

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: JASON NUTT, ASSISTANT CITY MANAGER  
SUBJECT: AUTHORIZING THE ACCEPTANCE AND EXECUTION OF  
AGREEMENTS AND RELATED DOCUMENTS FOR GRANT  
FUNDS FROM THE STATE OF CALIFORNIA BUDGET ACT OF  
2022 (AB 178) OR THE STATE OF CALIFORNIA BUDGET ACT  
OF 2023 (SB 101)

AGENDA ACTION: RESOLUTION AND MOTION

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RECOMMENDATION

It is recommended by the City Manager's Office and Transportation and Public Works Department that the Council: 1) by resolution, accept a Building Forward Library Facilities Improvement Program grant award from the State Library in the amount of \$979,942.00 for enhancements and expansion at the Northwest Regional Library Branch; 2) by motion, authorize the City Manager or designee to negotiate and execute all related agreements, documents and any amendments thereto to receive such funds, including any necessary cooperative funding agreement(s) between the City and Sonoma County Library; and 3) by motion, increase appropriations for revenue, transfers and expenditures in the amount of the grant.

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EXECUTIVE SUMMARY

The City, in coordination with the Sonoma County Library, submitted applications to the State of California's Building Forward Library Facilities Improvement Program for all three city-owned library branch buildings. On October 12, 2023, the City and Library were notified that only one of the applications, the Northwest Santa Rosa Library Facility Enhancement and Expansion project, was awarded funding in the amount of \$979,942.00. The project will make the library more accessible, safer and energy efficient for all patrons through improvements to the HVAC, electrical, lighting, building envelope and roof with total estimated project cost is \$1,714,900.

BACKGROUND

The Northwest Regional Library Branch is one of the busiest in the Sonoma County Library (Library) system. The structure was constructed in the 1960s and many of its mechanical features have far exceeded their useful life. Investing in the structure will

prolong its utility and continue to serve the community as density increases in the North Station Area Plan.

This branch is frequented by residents in the area, most of whom live in affordable housing and have limited internet access. The branch offers unique services that are widely used by residents and the large number of schools in the vicinity. Programming in the facility is increasingly focused on marginalized communities, including LGBTQIA+ and BIPOC communities. Members of these communities are highly dependent on free library services rather than purchasing books, subscriptions, and technology for their households.

The 2022 Sonoma County Library ADA Title II Transition Plan noted that there are numerous ADA compliance issues with access. Additionally, the Library prepared the 2022 Facility Condition Assessment, which noted that the HVAC, electrical and lighting systems have reached the end of their useful life and must be replaced.

The library and the city have prioritized the scope as follows:

1. HVAC replacement and controls upgrade
2. Electrical upgrade
3. Lighting controls
4. Building envelope repairs
5. Roof replacement

Top priority was given to HVAC due to the potential for the facility to become unusable in the case of a system failure, given the increasing extremes of weather the county is experiencing.

#### PRIOR CITY COUNCIL REVIEW

None

#### ANALYSIS

On May 18, 2023, the City in coordination with the Library, submitted applications to the State of California's Building Forward Library Facilities Improvement Program for all three city-owned library branch buildings. On October 12, 2023, the City and Library were notified that only one of the applications, the Northwest Santa Rosa Library Facility Enhancement and Expansion project, was awarded funding in the amount of \$979,942.00.

As part of the application process, the City and Library requested consideration of several factors requesting a local match reduction. The State Library reviewed and

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approved the request to reduce the local match. The original local match requirement amount was by 25%, with the new, reduced local match requirement now at \$734,958.00.

The Northwest Santa Rosa Library Facility Enhancement and Expansion project will make the library more accessible, safer and energy efficient for all patrons. Northwest Santa Rosa has a significant concentration of unhoused individuals in the area, as well as many residents at or below the poverty line, many of whom frequent the library for its safe, clean environment, free WiFi and device charging, and supportive services.

The City and Library have prioritized the scope as follows:

1. HVAC replacement and controls upgrade
2. Electrical upgrade
3. Lighting controls
4. Building envelope repairs
5. Roof replacement

In connection with completion of the Project and utilization of grant funds, the City and Library will also prepare and execute a cooperative funding agreement(a) that would among other terms, as permitted by applicable law, facilitate the Library taking the lead on managing the contractor and improvements. The Library would be responsible for hiring and managing the contractor to ensure that all project work is completed to the City's standards. Such cooperative agreement may also outline and memorialize key elements of the Library's ongoing location and use of the City-owned building.

#### FISCAL IMPACT

There is no fiscal impact to the General Fund with this request. Any budget considerations will be addressed as part of the Fiscal Year 2024-25 Budget.

#### ENVIRONMENTAL IMPACT

This action is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, maintenance and repair of existing facilities, and Sections 15061(b)(3) and 15378 in that there is no possibility that the implementation of this action may have significant effects on the environment. No further environmental review is required.

#### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

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NOTIFICATION

Not applicable.

ATTACHMENTS

Resolution

PRESENTER

Jason Nutt, Assistant City Manager