

**CITY OF OAKLAND**  
**AGENDA REPORT**

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2005 JAN 27 PM 4:04

TO: Office of the City Administrator  
ATTN: Deborah Edgerly  
FROM: Oakland Public Library  
DATE: February 8, 2005

RE: RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO 1) ACCEPT AND APPROPRIATE AN ADDITIONAL \$13,345 FROM THE STATE OF CALIFORNIA PROPOSITION 14 FUNDS FOR A TOTAL GRANT ACCEPTANCE AMOUNT OF \$6,513,345; AND 2) TO AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH GROUP 4 ARCHITECTURE RESEARCH AND PLANNING, INC. TO PROVIDE FULL DESIGN AND ENGINEERING SERVICES FOR THE NEW 81<sup>ST</sup> AVENUE COMMUNITY LIBRARY IN THE AMOUNT OF \$1,600,000, AND TO COMPLETE THE MASTER FACILITIES PLAN TO INCLUDE DEVELOPMENT STRATEGIES FOR THE MAIN PUBLIC LIBRARY AND FOR CONTINUED COMMUNITY OUTREACH SERVICES IN THE AMOUNT OF \$225,000, FOR A TOTAL AMENDED CONTRACT AMOUNT NOT TO EXCEED \$2,325,000

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**SUMMARY**

A resolution has been prepared authorizing the City Administrator, or her designee, to accept and appropriate an additional \$13,345 from the State of California Proposition 14 funds for a total grant acceptance amount of \$6,513,345. Additionally, this resolution authorizes an amendment to the existing professional services agreement of \$500,000 with Group 4 Architecture Research and Planning, Inc. (Group 4) to provide full design, engineering and construction support services related to construction of the new 81<sup>st</sup> Avenue Community Library in the amount of \$1,600,000. Finally, the resolution amends the existing professional services agreement with Group 4 to complete the Oakland Public Library's Master Facilities Plan to include detailed development strategies for the Main Library and for continued community outreach services in the amount of \$225,000. The total amended contract is for an amount not to exceed \$2,325,000.

City Council Resolution No. 78185 C.M.S., approved November 2003, authorized the City to apply for, accept and appropriate a Proposition 14 grant for an amount up to \$6,500,000. The City was awarded the Proposition 14 grant in November 2004 and the actual award amount is \$6,513,345, exceeding the City Council authorization by \$13,345. By approving this resolution, the City can receive the full amount of the grant by accepting and appropriating the additional amount of \$13,345.

Item: \_\_\_\_\_  
Life Enrichment Committee  
February 8, 2005

Group 4 was selected under an RFP (Request for Proposal) issued in June 2002. The scope of services outlined in the RFP was intended to encompass all phases of the contract that include preparation of a Master Facilities Plan, completion of the state Proposition 14 grant, and providing full design, engineering and construction support services in the event of a successful Proposition 14 application. The original agreement authorized Group 4 to perform all work in future phases as funding became available. Therefore, this contract amendment is not subject to the new competitive RFP process pursuant to Oakland Municipal Code 2.04.051. Under their existing contract authorization of \$500,000, Group 4 developed a conceptual design for the proposed 81<sup>st</sup> Ave Community Library and assisted in the preparation of the application for funding from the California Reading and Library Improvement and Public Library Construction and Renovation Bond Act of 2000 (Proposition 14). The City of Oakland was successful in being awarded \$6,513,345 for the project. The new 81<sup>st</sup> Ave Community Library will be a co-located public library that will share the site of two new Oakland Unified School District elementary schools. To qualify for the Proposition 14 funds the Library also received from the Oakland Redevelopment Agency (ORA)'s Coliseum School Set-Aside Fund a matching funds commitment of \$3.5 million. The Oakland Unified School District has also committed approximately \$1.745 million (site development and construction) toward its portion of the project that will be built for multipurpose use by the District. Total project cost is approximately \$11,758,000.

In addition, Group 4 prepared a Draft Master Facilities Plan (MFP) for the Oakland Public Library (OPL) that provides information about current and future OPL branch facility space needs and standards based upon service criteria and programmatic needs of the community. The draft MFP makes recommendations for achieving those standards. Further work to develop options for the Main Library is required.

The existing Main Library is well located in the downtown area, although the lack of parking is a significant issue for some patrons. The building is vastly undersized given the community and library system support services needed. The facility is also inefficient to operate due to its 1930's design with a solid core in the middle of the facility that is not accessible to the public and inefficiencies due to the numerous circulation corridors. Options that will need further refinement and extensive feasibility study include:

- Renovation and expansion of the existing building;
- New construction at the existing site with potential underground parking; and
- Consideration of a new site (e.g., Kaiser Convention Center and/or downtown).

An amendment to Group 4's agreement is necessary to 1) proceed with the full design and construction of the 81<sup>st</sup> Ave library; and 2) to complete the draft MFP for including development strategies for the Main Library and for continued community outreach services. Amendment No. 3 augments the agreement with an additional \$1,825,000 for a total amended agreement not to exceed \$2,325,000.

**FISCAL IMPACT**

City Council Resolution 77202 C.M.S., dated June 18, 2002, authorized a professional services agreement with Group 4 not to exceed \$270,000. City Council Resolution 78130 C.M.S., dated October 21, 2003 authorized Amendment No. 1 for an additional \$230,000, for a total contract amount not to exceed \$500,000. Amendment No. 2, dated April 6, 2004, authorized an extension to the contract expiration date from April 30, 2004 to April 30, 2005.

The proposed Amendment No. 3 to the Agreement is for \$1,825,000 (\$1,600,000 + \$225,000) for a total contract amount not to exceed \$2,325,000. Funding for Amendment No. 3 will be from two sources: from a State of California Public Library Foundation (PLF) grant (Fund 2999, Org. 61111, Account 52111, project No. P212510), and from the State of California Office of Library Construction (OLC) grant (Proposition 14). The PLF grant was accepted and appropriated pursuant to City Council Resolution 72140 C.M.S. dated September 5, 1995. The Proposition 14 grant was accepted and appropriated pursuant to City Council Resolution 78185 C.M.S. dated November 4, 2003. A new project number will need to be established for this grant award following approval of this resolution to make funding available.

**Amendments to Group 4 Professional Services Agreement**

	<b>Resolution #</b>	<b>Date</b>	<b>Amount/Source</b>	<b>Detail</b>
Original Professional Services Agreement	77702	06/2002	\$270,000 1010 General Fund	Master Plan Development & Prop 14 grant application development
Amendment #1	78130	10/2003	\$230,000 2999 Public Library Foundation	Further State Funding (PLF) for Master Plan & Prop 14 application
Amendment #2		04/2004		Extend Contract Timeline from 04/04 – 04/05
Amendment #3	Proposed	02/2005	\$1,600,000  Office of Library Construction	Design & Construction Documents for the 81 <sup>st</sup> Ave Project funded through \$6.5 million state Prop 14 grant (78185 CMS)
Amendment #3	Proposed	02/2005	\$225,000 2999	Completion of Master Plan &

			Public Library Foundation	Main Library development strategies
<b>TOTAL</b>			\$2,325,000	See above

In accordance with City Policy, Contract Compliance fees of up to \$54,750 (3% of the \$1,825,000 amendment amount to the professional services contract) will be set aside in the project.

**BACKGROUND**

Funding was secured in FY 2001-02 to develop a Master Facilities Plan for Branches and a Feasibility Study for a new or renovated Main Library. This was stimulated by the recognized need to expand and upgrade existing, deteriorating facilities to respond to the current information and recreation demands of current library users and to address long-standing issues of delayed maintenance. As well, with the passage of the California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 (Proposition 14), an opportunity existed to apply to the State Library for construction funds for needed facility improvements.

The Oakland Public Library and the Public Works Agency issued an RFP (Request for Proposal) in June 2002 to select an architectural firm to prepare a Master Facilities Plan that identifies the space/service needs of the Main Library and Branches, to complete an application for state Proposition 14 grant funds for a new library, and to provide full design, engineering and construction support services in the event of a successful Proposition 14 application. The scope of services outlined in the RFP was intended to encompass all phases of the contract. Group 4 Architecture Research and Planning, Inc. was unanimously ranked the top consultant during the selection process by all panel members. Group 4 is a well-known library architectural consultant that has been responsible for planning over 50 libraries throughout the State, developing the branch library master plans for the City of San Jose and Santa Clara County, and has successfully developed other Proposition 14 applications that were awarded grant funding in this and prior cycles. The original agreement authorized Group 4 to perform all work in future phases as funding became available. Therefore, this contract amendment is not subject to the new competitive RFP process pursuant to Oakland Municipal Code 2.04.051.

In June 2002, City Council approved Resolution 77202 C.M.S. authorizing a professional services agreement in an amount not to exceed \$270,000 for services to begin work on a Draft Master Facilities Plan and a Proposition 14 Application. This amount was based upon the funds available at that time. While it was probable that total services would exceed \$270,000, contract negotiations with Group 4 had not yet been completed and additional funding had not been confirmed due to the state budget uncertainties at the time. Subsequently, with the finalization of the state's budget, additional PLF grant funding was identified in the 2003-05 FY budget, and is available to fund the contract amendments related to the MFP and community outreach services.

In October 2003, City Council approved Resolution 78130 C.M.S. authorizing Amendment No. 1 to the professional services agreement that provided an additional \$230,000 for a total amended agreement not to exceed \$500,000. This amount funded the completion of the Proposition 14 application and further development of the Master Facilities Plan to include extensive community outreach. In April 2004, Amendment No. 2 was executed to extend the contract timeline to accommodate shifting work scope priorities. There was no fiscal impact or change to the contract amount in Amendment No. 2.

With Council approval and through Resolution 78185 C.M.S., November 2003, the Library advanced an application for Proposition 14 funding for submission in the last application cycle (January 2004) for a new facility co-located with the Oakland Unified School District (OUSD). After careful assessment of the City's current libraries and available potential sites, and in consultation with the community, the Library concluded that a site in east Oakland – the new Woodland and EnCompass Academy small school site at 81<sup>st</sup> and Rudsdale, currently under construction – to be the most competitive Proposition 14 project. Funding for the new, approximately 28,000 square foot co-located facility (21,000 sq. ft. public library plus common space) was awarded by the California Public Library Construction and Renovation Board on November 29, 2004.

This new library, to be completed in 2007, will provide library services for the 2 small elementary schools being built at this site, and will serve a total of 11 nearby schools. It will provide over 60 computers including a full-service computer training area and will also provide job resources, life-skill programs and adult education resources. It will greatly improve services to the underserved residents of this neighborhood below International Blvd. in the Elmhurst neighborhood. Library staff worked closely with the OUSD staff regarding the development of this new library. In addition to the programmatic elements that impact the design of the facility, both staffs developed a joint use agreement detailing the operational issues associated with a city-owned library on school property.

The OUSD will also plan for its approximately 5,000 sq. ft. multi-purpose space that makes up a portion of the facility. The programmatic elements include exciting innovative opportunities for cooperative programs, space and services. The 81<sup>st</sup> Avenue Library will be the first Community Library in the City, as envisioned under the Master Facilities Plan, and will act as a model and catalyst for other planned system-wide improvements.

In September, 2004, Governor Arnold Schwarzenegger signed SB 1161, the California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2006, authorizing \$600 million of state general obligation bond funds to construct and improve public library facilities be placed on the June 2006 ballot. Completion of the Master Facilities Plan and the Main Library development strategies is crucial to position the City of Oakland for further successful state grant opportunities.

## KEY ISSUES AND IMPACTS

Approval of this resolution will 1) Advance the construction of the 81<sup>st</sup> Avenue Community Library through acceptance of the additional funding provided by the State of California; 2) Amend the current professional services agreement with Group 4 to provide full design, engineering services, and construction support services necessary for the construction of the Proposition 14-funded 81<sup>st</sup> Avenue Community Library; and 3) Amend the current professional services agreement with Group 4 to complete the Oakland Public Library's Master Facilities Plan to include detailed development strategies for the Main Library and for continued community outreach services.

The current Main Library is almost 55 years old and its infrastructure is quickly deteriorating. Options that will be considered include renovation of the current facility, expansion, and alternate site locations (e.g., Kaiser Convention Center, downtown, etc.)

Under this amendment, the consultant will meet the City and Redevelopment Agency's 20% Local Business Enterprise Program requirement (LBE/SLBE), the Equal Benefits Ordinance (EBO), and the Living Wage Ordinance. Contract Compliance and Employment Services Division will verify the consultant's compliance with the LBE/SLBE program, EBO and Living Wage Ordinance by February 8, 2005. The development timeline for the 81<sup>st</sup> Avenue Library requires further coordination with OUSD, which will impact the consultant's contract timeline for this amendment. The preliminary estimate for the consultant's contract timeline is December 2007.

The Main Library plays a pivotal role in both supporting the Library system and providing a civic focal point within the City. It also has the opportunity to play a major role in the revitalization of downtown and an improved quality of life for all Oakland residents, including the many new downtown residents for whom it will be their "branch." While the vision for the Main Library continues to be formed, the preliminary vision is for a revitalized and significantly expanded Main Library with a combination of traditional and new library services in a facility that serves as a physical and metaphorical beacon to all users. Providing "Everything Oakland" - - from history, current events, and government to cultural enrichment and education -- as well as a window to the rest of the world, all in an arena that supports the cross-fertilization of ideas and knowledge through programs, interaction, and resources. The Main Library will provide system support for in-depth resources not available at the branches (more extensive collections, fragile historic materials, large scale programs, etc) as well as system-wide support services including acquisitions, purchasing and processing of materials, technology services, program development resources, and library administration.

The project is consistent with the following Mayoral and City Council goals: #2) Develop a Sustainable City; #3) Improve Oakland Neighborhoods; #4) Ensure that All Oakland Youth and Seniors Have the Opportunity to Be Successful; and #6) Maintain and Enhance Oakland's Physical Assets.

## **SUSTAINABLE OPPORTUNITIES**

**Economic:** The architectural consultant's team includes local and small local business enterprises, which will provide job opportunities for Oakland's residents. Construction of the 81<sup>st</sup> Ave library and other future library improvements as envisioned under the Master Facilities Plan will generate business tax, sales tax, and other revenues for the City. The branch libraries located along and immediate to International Boulevard will also serve as hubs and anchors to attract residents and others to the area; it will also increase the foot traffic to the areas and thus benefit the existing surrounding businesses along International Boulevard.

**Environmental:** The 81<sup>st</sup> Avenue branch will act as a model for further green building technologies as conceived under the Master Facilities Plan. The 81<sup>st</sup> Ave branch will be designed with the goal of achieving a "Silver" LEED certification (Leadership in Energy & Environmental Design). Design strategies will include utilizing recycled materials in the products specified and exploring other environmental opportunities such as waste reduction and energy conservation.

**Social Equity:** The proposed Master Plan projects will provide opportunities to improve the quality of life for all Oakland residents, especially for individuals living in the most underserved neighborhoods in terms of current library services.

## **DISABILITY AND SENIOR CITIZEN ACCESS**

The 81<sup>st</sup> Avenue branch, as the first Community Library envisioned under the Master Plan, will act as a model for design requirements in compliance with the Americans with Disabilities Act (ADA) access requirement. In addition, design considerations also include ensuring improved accessibility for the disabled and senior citizen communities by choosing library sites near public transportation.

## **RECOMMENDATION(S) AND RATIONALE**

It is recommended that the resolution be approved authorizing the City Administrator, or her designee, to 1) accept and appropriate an additional \$13,345 from the State of California for the Proposition 14 project for a total grant acceptance amount of six million, five hundred and thirteen thousand, three hundred and forty-five dollars (\$6,513,345); and 2) to amend the existing professional services agreement with Group 4 Architectural Research and Planning, Inc. to provide full design, engineering, and construction support services for the new 81<sup>st</sup> Avenue Community Library in the amount of \$1,600,000 and to complete the Master Facilities Plan to include development strategies for the Main Public Library and for continued community outreach services in the amount of \$225,000 for a total amended contract amount not to exceed two million, three hundred twenty five thousand dollars (\$2,325,000).

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council approve the resolution.

Respectfully submitted,



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**Carmen Martínez**  
**Library Director**

Prepared by:  
Gerard G. Garzón  
Director, Main Division & Technology Services

Calvin Hao, AIA  
CIP Coordinator  
PWA - Project Delivery Division

APPROVED AND FORWARDED TO THE  
LIFE ENRICHMENT COMMITTEE



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OFFICE OF THE CITY ADMINISTRATOR





**OAKLAND CITY COUNCIL**

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

RESOLUTION No. \_\_\_\_\_

C.M.S.

2005 JAN 27 PM 4: 04

INTRODUCED BY COUNCILMEMBER \_\_\_\_\_

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO 1) ACCEPT AND APPROPRIATE AN ADDITIONAL \$13,345 FROM THE STATE OF CALIFORNIA PROPOSITION 14 FUNDS FOR A TOTAL GRANT AMOUNT OF \$6,513,345; AND 2) TO AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH GROUP 4 ARCHITECTURE RESEARCH AND PLANNING, INC. TO PROVIDE FULL DESIGN AND ENGINEERING SERVICES FOR THE NEW 81<sup>ST</sup> AVENUE COMMUNITY LIBRARY IN THE AMOUNT OF \$1,600,000, AND TO COMPLETE THE MASTER FACILITIES PLAN TO INCLUDE DEVELOPMENT STRATEGIES FOR THE MAIN PUBLIC LIBRARY AND FOR CONTINUED COMMUNITY OUTREACH SERVICES IN THE AMOUNT OF \$225,000, FOR A TOTAL AMENDED CONTRACT AMOUNT NOT TO EXCEED \$2,325,000**

**WHEREAS**, the City of Oakland and the Oakland Public Library submitted a Proposition 14 grant application and received \$6,513,345 from the State of California to assist in the construction of the new 28,000 square foot co-located public library with the Oakland Unified School District known as the 81<sup>st</sup> Avenue Community Library; and

**WHEREAS**, the City of Oakland and the Oakland Public Library wishes to accept and appropriate the additional funding of \$13,345 over the amount (\$6.5 million) previously accepted and appropriated by the City Council under Resolution 78185 C.M.S. in November 2003; and

**WHEREAS**, local match funding of \$3.50 million has been identified as part of the set-aside of the Oakland Redevelopment Agency's Coliseum tax increment funds available and appropriated for this project; and

**WHEREAS**, the City of Oakland and the Oakland Unified School District are committed to developing cooperative relationships that further the quality of life for the community; and

**WHEREAS**, the City of Oakland, the Oakland Public Library and the Oakland Unified School District have developed a Joint Use Agreement that defines the benefits and costs to the Library and the School District; and

**WHEREAS**, the co-located library, to be sited on land provided by the Oakland Unified School District, holds tremendous potential for benefits to the children and underserved residents of this neighborhood; and

**WHEREAS**, the Oakland Unified School District has committed approximately \$1.745 million toward its portion of the co-located library; and

**WHEREAS**, the Oakland Public Library has embarked on the development of a long-range Master Facilities Planning process that includes the development of Community and Neighborhood Libraries providing a wide range of services and collections; and

**WHEREAS**, the success of the Proposition 14 grant application was heavily dependent on the work of the long range master planning developed in the Draft Master Facilities Plan; and

**WHEREAS**, Group 4's substantial experience and expertise in library master planning and design were responsible for the successful Proposition 14 grant application for the 81<sup>st</sup> Ave Community Library; and

**WHEREAS**, the original agreement authorized the consultant to perform all work in future phases, which included providing full design, engineering and construction support services in the event that the Proposition 14 application was successful; and

**WHEREAS**, this contract amendment is not subject to the competitive RFP process because the scope of services identified in the Request For Proposals and the original agreement was intended to encompass work in all phases; and

**WHEREAS**, this contract amendment is necessary to proceed with the design, engineering, and construction of the 81<sup>st</sup> Ave Community Library funded by the Proposition 14 grant; and

**WHEREAS**, this contract amendment is also necessary to complete the Master Facilities Plan in order that the Main Library and other branch facilities would be prime, eligible, and competitive for prospective applications in the event of a future state bond measure; and

**WHEREAS**, Group 4 will meet the City and Redevelopment Agency's 20% Local Business Enterprise Program requirement (LBE/SLBE), the Equal Benefits Ordinance (EBO), and the Living Wage Ordinance; and

**WHEREAS**, the City Council finds that this agreement amendment is for services of a professional, scientific or technical nature; and

**WHEREAS**, the City Council finds that services under this contract will be temporary; and

**WHEREAS**, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive service; now, therefore be it

**RESOLVED:** That the City Administrator, or her designee, is authorized to accept and appropriate an additional \$13,345 from the State of California Proposition 14 funds for a total grant acceptance amount of six million, five hundred and thirteen thousand, three hundred and forty-five dollars (\$6,513,345); and be it

**FURTHER RESOLVED:** That the City Administrator, or her designee, is authorized to amend the existing professional services agreement of \$500,000 with Group 4 Architectural Research and Planning, Inc. to provide full design, engineering and construction support services for new the 81<sup>st</sup> Avenue Community Library in the amount of one million, six hundred thousand dollars (\$1,600,000); and be it

**FURTHER RESOLVED:** That the City Administrator, or her designee, is authorized to amend the existing professional services agreement with Group 4 in the amount of two hundred and twenty-five thousand dollars (\$225,000) to complete the Master Facilities Plan to include development strategies for the Main Public Library and for continued community outreach services for a total contract amount not to exceed two million, three hundred twenty-five thousand dollars (\$2,325,000); and be it

**FURTHER RESOLVED:** That a copy of the agreement will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2005

**PASSED BY THE FOLLOWING VOTE:**

AYES- BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, AND  
PRESIDENT DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
LATONDA SIMMONS  
INTERIM City Clerk and Clerk of the Council  
of the City of Oakland, California