



AGENDA REPORT

TO: Edward D. Reiskin
City Administrator

FROM: Jamie Turbak
Director of Library Services

SUBJECT: State Library Grant for AAMLO

DATE: April 25, 2022

City Administrator Approval

Date:

May 23, 2022

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator To 1) Apply For Grant Funds From The State Of California Budget Act Of 2021 (SB 129) Building Forward: Library And Infrastructure Grant Program; And 2) Accept And Appropriate Said Funds In An Amount Not To Exceed \$2,368,000 Through Fiscal Year 2025-2026 To Fund The African American Museum And Library At Oakland (AAMLO) Protection And Enhancement Project; And 3) Apply For, Accept And Appropriate Future Grant Funds For Said Project Within The Grant Term, Without Return To Council.

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, and accept and appropriate said grant funds in an amount up to \$2,368,000 over four years to be used for capital improvements at the African American Museum and Library at Oakland (AAMLO). Should additional grant funds be awarded for this purpose, the resolution authorizes acceptance and appropriation of said funds.

Staff estimates that the total project budget will cost at least \$4,736,000 and be completed by 2025. Per the grant requirements, the City of Oakland must provide \$2,368,000 in matching funds for the AAMLO Protection & Enhancement Project.

BACKGROUND / LEGISLATIVE HISTORY

The State of California Budget Act of 2021 (SB 129) allocated \$439 million in one-time funds to the California State Library to address life-safety and 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 SB 129, funding will be prioritized for the following:

1. Projects addressing life safety and other critical maintenance needs; and
2. Projects serving high poverty areas of the state.

City Council
June 7, 2022

Some additional eligibility and basic 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.
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 be completed according to the California Building Standards Code, and applicable federal, state and local laws, regulations, ordinances, policies and guides.

ANALYSIS AND POLICY ALTERNATIVES

This project proposes to upgrade AAMLO's fire suppression and security systems, make various repairs to protect against water damage, replace the aged HVAC system, and repair damage caused by termites and dry rot. These actions will protect AAMLO's important reference library, archival collection and museum gallery for future generations. In addition, this policy action aligns with and furthers the Citywide priority for sustainable infrastructure.

Below are all the elements this grant will address, listed by Building Forward priority category.

Life safety improvements:

- Upgrade fire suppression system
- Upgrade security system

Critical maintenance and infrastructure:

- Improve building energy efficiency
 - Replace and upgrade HVAC and building controls
 - Replace gas water heating system with electric
 - Upgrade lighting and lighting control systems
 - Upgrade window glazing and install UV window film
 - Upgrade energy management system
 - Upgrade electrical panels and service
- Upgrade elevator
- Repair termite and dry rot damage in wooden windows
- Replace roofing membrane
- Improve site drainage and repair basement waterproofing

Non-critical elements:

- Replace carpet
- Replace entry doors
- Repair and paint interior ceilings and walls
- Paint exterior windows, doors, and trim
- Restore historic terracotta exterior
- Repair and upgrade historic windows
- Design and build historically compatible exterior fence
- Upgrade architectural frieze
- Install new electrical and telecom outlets

FISCAL IMPACT

Staff estimates that the total project budget will cost at least \$4,736,000 and be completed by 2025.

The proposed resolution authorizes acceptance and appropriation of grant funds in the amount of \$2,368,000. Said grant funds will be appropriated to California Library Services Fund (2148), Organization 61211, Project and Program to be determined.

Per the grant requirements, the City of Oakland must provide \$2,368,000 in matching funds for the AAMLO Protection & Enhancement Project. These funds are available in Measure KK Funds (5335, 5330) in Projects 1005845, 1004864 and in Oakland Public Library Trust Fund (7540) in Project 1003308.

PUBLIC OUTREACH / INTEREST

This item did not require public outreach.

COORDINATION

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

PAST PERFORMANCE, EVALUATION AND FOLLOW-UP *(If Applicable)*

The facility last underwent a major renovation in 1998 as part of the “Charles Green Library Earthquake Damage Repair” project. The project’s main goal was to repair the library building from damage suffered in the 1989 Loma Prieta Earthquake. The project also reconfigured the interior of this historic Carnegie Library to house the new African American Museum & Library at Oakland (AAMLO.) AAMLO had recently been established in 1994 through the merger of the Northern California Center for Afro-American History & Life (formerly the East Bay Negro Historical Society) and the Oakland Public Library.

The project included a complete seismic retrofit to meet code standards, strengthened exterior walls and foundations, and replaced roof framing. It also included improved sitework, landscaping, a new elevator, replaced HVAC, lighting and fire protection systems, interior and exterior restorations of historic casework, and new exhibition displays. Though the renovation was extensive, many of the building systems installed as part of this project – such as HVAC and lighting – are now reaching the end of their useful life and need replacement or repair.

SUSTAINABLE OPPORTUNITIES

Economic: No economic opportunities have been identified.

Environmental: No environmental opportunities have been identified.

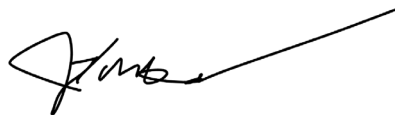
Race & Equity: In addition to its substantial reference library, AAMLO maintains over 160 archival collections, preserving important histories of Black families, pioneers, churches, and social/political organizations. AAMLO's historic building also features a large, second-floor museum gallery, showcasing original and visiting exhibitions by African American artists. Oakland has the largest African American population in Alameda County. AAMLO's collections and exhibits expose and protect the history of African American activism that continues to challenge racism and fight for change.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator To 1) Apply For Grant Funds From The State Of California Budget Act Of 2021 (SB 129) Building Forward: Library And Infrastructure Grant Program; And 2) Accept And Appropriate Said Funds In An Amount Not To Exceed \$2,368,000 Through Fiscal Year 2025-2026 To Fund The African American Museum And Library At Oakland (AAMLO) Protection And Enhancement Project; And 3) Apply For, Accept And Appropriate Future Grant Funds For Said Project Within The Grant Term, Without Return To Council.

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

