



# AGENDA REPORT

**TO:** Jestin D. Johnson  
City Administrator

**FROM:** Jamie Turbak  
Director of Library Services

**SUBJECT:** State Library Grant for Main Library

**DATE:** August 25, 2023

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City Administrator Approval

Date: Sep 14, 2023

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## **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 Four Million Two Hundred Twenty-Five Thousand Dollars (\$4,225,000) Through Fiscal Year 2026-2027 For Funding The Main 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 \$4,225,000 over four years to be used for capital improvements at the Main 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 Main Library. The project will repair damage, improve energy efficiency, and expand the current use of existing spaces. The current disrepair has caused leaks that damaged irreplaceable local history collections, so the project is vital to protect library materials. Investing in this 1951 building will help people throughout the region access the Main Library's materials, programs, and services.

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

#### ***The Main Library's Critical Maintenance Project will:***

- Replace failing electrical system
- Install a more effective boiler control system
- Fix old, leaking roof and skylights
- Upgrade worn carpeting and tiles
- Repair and paint damaged ceilings
- Construct an enclosed meeting room and outdoor space
- Build a new kitchenette to support public programs
- Install an electrical heat pump

This project includes many critical maintenance elements, including new roof installation and skylight repair, ceiling restoration, new paint, new and encapsulated flooring, and the replacement of a failing electrical system. These improvements will extend the life of the building, make it more comfortable for patrons and staff, and protect library materials from water damage.

The Main Library will install interior and exterior LED lighting and lighting control systems, estimated to save a combined 100,000 kWh equivalent/year. The new boiler control system,

which will respond to current temperatures in the water supply and the outdoor temperature, will save an estimated 120,000 kWh equivalent/year.

The Main Library's Zero Net Energy Feasibility Study also estimates that the LED lighting upgrades and the new boiler control system will save a combined 105,000 pounds of carbon dioxide each year.

The project includes 45 new data ports and 30 new electrical outlets, which will greatly enhance the experience for an estimated 200 Main Library staff and patrons each day, many of whom currently share data ports and electrical outlets. This element of the project will also make it possible for the Oakland History Center to change its current cart-based scanning system (which can only connect in the middle of the room) to a dedicated space for processing materials, scanning, and working on digitization projects.

Installing a new meeting room on the first floor will provide space for meetings, programs, and services for up to 27 people in each instance. Enclosing the existing outdoor plaza with new fencing to make it secure when the library is closed, will create a new outdoor programming space serving up to 178 people at a time. This new outdoor programming option will be especially important to people in our community who are no longer comfortable meeting indoors due to health concerns.

### **FISCAL IMPACT**

Staff estimates that the total project budget will cost \$7,393,000 and be completed by June 30, 2027.

The proposed resolution authorizes acceptance and appropriation of grant funds not to exceed \$4,225,000. 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 \$3,168,436 in matching funds for the Main Library Critical Maintenance Project. These funds are available in the Main Library Projects (1003451,1004859) across various funds, including Measure KK (5330, 5332, 5335).

### **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 Main library renovation project is set to begin in the fall of 2024 and will be funded by Measure KK. The scope will address critical maintenance needs and will include the replacement of electrical sub-panels throughout the building, replacement of lighting in the main entry lobby, reading room, and mezzanine office space, replace lighting controls at the reading room, cleaning of flooring and painting in select areas of the building interior, replace select exterior doors, replace boiler controls, add HVAC split system to the community room, add power and data to select areas, add ornamental security fence and gates at building exterior, add U.V. resistant film to select exterior windows, replace reading room window coverings, and repair or replace PSL (private sewer lateral) as required by EBMUD.

The grant will supplement existing funding for this project and cover much needed repairs to the leaking roof and roof drainage that is not included in the project scope of work.

## **SUSTAINABLE OPPORTUNITIES**

***Economic:*** No economic opportunities have been identified.

***Environmental:*** This project will save an estimated 220,000 kWh equivalent/year of electricity and prevent the annual emissions of an estimated 105,000 pounds of carbon dioxide.

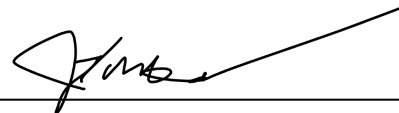
***Race & Equity:*** The Main Library is an important resource in a neighborhood that ranks as a high priority in Oakland's Geographic Equity Toolbox. More than 50% of residents live on low incomes, and almost 90% have low educational attainment. This project is an important investment in the future 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 Four Million Two Hundred Twenty-Five Thousand Dollars (\$4,225,000) Through Fiscal Year 2026-2027 For Funding The Main 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,



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Prepared by:  
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Oakland Public Library