

2003 OCT -2 PM 2: 04

CITY OF OAKLAND
AGENDA REPORT

TO: Office of the City Manager
ATTN: Deborah Edgerly, Interim City Manager
FROM: Oakland Public Library
DATE: October 14, 2003

RE: RESOLUTION AUTHORIZING AMENDMENT NO. 1 IN THE AMOUNT OF \$230,000 TO THE AGREEMENT WITH GROUP 4 ARCHITECTURE RESEARCH AND PLANNING, INC. TO COMPLETE A MASTER FACILITIES PLAN AND A PROPOSITION 14 APPLICATION FOR A NEW LIBRARY FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$500,000

SUMMARY

A resolution has been prepared authorizing the City Manager, or her designee, to amend the existing professional services agreement for architectural and planning services in the amount of \$230,000 to complete a Master Facilities Plan and a Proposition 14 (California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000) application for a new joint-use library for the Oakland Public Library (OPL) and the Oakland Unified School District (OUSD) in east Oakland. The total contract is for an amount not to exceed \$500,000.

Group 4 Architecture Research and Planning, Inc. (Group 4) is preparing a Master Facilities Plan for OPL that provides information about current and future OPL facility space needs, develops OPL standards for space, and makes recommendations for achieving those standards. In addition, the documents produced will assess community needs for library services covering all aspects of library operations, and make recommendations for the development of future library sites and services in keeping with the needs of the growing community.

Group 4 is also preparing an application for approximately \$6.5 million in state funding from Proposition 14 for a new joint-use library for the Oakland Public Library and the Oakland Unified School District in east Oakland.

FISCAL IMPACT

City Council Resolution 77202 C.M.S., dated June 18, 2002, authorized a professional services agreement not to exceed \$270,000. Amendment No. 1 to the Agreement is for \$230,000, for a total contract amount not to exceed \$500,000. Funding for the Agreement and Amendment No. 1 is provided by a FY 2001-02 \$250,000 appropriation from the City Council and General Fund

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(Fund 1010, Project No. P217810) and by a State of California grant (Fund 2999, Org. 61111, Account 52111, project No. P212510).

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 both by the recognized need to expand and upgrade existing facilities to respond to the current information and recreation demands of current library users, and the passage of the California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 (Proposition 14), which provides an opportunity 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, and to complete an application for state Proposition 14 grant funds for a new library. 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 prior cycles.

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 provide a Master Facilities Plan and a Proposition 14 application. This amount was based upon the available funds at that time. While it was probable that total services might 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. Subsequently, with the finalization of the state's budget, additional grant funding (PLF) has been identified in the 2003-05 FY budget, and is available to fund the contract amendment.

KEY ISSUES AND IMPACTS

In order to qualify for Proposition 14 funding, a Master Facilities Plan must be completed and included as part of the application. Amendment No. 1 to the agreement is necessary in order to complete the Master Facilities Plan and the Proposition 14 grant application. Successful applicants for funding shall receive 65% of the eligible project costs, provided that the City has committed a 35% local match. The total project budget is approximately \$10.0 million. Staff anticipates applying for approximately \$6.5 million for the new joint-use library in east Oakland in January 2004. The Oakland Public Library is seeking local match funding in the approximate

amount of \$3.50 million from the Oakland Redevelopment Agency (ORA) through the Coliseum Redevelopment Project Area.

Three cycles for application of Proposition 14 funding were established under the regulations implementing the Bond Act. In the first cycle, applications totaling \$530 million competed for \$149 million of available funding. In the second cycle, applications totaling \$550 million competed for \$110 million. The final round, for which the City will apply, is due January 16, 2004. The process is very competitive, and as a joint-use facility, the City's application will receive a first priority level based upon the Proposition 14 evaluation criteria.

Approval of Amendment No. 1 to the agreement will provide for the services necessary to complete both the Master Facilities Plan and the Proposition 14 application. The consultant and its team of subconsultants will be required to meet the City and Redevelopment Agency's Local Business Enterprise Programs (LBE/SLBE) to the extent feasible.

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 small local business enterprises, which will provide job opportunities for Oakland's residents. Construction of proposed library improvements 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 Proposition 14 application requires documents up to Conceptual Design Phase for the applicant facility. Development of the conceptual design will take into consideration green building technologies, Leadership in Energy & Environmental Design (LEED) standards, and to the extent feasible, utilize recycled materials in the products specified and explore other environmental opportunities such as waste reduction and energy conservation.

Social Equity: The proposed 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

As part of the design requirements in the Library Bond Act of 2000 (Proposition 14), the design must comply with Americans with Disabilities Act (ADA) access requirements. In addition, design considerations also include ensuring improved accessibility for the disabled and senior citizen communities by choosing library sites near public transportation.

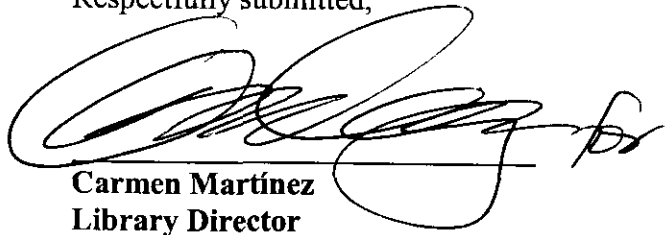
RECOMMENDATION(S) AND RATIONALE

It is recommended that the resolution be approved authorizing the City Manager, or her designee, to amend the existing professional services agreement for architectural and planning services in the amount of \$230,000 to complete a Master Facilities Plan and a Proposition 14 application for a new joint-use library, for a total contract amount not to exceed \$500,000.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council approve the resolution.


Respectfully submitted,



Carmen Martínez
Library Director

Prepared by: Calvin Hao, AIA
CIP Coordinator
PWA - Project Delivery Division

APPROVED AND FORWARDED TO THE
LIFE ENRICHMENT COMMITTEE



OFFICE OF THE CITY MANAGER

Item: **5**
Life Enrichment Committee
October 14, 2003

FILED
OFFICE OF THE CITY CLERK
OAKLAND



OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

2003 OCT -2 PM 2:04
INTRODUCED BY COUNCILMEMBER _____

RESOLUTION AUTHORIZING AMENDMENT NO. 1 IN THE AMOUNT OF \$230,000 TO THE AGREEMENT WITH GROUP 4 ARCHITECTURE RESEARCH AND PLANNING, INC. TO COMPLETE A MASTER FACILITIES PLAN AND A PROPOSITION 14 APPLICATION FOR A NEW LIBRARY FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$500,000

WHEREAS, the Oakland Public Library has embarked on the development of a long-range Master Facilities Planning process; and

WHEREAS, the Master Facilities Plan will provide information about current and future library facility space needs and develop standards of service for the community; and

WHEREAS, the City of Oakland and the Oakland Public Library will be submitting a Proposition 14 application to the State of California to assist in funding construction of new joint-use library between the Oakland Public Library and the Oakland Unified School District; and

WHEREAS, the Master Facilities Plan is a necessary component of the application process of Proposition 14; and

WHEREAS, Group 4 Architecture Research and Planning, Inc. was unanimously selected as the top ranked architectural firm through the City's selection process; and

WHEREAS, Group 4 has substantial experience in library master planning and design, and has successfully prepared other Proposition 14 applications that were awarded grant funding; and

WHEREAS, funding for the professional services agreement and Amendment No. 1 are available (Fund 1010, Project No. P217810 and Fund 2999, Org. 61111, Account 52111, project No. P212510); and

WHEREAS, the professional services agreement will require the architectural firm to meet the City and Redevelopment Agency's Local Business Enterprise Programs (LBE/SLBE) to the extent feasible; 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 the services under this agreement will be temporary; and

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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 services; now, therefore, be it

RESOLVED: That the City Manager is authorized to amend the existing professional services agreement for architectural and planning services in the amount of \$230,000 to complete a Master Facilities Plan and a Proposition 14 application for a new joint-use library for the Oakland Public Library (OPL) and the Oakland Unified School District (OUSD) in East Oakland for a total contract not to exceed \$500,000; 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, _____, 2003

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
CEDA FLOYD
City Clerk and Clerk of the Council
of the City of Oakland, California

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