



## City Council Report

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Sacramento, CA 95814

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**File ID:** 2019-01214

August 13, 2019

**Consent Item 17**

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**Title: Funding for the Martin Luther King Jr. and North Sacramento Library Improvements**

**Location:** Districts 5 and 8

**Recommendation:** Adopt a Resolution: 1) establishing the Martin Luther King Jr. Library Renovation Capital Improvement Project (C15000840) and the North Sacramento Library Relocation Capital Improvement Project (C15000850); and 2) authorizing the transfer of \$75,000 in General Funds (Fund 1001) from available fund balance to C15000840 (\$30,000) and C15000850 (\$45,000).

**Contact:** James Christensen, Facilities Manager, (916) 808-5863, Department of Public Works

**Presenter:** None

**Attachments:**

1-Description/Analysis

2-Resolution

## Description/Analysis

**Issue Detail:** During the fiscal year (FY) 2019/20 budget hearings the City Council requested consideration for funding for improvements to the Martin Luther King Jr. and North Sacramento libraries. Project scoping and preliminary programming is needed to better identify improvements and estimated cost. The FY2019/20 adopted budget also included Council direction for the development of a Capital Investment Program that could be considered and approved by Council in the future. If Council proceeds with the bond issuance for this purpose, proceeds from this program could be used to fully fund these projects.

### Martin Luther King Jr. Library Renovation CIP (C15000840), \$30,000

The 15,000 square foot Martin Luther King Jr. (MLK) Library opened in 1970 and the last major building update was in the year 2000. As it approaches its 50th anniversary the building needs to meet the changing use patterns and behaviors of the community by opening up the space to accommodate the 7,000-10,000 visits per month to include more seating, more room for patrons who bring their own devices and more room for the hundreds of programs that occur in the branch each year from preschool story time to afterschool STEM learning, coding classes (the highest attendance in the Library system) and homework tutoring and gaming for teens. The community room, site of the library's popular summer lunch program, is also one of the smallest in the system and needs to be expanded. This year 2,375 meals were served in just 8 weeks, the second highest number in the system.

Because of the age of the library and that the last major improvements were made almost 20 years ago, many building components and systems are at or past their useful life. However, many smaller maintenance projects have occurred, including a boiler replacement, chiller replacement, new roof, and some accessibility modifications. This project includes replacement and improvements to many of the remaining systems in the building as well as significant operational and programming modifications.

In addition to the replacement of systems in the building, the overall layout of the library will be evaluated for modification including, updated lobby, reception area and ADA compliant restrooms, enhanced children and teen areas, homework help area, glass enclosed quiet rooms, manager's office modifications with security glass, staff room casework, an enhanced and expanded community room, and all associated demolition. Some new furniture and books are also included.

Staff is requesting \$30,000 for project scoping, preliminary programming and development of a cost estimate. At this time the preliminary project cost is estimated to be between \$4 million and \$5.5 million.

**North Sacramento Library Relocation Capital Improvement Project (C15000850), \$45,000**

The North Sacramento Library has the same type of programming issues as MLK Library. However, the library is currently leased, and the lease is set to expire in March of 2020. The City and the Library have found a potential building to lease, located at 1830 Del Paso Blvd. The building is a former Bank of America building and has been vacant for many years. The building will require extensive work including hazardous material abatement, new electrical and mechanical systems, etc. and a complete tenant improvement. In addition, a lease will need to be structured in a way that the library can afford the monthly lease payments.

Staff is requesting \$45,000 for project scoping, preliminary programming, development of a cost estimate and lease negotiations. At this time the preliminary project cost is estimated to be between \$5 million and \$7 million.

**Policy Considerations:** The recommendation reflects the Council's direction for identifying Council priorities to be funded in the FY 2019/20 Approved Budget.

**Economic Impacts:** None

**Environmental Considerations:** This report concerns administrative activities and governmental fiscal activities that do not constitute a "project" as defined by the California Environmental Quality Act (CEQA) Guidelines Sections 15378(b)(2) and 15378(b)(4) and are not subject to the provisions of CEQA (CEQA Guidelines Section 15060(c)(3)).

**Sustainability:** Not Applicable

**Commission/Committee Action:** Not Applicable

**Rationale for Recommendation:** Recommendation is consistent with the direction from the Mayor and City Council. The proposed projects further reflect City Council direction and focus on inclusive economic and community development, youth, public safety, homelessness and essential core services.

**Financial Considerations:** The total estimated funding required for the preliminary scoping for Martin Luther King Jr. Library Renovation Project (C15000840), and the North Sacramento Library Relocation Project (C15000850) is \$75,000. The available fund balance in the General Fund is approximately \$27.3 million. These resources are available for investment in one-time capital projects, future labor agreements and to address the fiscal challenges identified in the out-years of the General Fund forecast. Staff recommends transferring \$75,000 (Fund 1001) from the available fund balance in the General Fund to support these projects.

The combined estimated project cost for C15000840 and C15000850 is between \$9 million to \$12.5 million. The FY2019/20 Approved Budget includes Council direction for the development of a Capital Investment Program funded by future bond proceeds that could be considered and approved by Council. If Council proceeds with the bond issuance for this purpose, proceeds from this program could be used to fully fund these projects.

**Local Business Enterprise (LBE):** Not applicable.

## **RESOLUTION NO. 2019-XXXX**

Adopted by the Sacramento City Council

August 13, 2019

### **Approving the Establishment of the Martin Luther King Jr. Library Renovation, North Sacramento Library Relocation, and Transfer of Funds**

#### **BACKGROUND**

- A. During the FY2019/20 budget hearings the City Council (Council) requested consideration for funding for improvements to the Martin Luther King Jr. and North Sacramento libraries. Project scoping and preliminary programming is needed to better identify improvements and estimated cost.
  
- B. The FY2019/20 Approved Budget includes Council direction for the development of a Capital Investment Program funded by future bond proceeds that could be considered and approved by Council. If Council proceeds with the bond issuance for this purpose, proceeds from this program could be used to fully fund these projects.
  
- C. These proposed projects reflect Council direction and focus on inclusive economic and community development, youth, public safety, homelessness and core services. Martin Luther King Jr. Library Renovation CIP (C15000840). The 15,000 square foot Martin Luther King Jr. (MLK) Library opened in 1970 and the last major building update was in the year 2000. As it approaches its 50th anniversary the building needs to meet the changing use patterns and behaviors of the community by opening up the space to accommodate the 7,000-10,000 visits per month to include more seating, more room for patrons who bring their own devices and more room for the hundreds of programs that occur in the branch each year from preschool story time to afterschool STEM learning, coding classes (the highest attendance in the Library system) and homework tutoring and gaming for teens. The community room, site of the library's popular summer lunch program, is also one of the smallest in the system and needs to be expanded. This year 2,375 meals were served in just 8 weeks, the second highest number in the system.

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remaining building systems as well as significant operational and programming modifications.

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North Sacramento Library Relocation Capital Improvement Project (C15000850)

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**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. The Martin Luther King Jr. Library Renovation Capital Improvement Project (C15000840), the North Sacramento Library Relocation Capital Improvement Project (C15000850) are hereby established.

Section 2. The City Manager, or the City Manager's designee, is authorized to establish the expenditure budgets in the Martin Luther King Jr. Library Renovation Project (C15000840, \$30,000) and North Sacramento Library Relocation Project (C15000850, \$45,000) by transferring \$75,000 from the available fund balance in the General Fund (Fund 1001).