



# AGENDA REPORT

**TO:** Edward D. Reiskin  
City Administrator

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

**SUBJECT:** State Library Grant for Brookfield

**DATE:** April 25, 2022

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City Administrator Approval

Date:

May 23, 2022

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## **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 \$2,578,000 Through Fiscal Year 2025-2026 For Funding The Brookfield Library Critical Maintenance 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 \$2,578,000 over four years to be used for capital improvements at the Brookfield Branch Library. 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 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.

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 will correct an array of significant maintenance issues, enable the library to serve as a cooling and clean air facility in times of crisis, and expand accessibility by bringing restrooms and other elements into compliance with Americans with Disabilities Act (ADA) codes. This work is essential to the library and the community. In addition, this project aligns with and furthers the Citywide priority of sustainable infrastructure.

The Brookfield Library Critical Maintenance Project will:

- Replace dry-rot and termite-damaged siding and walls
- Install adequate insulation
- Fix the leaking roof
- Replace inoperable, single-pane windows that leak and exhibit mold growth
- Remove a heat-trapping greenhouse skylight
- Replace failing sewer lines
- Upgrade inadequate exterior lighting

This project also will replace the aged air cooling and circulation system and controls with a new, energy-efficient electric heat pump. As a result, the main electrical service to the building – including the transformer, switchgear, and electrical panels – must also be upgraded.

Of critical importance to the Brookfield community, this project will make the library more accessible. Plans include new ADA-compliant gender-neutral restrooms and the installation of an accessible drinking fountain and bottle-filling station. The building entry, parking lot, and signage will also be updated to meet current accessibility requirements.

Inside, the project will include new LED light fixtures and controls, add telephone and data outlets, replace the Circulation desk, and repair a sink cabinet. Damaged or aging furniture will be replaced, and – when appropriate -- casters will be installed on existing shelves, tables, and computer stations to make the space more dynamic.

The outstanding maintenance issues at the Brookfield Branch Library present daily challenges to library staff and patrons. The windows and roof leak, the walls are damaged by termites and

dry rot, the aging HVAC system cannot provide consistent heating or cooling, and there are frequent incursions by rats and ants. Addressing these issues will allow staff to focus on their core function: providing the community with important library resources, programs and services.

This project will also address issues caused by space limitations. The current layout of the branch contains a dedicated children's area and an adult reading area. This project will modify the current, fixed furniture with casters so that it can be easily moved to meet current needs. This flexibility to expand or contract space will allow the branch to accommodate a sorely needed space for teen patrons, as well as increasing the ability to host programs for larger audiences during afterschool activities, school class visits, and adult programming.

### **FISCAL IMPACT**

Staff estimates that the total project budget will cost over \$5,000,000 and be completed by September 2025.

The proposed resolution authorizes acceptance and appropriation of grant funds in the amount of \$2,578,000. 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 \$2,578,000 in matching funds for the Brookfield Library Critical Maintenance Project. These funds are available in the Brookfield Project (1003440) across various funds including Measure KK (5330, 5332, 5335), Measure HH (1030) and the Capital Improvement Impact Fee Fund (2421).

### **PUBLIC OUTREACH / INTEREST**

This item did not require public outreach other than posting on the City's website.

### **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 Brookfield Library has occupied its current location since 1992, sharing a building with the Brookfield Senior Center. The accessibility improvements will benefit both entities because of their shared lobby and restrooms. The most recent capital improvements for Brookfield Library occurred in 2011. The original glass skylight over the children's area was replaced with a semi-opaque "Kalwall" skylight system in order to reduce glare and heat gain. Limited HVAC upgrades were added at that time (split cooling system and controls). Unfortunately, heat gain in the children's area is still a problem due frequency of intense hot weather, a compromised cooling system, and substandard and deteriorating exterior building envelope (insulation, windows and siding).

### **SUSTAINABLE OPPORTUNITIES**

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

**Environmental:** No environmental opportunities have been identified.

**Race & Equity:** The Brookfield Library is an important resource in a neighborhood that ranks as 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 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 \$2,578,000 Through Fiscal Year 2025-2026 For Funding The Brookfield Library Critical Maintenance 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,



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JAMIE TURBAK  
Director of Library Services

Prepared by:  
Jamie Turbak, Director of Library Services  
Oakland Public Library

