

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: DOUG WILLIAMS, FACILITIES MAINTENANCE COORDINATOR
TRANSPORTATION AND PUBLIC WORKS
STEVE KROECK, DEPUTY DIRECTOR – FIELD SERVICES
TRANSPORTATION AND PUBLIC WORKS
SUBJECT: REIMBURSE 50% SHARE OF REPAIR COSTS TO SONOMA
COUNTY LIBRARY FOR REPAIR OF SCREW COMPRESSOR

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Transportation and Public Works and Finance Departments that the Council, by Resolution, reimburse the Sonoma County Library for 50% of the cost to repair the Central Library screw compressor.

EXECUTIVE SUMMARY

The City of Santa Rosa and Sonoma County Library have a Joint Powers Agreement signed April 30, 2014 for three Santa Rosa libraries – Coddington, Rincon Valley, and Central (Agreement). The Agreement states the parties will work together regarding capital improvements and repairs including heating, ventilation, and air conditioning (HVAC). A major HVAC component (screw compressor) recently failed at the Central Library. Labor and material costs for the completed repair are \$92,983.60. The Library requests a 50% reimbursement for the City's share of costs. The Agreement does not authorize City staff to reimburse the Library. Funding is available in the current Capital Improvement Program and Facilities Operations and Maintenance budget. Authorizing the payment would reflect the intent of the Agreement and supports the following City Council Goal:

Invest in and sustain infrastructure and transportation.

Santa Rosa regularly invests in its transportation, roads, technology and overall infrastructure to protect and sustain its assets and keep pace with community needs.

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BACKGROUND

The City of Santa Rosa and Sonoma County Library entered into the Agreement on January 27, 1975, describing the general relationship between the City and Library. The Agreement was amended in 2014. The Agreement states that the City and library shall work together for the payment of capital improvements and repairs to facilities including HVAC systems and notes that the details of the collaboration will be outlined in a lease agreement. No lease or maintenance agreements currently exist for any of the three library buildings to describe how the agencies will share in maintenance and capital expenses. In that regard, the City does not have a fiscal arrangement with the Library that would allow the City to participate financially.

The City owns three buildings that are occupied by the Library; Main Library (211 E Street), Rincon Valley Library (6959 Montecito Blvd) and Northwest Library (1331 Guerneville Road). Based on the 2017 Facility Condition Assessment, the three library buildings have a 5-year facility condition index of 0.06 (Fair), 0.08 (Fair) and 0.24 (Poor), respectively, with a maintenance need of approximately \$2.5 million.

The project undertaken by the Library resulted in the replacement of a screw compressor, which is a major component that controls air flow in an HVAC system. The library solicited bids through their standard process and hired ABM Building Solutions to repair the faulty compressor at a total cost of \$92,983.60 for parts and labor (one invoice and one purchase order attached). A 50% share equals \$46,491.80.

PRIOR CITY COUNCIL REVIEW

None.

ANALYSIS

Capital Improvement Plan (CIP) Project #02034 - Miscellaneous Library Improvements - was created in 2003/04. The project received \$1,535,073 in new funding over the next six years. In the last ten years, a total of \$31,419 in new funding has been added, with no new funds for seven of those ten. Expenses have been incurred 12 of 16 years.

The current balance equals \$40,850.09.

Operations and Maintenance (O&M) Project #17566 – ImprovFacilities – Construction is an annual project in the Facilities Section of the Transportation and Public Works Department that is used to pay for capital costs in all 118 city-owned buildings. This is the only major capital improvement and maintenance fund and is funded annually at \$100,000.

The remaining balance needed of \$5,641.71 is currently available.

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Typically, CIP projects have a beginning and end date. Library costs are ongoing, so TPW recommends that CIP #02034 be closed upon spending the remaining balance in favor of an O&M Project #310722 that has been established in the Transportation and Public Works Department proposed 2019/20 budget request.

FISCAL IMPACT

Funding for the City's full 50% share of \$46,491.80 as requested by Sonoma County Library is programmed and available in the current 2018/19 CIP and O&M budgets.

ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The Library Commission was aware of the equipment failure and resulting repair costs. However, the cost threshold didn't require formal committee review or recommendation.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Attachment 1 - Sonoma County Library Purchase Order 19098
- Attachment 2 - ABM Building Solutions Invoice 12889631
- Attachment 3 – Santa Rosa Libraries – April 2019
- Resolution

CONTACT

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