



AGENDA REPORT

TO: Jestin D. Johnson
City Administrator

FROM: Jamie Turbak
Director of Library Services

SUBJECT: State Library Grant for Melrose

DATE: August 25, 2023

City Administrator Approval

Date: Sep 14, 2023

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator To 1) Apply For, Accept And Appropriate Grant Funds From The State of California Pursuant To The Budget Act Of 2022 (AB 179) Building Forward: Library Facilities Improvement Program Round Two In An Amount Not To Exceed Three Million Nine Hundred Eighty Seven Thousand Dollars (\$3,987,000) Through Fiscal Year 2026-2027 For The Melrose Library Critical Maintenance Project And 2) Apply For, Accept And Appropriate Future Grant Funds For Said Project Within The Grant Term.

EXECUTIVE SUMMARY

The proposed resolution authorizes the City Administrator to apply for grant funding from the State of California Library Building Forward: Library and Infrastructure Grant Program Round Two, and to accept and appropriate said grant funds in an amount up to \$3,987,000 over four years to be used for capital improvements at the Melrose Branch Library. Furthermore, should additional grant funds be awarded for this purpose, this resolution authorizes acceptance and appropriation of funds.

BACKGROUND / LEGISLATIVE HISTORY

The State of California Budget Act of 2022 (AB 179) allocated \$175 million in one-time funds to the California State Library to address critical maintenance needs of public library facilities throughout California. This competitive grant program prioritizes funding for local library facilities located in high poverty areas of the state. The maximum grant amount per library facility is \$10 million. Pursuant to AB 179, funding will be prioritized for library facility capital projects that:

1. Address critical maintenance needs
2. Improve energy efficiency
3. Improve sustainability
4. Expand digital access
5. Expand physical access

Life Enrichment Committee
September 26, 2023

Some Additional Grant Guidelines And Requirements Include:

1. One application per library facility will be accepted.
2. Grantees will be required to provide matching funds on a dollar-for-dollar basis (with a possible 25% reduction for Oakland based on its local operating income per capita (LIPC) rate.)
3. The California Poverty Measure will be used to prioritize projects in high poverty areas of the state.
4. Projects completed under this grant must comply with all applicable federal, state, and local laws, regulations, ordinances, policies, and guidelines, including but not limited to the California Environmental Quality Act (CEQA), building codes, health and safety codes, the California Labor Code, and disabled access laws.

ANALYSIS AND POLICY ALTERNATIVES

The project will make critical improvements to the building and systems of the Melrose Branch Library, with the help of an architectural team experienced in historic preservation.

This project will protect the facility and library materials from water and heat, repair damage incurred by the elements and time, and expand the building's current uses to include respite center services to the public during periods of extreme heat and poor air quality. Preserving and enhancing this beautiful but aged building which opened in 1916, will benefit library patrons, staff, and the community.

This project is essential to the library and the community. This project advances the Citywide priority of vibrant, sustainable infrastructure.

The Melrose Library Critical Maintenance Project Will:

- Repair cracks and leaks in the foundation
- Install adequate insulation/energy efficiency improvements
- Fix the leaking roof
- Improve the drainage system
- Update old plumbing and electrical system
- Replace the failing boiler with an electric heat pump
- Repair bathroom and plumbing
- Preserve and rehabilitate historic elements of the building

This project includes many critical maintenance elements, including foundation and drainage repair, exterior walls repair, electric heat pump installation, bathroom and plumbing repair, marble stair rehabilitation, and electrical system upgrades. These improvements will extend the life of the building and its use as a public library, make it more comfortable for patrons and staff, and protect library materials from extreme heat and water damage.

The Melrose Branch Library's current natural gas-fueled boiler has reached the end of its useful life, which provides a welcomed opportunity to convert the building to all-electric by installing a new heat pump system. Other energy efficiency improvements planned for this project include electrical upgrades, including the switch to LED lighting, air sealing, and insulation enhancements, and the application of a new roof coating. The Zero Net Energy Feasibility Study for the Melrose Branch Library estimates total energy savings thanks to installing LED lights and a new electric heat pump will be 58,000 kWh equivalent/year.

Enhancing the insulation, upgrading the skylights, upgrading the electrical system, installing an electric heat pump, applying a reflective roof coating, and repairing the plumbing will reduce energy and water usage at Melrose Branch Library.

FISCAL IMPACT

Staff estimates that the total project budget will cost \$6,980,000 and be completed by June 30, 2027.

The proposed resolution authorizes acceptance and appropriation of grant funds not to exceed \$3,987,000. Said grant funds will be appropriated to Grant Fund(s) to be determined, Departmental Operation Organization (61121), Project, and Program to be determined.

Per the grant requirements, the City of Oakland must provide \$2,990,037 in matching funds for the Melrose Library Critical Maintenance Project. These funds are allocated and available or will be allocated and available in FY24-25 in the Melrose Project (1005856) across various funds, including Measure KK (5330, 5332, 5335) and Measure U fund 5340.

PUBLIC OUTREACH / INTEREST

No outreach was deemed necessary for the proposed policy action beyond the standard City Council agenda noticing procedures, because this is for the acceptance of a grant which will benefit all patrons of the Oakland Public Library and the community.

COORDINATION

This report and legislation have been reviewed by the Budget Bureau and Office of the City Attorney.

PAST PERFORMANCE, EVALUATION AND FOLLOW-UP

The Melrose Library opened in 1916 and is one of several historic Carnegie-built libraries in the city and is a designated historic city landmark. Some previous upgrades at this facility included rehabilitating the wooden windows at the library's main level to replicate the original design. In 1998, the library roof was replaced, along with structural, ADA, and exterior repairs. In addition,

a new elevator was also installed, and the electrical and mechanical system at the library was also upgraded.

SUSTAINABLE OPPORTUNITIES

Economic: No economic opportunities have been identified.

Environmental: Energy savings generated by this project are estimated to be 58,000 kWh equivalent/year. Carbon dioxide savings are estimated to average 23,000 pounds/year.

Race & Equity: The Melrose Library is an important resource in a neighborhood that ranks as a high priority in Oakland's Geographic Equity Toolbox. More than 50% of residents live on low incomes, and almost 90% have low educational attainment. This project is an important investment in the future of this library and the community.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator To 1) Apply For, Accept, And Appropriate Grant Funds From The State of California Pursuant To The Budget Act Of 2022 (AB 179) Building Forward: Library Facilities Improvement Program Round Two In An Amount Not To Exceed Three Million Nine Hundred Eighty Seven Thousand Dollars (\$3,987,000) Through Fiscal Year 2026-2027 For The Melrose Library Critical Maintenance Project And 2) Apply For, Accept And Appropriate Future Grant Funds For Said Project Within The Grant Term.

For questions regarding this report, please contact Jamie Turbak, Director of Library Services, at (510) 238-6610.

Respectfully submitted,



JAMIE TURBAK
Director of Library Services

Prepared by:
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Oakland Public Library

Life Enrichment Committee
September 26, 2023