,000. The following chart shows a staffing model for a 40,000 square foot library operating on a 60-hour, 7-day weekly schedule, and includes staffing to support one or more of the optional programmatic elements described above. Totals are based on the FY 2025-26 Salary & Employee Benefits schedule.

Sunday service costs include overtime pay required to support four public service hours and include staffing costs, custodial utilities, and overhead. This service is contingent upon staff volunteering to work those shifts. Furthermore, the staffing levels are based on normal operating hours, and additional staff may be needed to support after-hours event rentals.

Position	Count	Annual S & EB	Total Costs
Librarian V	1	$191,000	$191,000
Librarian III	1	$171,000	$171,000
Librarian I	4	$154,000	$616,000
Library Assistant III	1	$120,000	$120,000
Library Assistant I	2	$108,000	$216,000
Library Associate (PT)	15	$41,000	$615,000
TOTAL	**24**		**$1,929,000**

Staffing is based on current rates and does not include Cost-of-Living Adjustments (COLA) for the future.

Additional Services	
Private Security (2)	$260,000
Sunday Service	$175,000
TOTAL	**$435,000**

***Captured under Services & Supplies (S&S)*

BUILDING CONSIDERATIONS

The Library proposes renovating the Malibu Library building and expanding its total square footage by adding a second level. Two conceptual options have been developed, both of which would increase the total size of the library to more than double its current size.

Renderings for both options are available for review at the end of this proposal and corresponding cost estimates are provided below.

Option 1 (38,000 square feet) includes a Patio just off the flexible space and community kitchen on the first floor, as well as an Observation Deck on the second floor.

Option 2 (41,000 square feet) positions the flexible space and kitchen on the second floor and also includes a Patio that serves as an Observation Deck.

The internal layout of the proposed spaces can be adjusted in alignment with programming needs, ensuring flexibility to support a variety of uses and evolving community priorities. Further analysis will be required to determine potential costs for a renovation of this scale.

Estimated One-Time Costs

Option	Building Cost	Solar Micro Grid	Soft Costs (15%)	Opening Day Collection	TOTAL
1	$ 27,740,000	$2,000,000	$4,461,000	$800,000	**$35,001,000**
2	$29,110,000	$2,000,000	$4,667,000	$800,000	**$36,577,000**

Estimated Ongoing Operating Costs (Annual)

Staffing	Services & Supplies*	Support & Indirect	TOTAL
$1,929,000	$1,750,000	$2,000,000	**$6,114,000**

**Anticipated annual increase of 5 to 7%*

Costs are subject to change and based on resilience for safety and security, demolition of the existing building, greater civil site work, County Silver LEED energy requirements, local wildfire hardening regulations, Coastal Commission regulations and height requirements, and other market instability due to tariffs on steel and other materials.

The main factors influencing the cost are related to electrical and elevator costs the second floor will generate and higher LA County Internal Services Department (ISD) maintenance

costs for four chillers and a solar microgrid system. The solar microgrid includes solar roof tiles, battery backup, and grid automation so that the building can be completely off the grid.

Please note that these concepts and Rough Orders of Magnitude (ROMs) are preliminary and serve as a starting point for continued discussions. All elements remain subject to refinement based on collaborative visioning and as project development progresses.

Bookmobile Services

While the building is under construction, the Library can utilize the existing garage to resurrect a Bookmobile to provide express library services to the westside. After the library renovation is completed, the Bookmobile would be used to do outreach and provide westside library services.

The ROM for a new bookmobile would be **$450,000 (propane) to $700,000 (electric)**, based on the Library's last bookmobile procurement adjusted for inflation. These are fully custom vehicles with an approximately 12-month lead time for fabrication.

Estimated Annual Cost for Ongoing Bookmobile Service *(post-construction)*

Position	Count	Annual S & EB	Total Costs
Library Assistant III	1	$120,000	$120,000
Library Assistant I	1	$108,000	$108,000
Library Associate (PT)	1	$41,000	$41,000
Maintenance			$25,000
TOTAL			**$294,000**

Trailer Cost Estimate

The Library would also need to add a double-wide trailer to further augment services during construction. The annual cost for a double-wide trailer (one staff restroom, one public restroom, one office, and ADA ramp) is **$27,000** with the option to renew thereafter if needed.

NEXT STEPS

- **Continued City/County Visioning:** Over the next month, the City will review the proposal and share any additional feedback or revisions they would like to make to the concept.
- **Stakeholder and Community Feedback:** The City of Malibu will contract a vendor to conduct an updated, formal Needs Assessment to document the opinions from community residents and businesses.
- **Reconvening:** In approximately two months, the City and the Library will reconvene to discuss next steps , including whether a feasibility study is needed or whether to proceed directly with a project solicitation approach (e.g., design-bid-build, design/build, City procured, County procured, etc.)
- **Implementation:** The City and Library will collaborate to develop preliminary project timelines and outline the sequence of work required to move the project forward .

POTENTIAL PROJECT RENDERINGS

OPTION 1

MALIBU LIBRARY "EXPANSION PROPOSAL"

08.18.2026

LA COUNTY LIBRARY



MALIBU LIBRARY County of Los Angeles | Malibu, CA



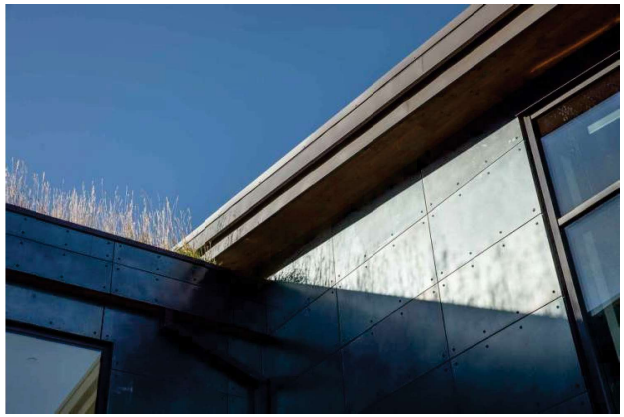
The Malibu Library "Expansion" is a response to the Library's needs highlighting the eed for more community driven space and state of the art library at the heart of a developing civic and commercial center. The proposal for roughly 40,000sf of public ground floor and new upper level provides dynamic program, flexible spaces, cultural resources and community outreach.

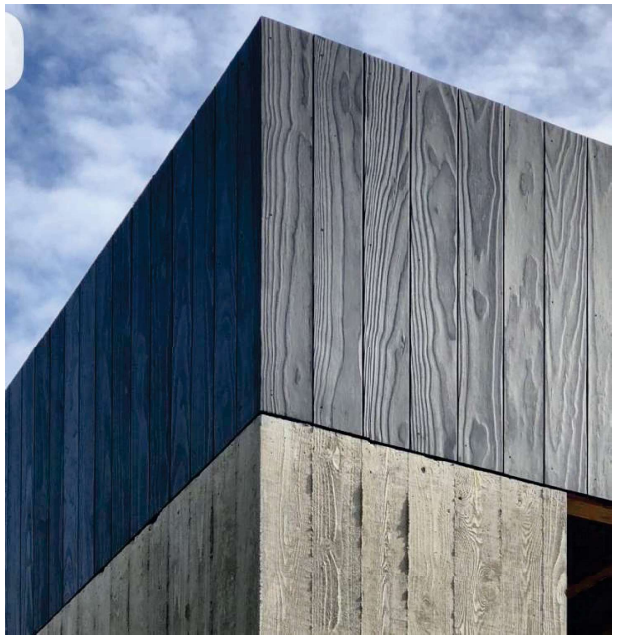
The overall siting of the proposed building maintains the gentle slope to the south (grass areas) with a proposal for revitalizing existing open space between the library's footprint and judiciary building (children's play area and community). The façade due south is operable to allow a true indoor – outdoor "feel" during public events (flex space, community kitchen open to patios).

LEED Gold certification is intended, the exterior façade respects the spirit of Malibu's warm modernism and includes double height glass transparency allowing light and connection. Resilient buidling assemblies provide robust safety for the community, and sustainable systems are highlighted throughout the building. At the heart of the project, the proposal addresses the needs of the current library, reinvigorates the open area (with children's play area) and provides new life reflecting Malibu's beach city lifestyle and its future aspirations.

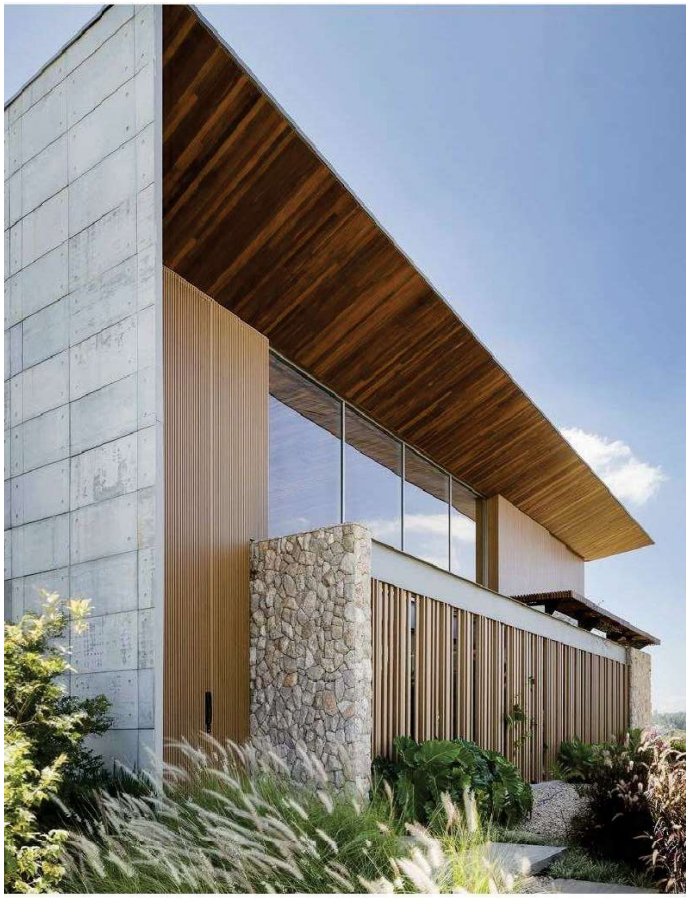
LA COUNTY LIBRARY

RESILIENT ARCHITECTURE





Resilient architecture is, by definition, architecture that lasts; that holds up to expected and unexpected conditions.



There are several principles that guide the design of Resilient Architecture.

Materials and Durability: Using high-quality, long-lasting materials that can endure.

Design and Quality: Great design inherently lasts longer. This isn't to be confused with trendy design. Timeless design and quality building will bring a high return on your investment.

Human Scale: Scale and proportion at the human level is proven to be a driver of resiliency and adaptability.

Time-tested Details: All of your decisions for proportion, design, quality and materials are crucial for robust insulation and fire related detailing.

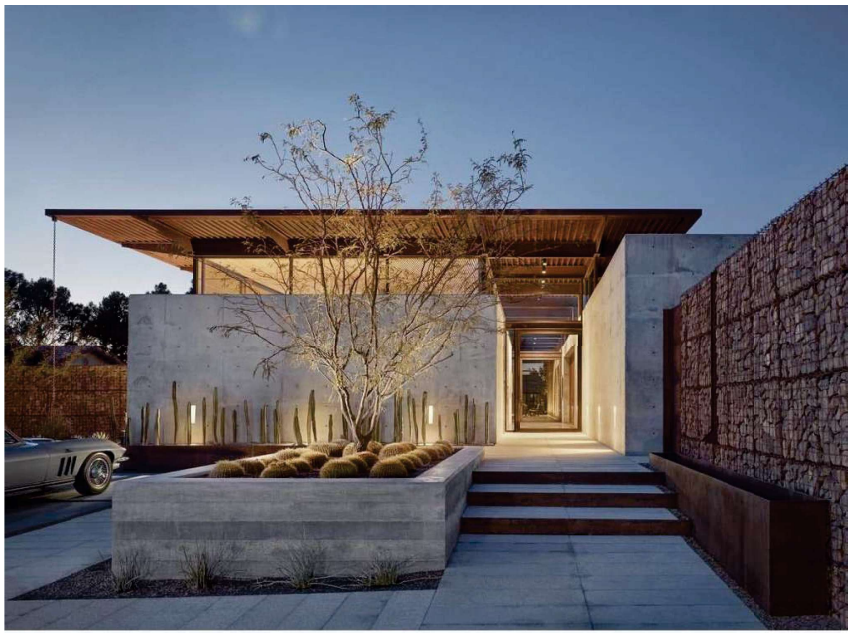
Adaptability: This can be a rewarding intellectual exercise, but given that the future is impossible to predict, it might be better to spend energy and budget on great design, quality construction and long lasting materials.

Redundancy: Implementing backup systems and fail-safes, such as secondary power sources, helps protect both you and your building during outages and emergencies. This 'belt and suspenders' is also useful when designing your weatherproofing details.

Low-tech Solutions: Technology is great, but when it comes to long-term resiliency, it isn't always the best answer. High-tech devices tend to become obsolete, wear out or fail more quickly than low-tech solutions.

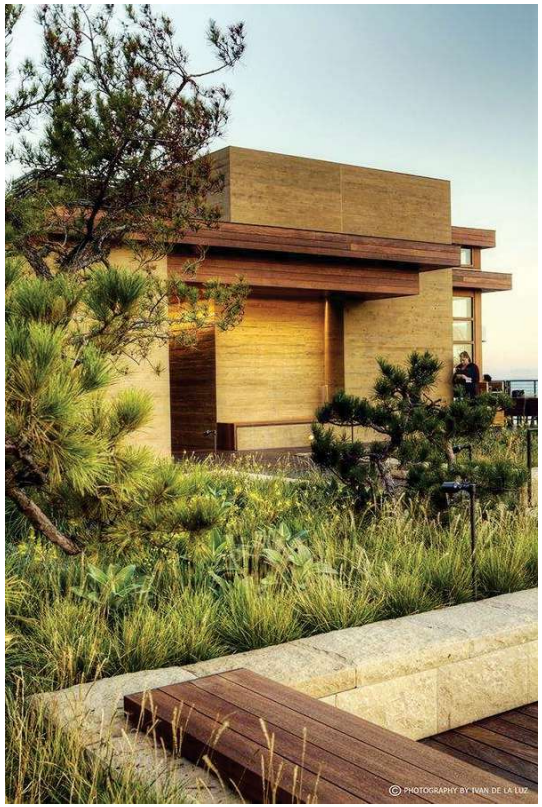
Energy Independence: Incorporating renewable energy sources, such as solar panels or wind turbines, can be nice.

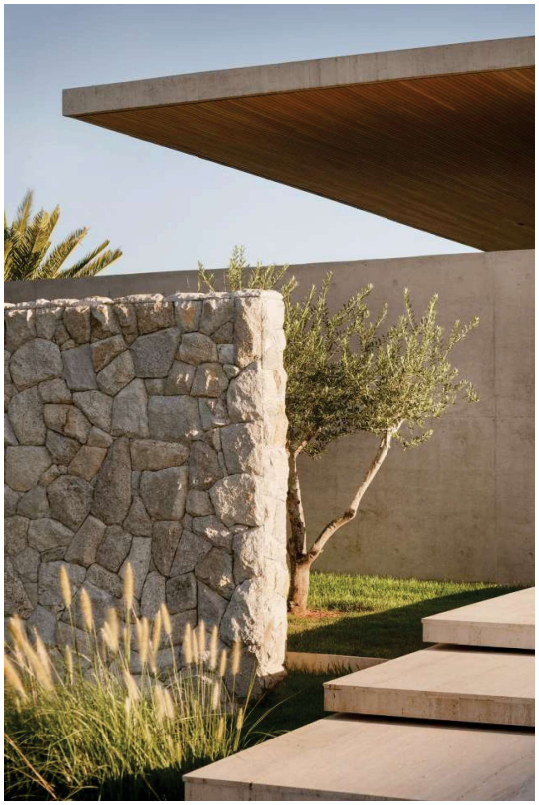
Disaster Preparedness: Planning for natural disasters is wise. Building codes for your area will take care of you to some extent, but going above and beyond will give you peace of mind and give your building longer-term resiliency.





LOOK & FEEL - Exterior







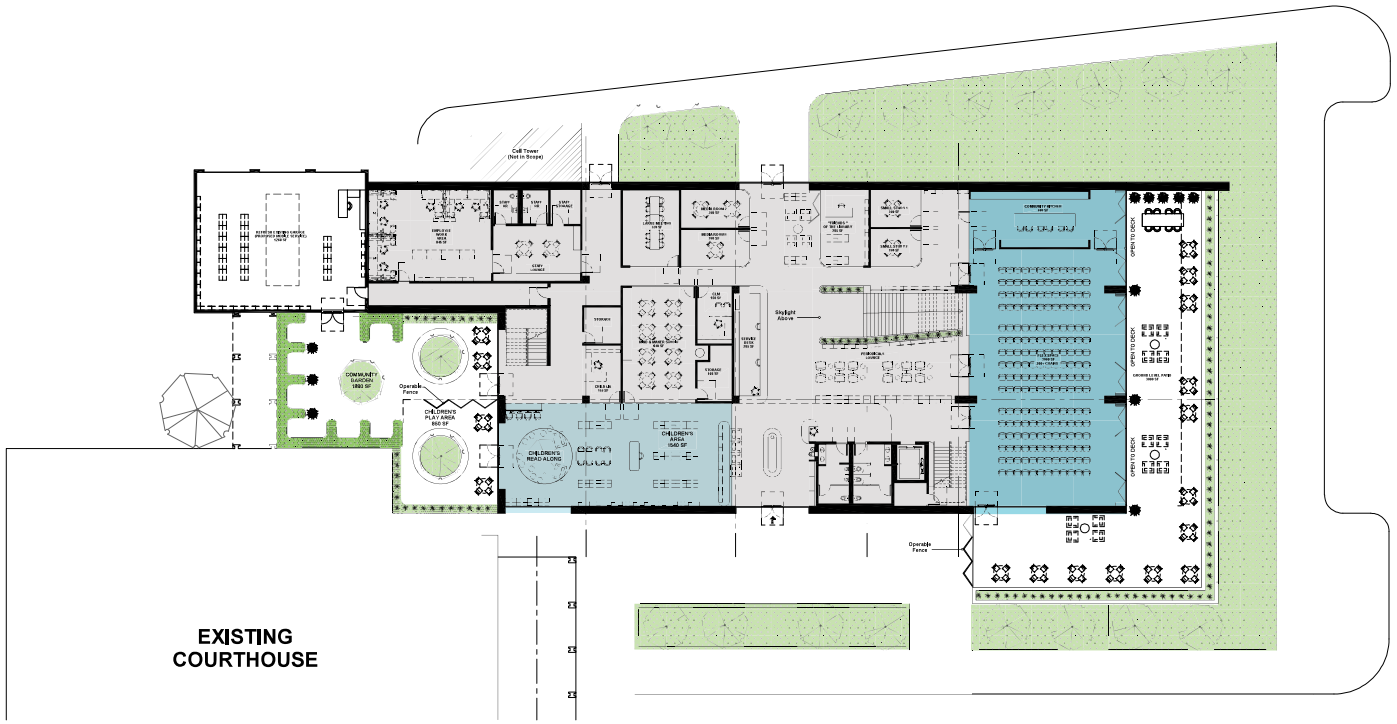
LOOK & FEEL - Materials





LOOK & FEEL - Interior

GROUND LEVEL
LIBRARY UPDATE
16,600 SF



EXISTING COURTHOUSE

Malibu Library Expansion

Ground Floor "Rebuild" - 16,600 sf

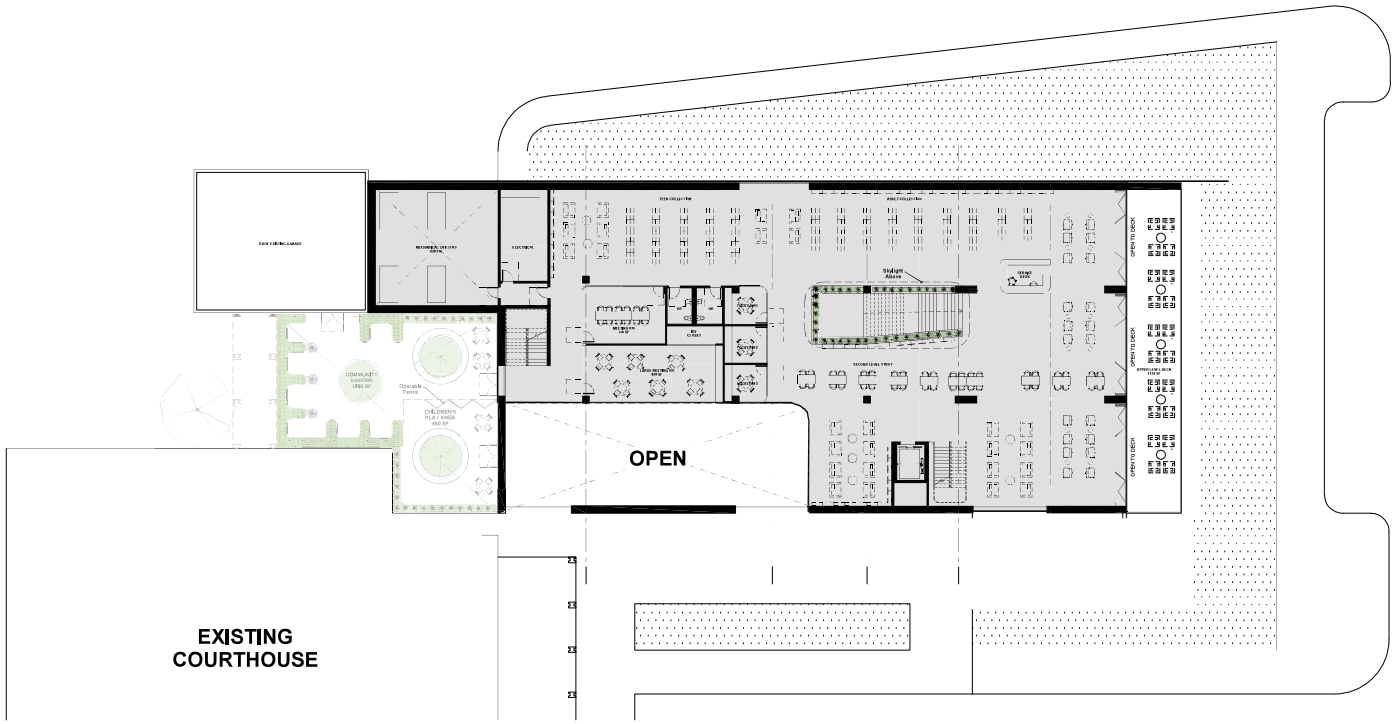
Community / Event Spaces:
Flexible Space - 3,000 sf
Community Kitchen - 680 sf

Outdoor Areas:
Ground Level Patio - 3,000 sf
Community Garden - 1,880 sf
Children's Play Area - 850 sf

Upper Level "New" - 15,465 sf

Total Ground Level GSF - 22,330 gsf
Total Upper Level GSF - 15,465 gsf
Total Project GSF = 37,7955 gsf

SECOND LEVEL
LIBRARY UPDATE
15,465 SF



Malibu Library Expansion

Ground Floor "Rebuild" - 16,600 sf

Community / Event Spaces:
Flexible Space - 3,000 sf
Community Kitchen - 680 sf

Outdoor Areas:
Ground Level Patio - 3,000 sf
Community Garden - 1,880 sf
Children's Play Area - 850 sf

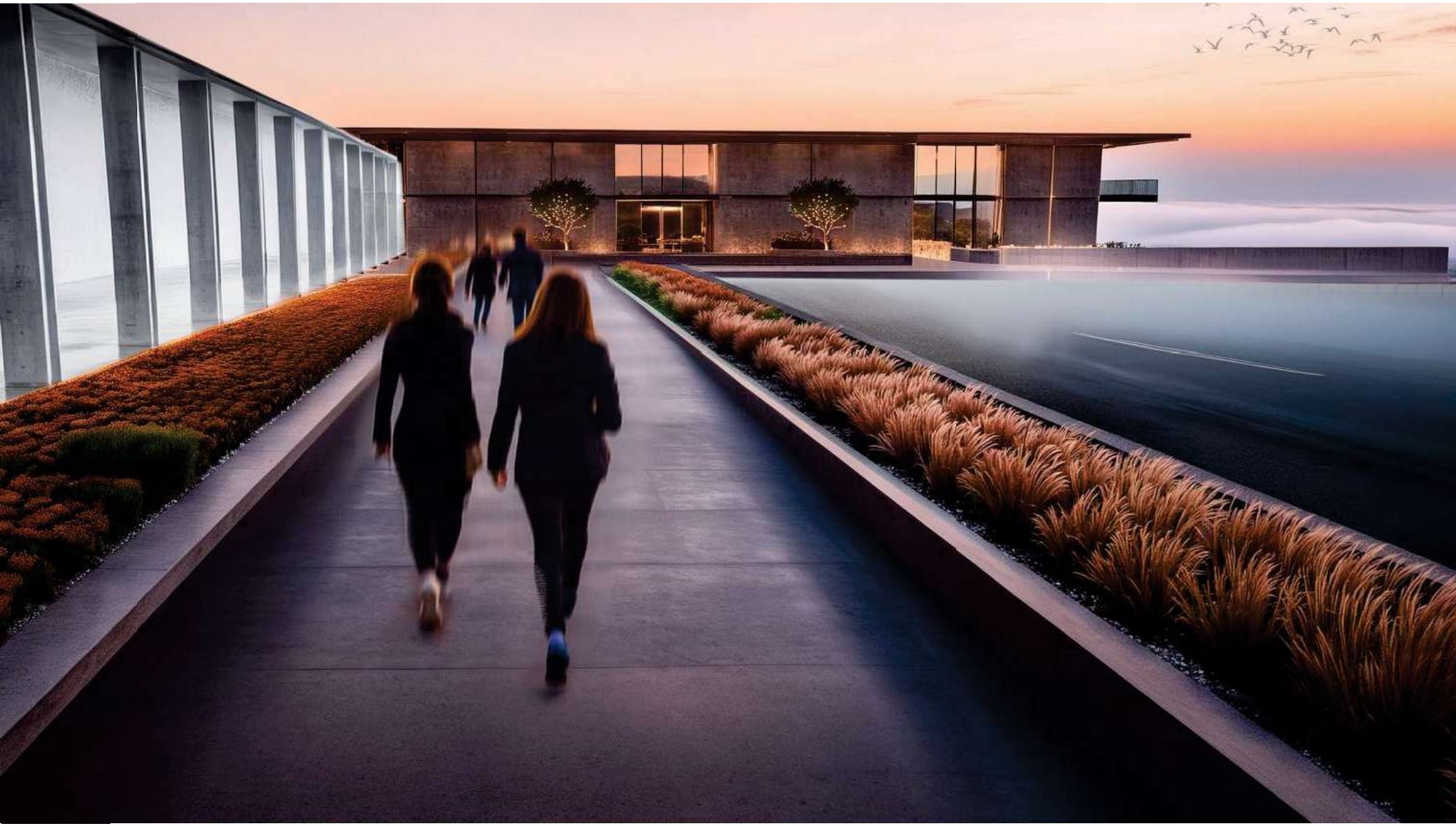
Upper Level "New" - 15,465 sf

Total Ground Level GSF - 22,330 gsf
Total Upper Level GSF - 15,465 gsf
Total Project GSF = 37,7955 gsf


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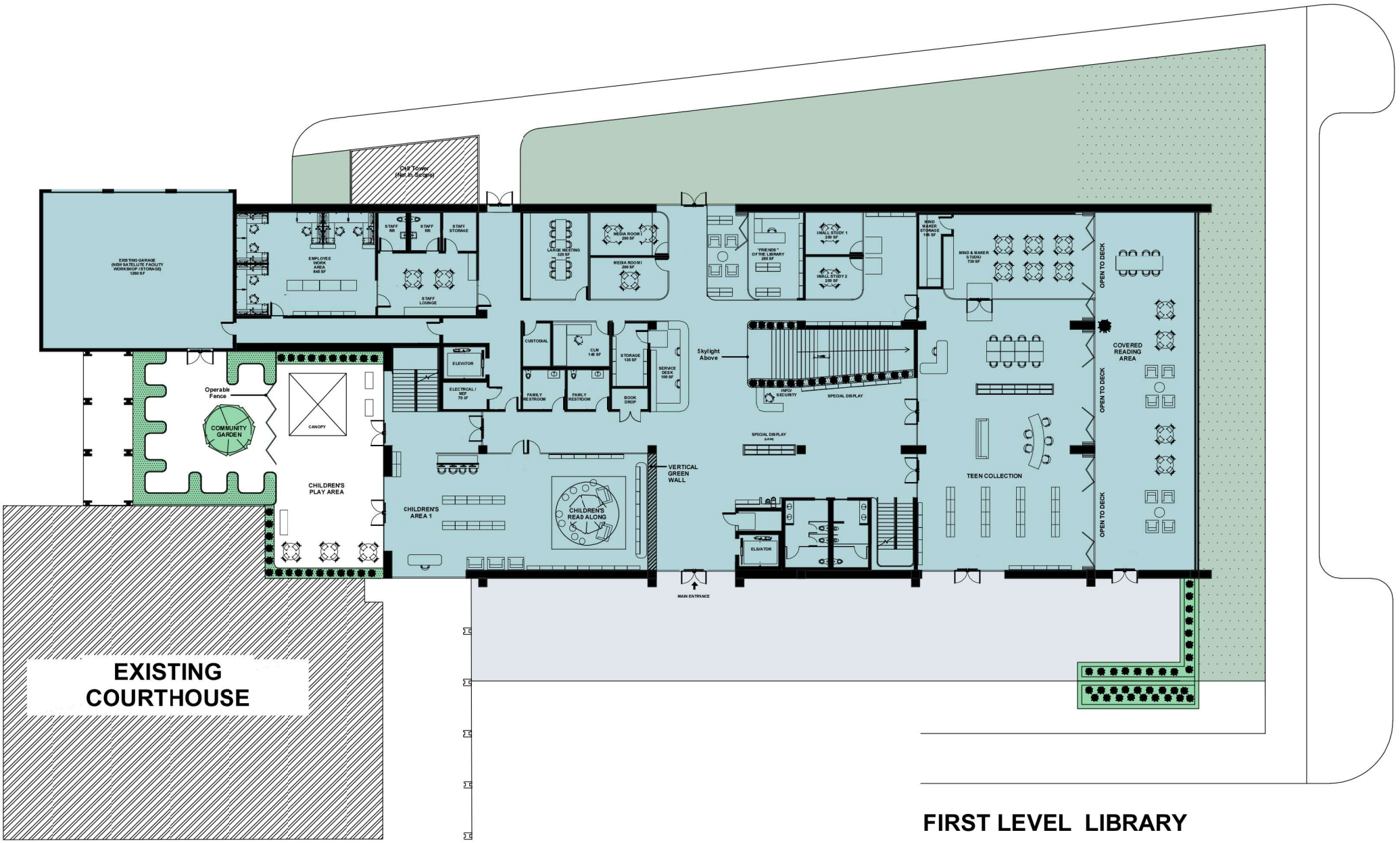




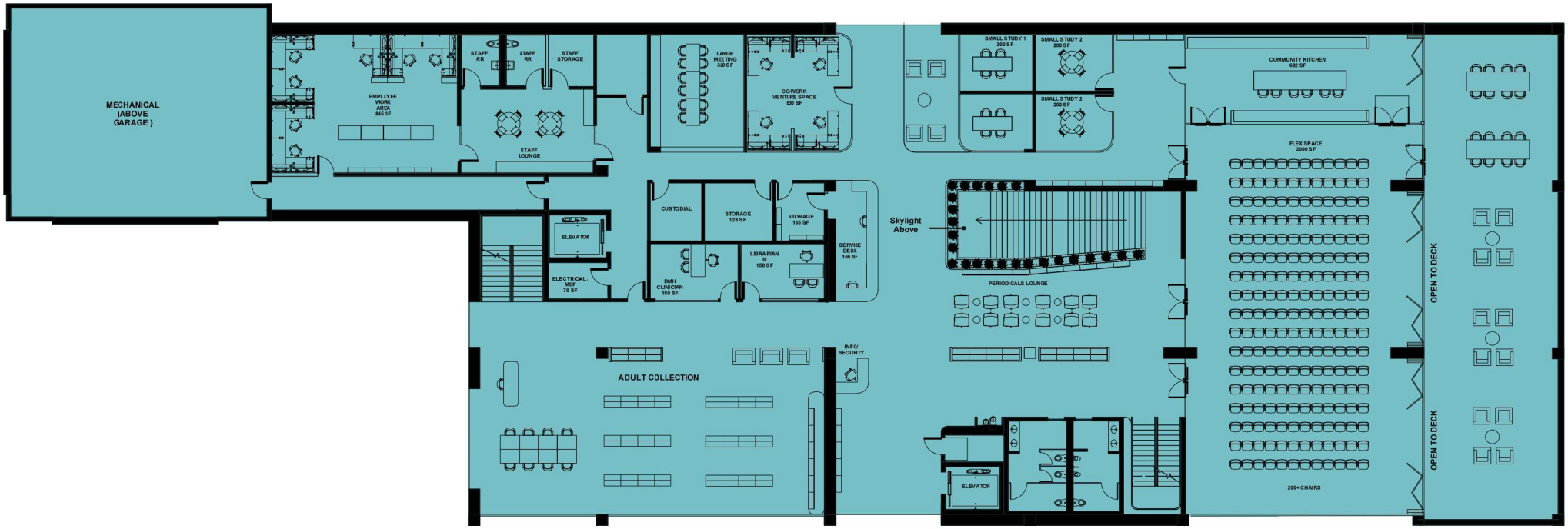


OPTION 2


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