



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Library, Arts & Culture, re: Acceptance of Grant Funds for Glendale Central Library Critical Maintenance, Sustainability and Youth Spaces Renovation.

1. Motion accepting \$5,670,328 in Building Forward grant funds from the California State Library to support the Glendale Central Library Critical Maintenance, Sustainability and Youth Spaces Renovation project; and authorizing the City Manager or a designee to execute all agreements, amendments, certifications, and documents necessary to accept and implement the funding.
2. Resolution of Appropriation.

COUNCIL ACTION

Item Type: Action Item

Approved for December 13, 2022 **calendar**

EXECUTIVE SUMMARY

California State Library's (CSL) Building Forward grant for the Glendale Central Library Critical Maintenance, Sustainability and Youth Spaces Renovation provides \$5,670,328 in matching funds to support renovation of the Children's Room and creation of a Teen Space and restrooms, as well as repair of the roof, upgrade of the air handler to an energy efficient model, and installation of solar panels.

COUNCIL PRIORITIES

Infrastructure: Begin Central Library Roof Replacement Project. Award contract for Central Library Youth Spaces Renovation.

RECOMMENDATION

Glendale Library, Arts & Culture recommends that the City Council approve the Motion accepting \$5,670,328 in Building Forward grant funds and adopt a Resolution of appropriation for those funds.

BACKGROUND

On March 9, 2021, City Council approved a Professional Services Agreement with Johnson Favaro, LLP for the Architectural and Engineering Services for Glendale Central Library Youth Services Renovation Project in a total not-to-exceed amount of \$356,400, including contingency. Staff from Library, Arts & Culture (LAC) and Public Works (PW) departments worked collaboratively with Johnson Favaro through the schematic design

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and design development phases of the project, collected enthusiastic community input, and adjusted plans accordingly. On December 7, 2021, architects Johnson Favaro, LLC presented conceptual design plans to City Council and incorporated feedback accordingly. Staff then worked with Johnson Favaro on the Construction Documents and Plan Check phases; a report to Council on Bid Documents is anticipated in January 2023.

The Budget Act of 2021 created the Building Forward grant program by allocating \$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, prioritized for lower income areas. Building Forward is the single largest investment in California's public libraries in over 20 years. In the first round of funding, California State Library received 275 applications from 86 jurisdictions, and requests totaled \$1.1 billion, far in excess of available resources.

ANALYSIS

LAC submitted an application for Building Forward in March 2022 and was recently awarded \$5,670,328 to support the following scope of work:

The Children's Room

- Move the entryway and extend the interior window overlooking the main atrium.
- Lower shelving and increase wall shelving.
- Decrease the footprint of the service desk.
- Create flexible programming space that can be used by the public when not programmed.
- Remove existing tech room and improve access to power and data for mobile devices.
- Create areas for preschoolers and tweens, and a lactation room.
- Update security system and add an Assistive Listening System (ALS).
- Combine storage areas and improve staff area.
- Create ADA-accessible adult restrooms adjacent to the auditorium and two family restrooms within the Children's Room.

Teen Space

- Create a dedicated teen space that is acoustically sealed.
- Turn the existing SoundSpace into storage that enables flexible use of the space.
- Create a visible and usable recording studio and control room in the Teen Space.
- Create three meeting rooms and a social gaming space.
- Provide mobile display shelving for rotating featured collections.
- Improve access to power and data for patrons' personal and library devices.
- Update security system and add an ALS.

General building improvements and repairs include:

- Replace the leaking roof and addition of a 400 kilowatt-hour solar panel system.
- Upgrade the air handler to an energy efficient model.

Building Forward grant monies require one-to-one matching funds and may not be used on a number of necessary components of this project, including furniture, shelving, technology for public use, etc. All funds must be expended by March 31, 2026.

At this time, it is anticipated that the total project costs as defined in the grant application will be approximately \$14,700,000. The project cost breakdown includes the following estimates:

- Children and teen spaces and second-floor restrooms - \$ 8 million,
- Roof repair - \$3 million, and
- Facility upgrades such as sustainability/solar, new air handler, safety improvements, security cameras, and other miscellaneous building improvements - \$3.7 million.

The combined Building Forward grant and matching funds will not cover the total project costs as estimated at this time. The remaining funds will be covered by a portion of the \$6,095,000 allocation secured by Assemblymember Laura Friedman through AB 179, the State Budget Act of 2022, for Glendale Central Library's capital outlay and maintenance. These additional State funds may not be used as matching funds for the Building Forward Grant. Any remaining funds from AB 179 could be used for items unrelated to this project, including building improvements and repairs that will ensure the building is able to serve the residents of Glendale for another 50 years. Potential projects include addressing punch list items from the 2018 remodel, sealing windows and fractures in the exterior concrete walls, improving interior and exterior security, expanding access to power for patrons using mobile devices, as well as system improvements in the MakerSpace and Local History Room. Staff anticipate bringing a report recommending acceptance and scope of the proposed work for the AB 179 funds in January 2023.

STAKEHOLDERS/OUTREACH

In September 2021, LAC held two online public input meetings. Engaged community members, parents, and teenagers heard Johnson Favaro present on the current state of the spaces, anticipated needs, and current design schemes. They provided critical, nuanced feedback and input that was later incorporated into the design process. In addition to these community meetings, a teen survey was conducted, and boards with proposed design images were placed in the children's room and teen collection area for patrons to give input at their convenience.

FISCAL IMPACT

The Glendale Central Library Critical Maintenance, Sustainability and Youth Spaces Renovation grant project selected by the California State Library is estimated to cost \$11,340,656, of which \$5,670,328 was not included as a part of the FY 2022-23 budget. Therefore, staff is requesting an appropriation of \$5,670,328 from State Grant Revenue. The appropriation request is outlined below.

This grant project will require a match of \$5,670,328, which is included as a part of the FY 2022-23 approved budget within various projects. Therefore, staff is also requesting that matching funds be shifted from their current projects to the appropriate projects outlined below.

- City Council allocated \$2,500,000 in Measure S funding for the Youth Spaces project in the FY 2021-22 budget.
- \$2,016,000 from the Central Library roof settlement.

- GWP will fund 50% of the solar panel system, estimated at \$777,709 including inflation and 10% contingency.
- \$376,619 from the Central Library Improvement Project account.

Requesting Appropriation			
Amount	From (Account String)	To (Account String)	Funding Source
\$410,000	GL: 32610-2750-LAC-0020-P0000 PL: LAC00942AG	GL: 41100-2750-LAC-0020-P0000 PL: LAC00942AG	Library Fund - State Grant Revenue
\$60,000	GL: 32610-2750-LAC-0020-P0000 PL: LAC00942AG	GL: 43110-2750-LAC-0020-P0000 PL: LAC00942AG	Library Fund - State Grant Revenue
\$5,200,328	GL: 32610-2750-LAC-0020-P0000 PL: LAC00942AG	GL: 51200-2750-LAC-0020-P0000 PL: LAC00942AG	Library Fund - State Grant Revenue
\$2,500,000	GL: 51150-4011-LAC-0020-P0000 PL: LAC00711AN	GL: 51200-4011-LAC-0020-P0000 PL: LAC00942DN	Measure S Capital Improvement Fund
\$2,016,000	GL: 51200-4010-PWD-0020-P0000 PL: PWD00828AN	GL: 51200-4010-PWD-0020-P0000 PL: LAC00942EN	Capital Improvement Fund
\$777,709	GL: 43110-5830-GWP-0020-P0000 PL: GWP00660AA	GL: 43110-5830-GWP-0020-P0000 PL: LAC00942BN	GWP Electric Depreciation Fund - Solar Design Built Program
\$376,619	GL: 51000-4070-LAC-0020-P0000 PL: LAC00635AN	GL: 51000-4070-LAC-0020-P0000 PL: LAC00942CN	Library Mitigation Fee Fund

ENVIRONMENTAL REVIEW (CEQA/NEPA)

Under California Code of Regulations, Title 14, Section 15301, the proposed alterations at the Central Library (collectively known as the "Glendale Central Library Critical Maintenance, Sustainability and Youth Spaces Renovation Project") are categorically exempt from California Environmental Quality Act (CEQA) review as a Class 1 Existing Facilities project (Minor Alterations to Structures or Facilities) that consists of the operation or minor alteration of existing public structures, facilities, or topographical features, involving negligible or no expansion of existing or former use. The alterations — including updating the Library's Children's Room, creating a dedicated Teen Space area, replacing the leaking roof, and adding a 400 kilowatt-hour solar panel system on top of the roof— involve minor alterations of the existing building with improvements that would lead to negligible or no expansion of use beyond the use existing at this time.

Under California Code of Regulations, Title 14, Section 15302, the proposed replacement of the Central Library's leaking roof with a new roof is categorically exempt from California Environmental Quality Act (CEQA) review as a Class 2 Existing Facilities project (Replacement or Reconstruction) that entails replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Removing and replacing the roof would occur on the existing structure/facility located at the same site as before, and would have substantially the same purpose and capacity as the roof being replaced.

Under California Public Resources Code Section 21080.35(a), the proposed installation of the solar panel system on the Central Library’s rooftop is not subject to California Environmental Quality Act (CEQA) review as this Section specifically states that CEQA does not apply to the installation of a solar energy system, including all associated equipment, on the roof of an existing building or at an existing parking lot. The 400 kilowatt-hour solar panel system meets this statutory exception because it involves installation of energy efficient fixtures and improvements, and operation of a solar energy facility, on the roof of the existing Central Library building.

CAMPAIGN DISCLOSURE

This item is exempt from campaign disclosure requirements.

ALTERNATIVES

Alternative 1: The City Council may approve the Motion accepting \$5,670,328 in Building Forward grant funds from the California State Library to support the Glendale Central Library Critical Maintenance, Sustainability and Youth Spaces Renovation project, and approve the Resolution of Appropriation for those funds.

Alternative 2: The City Council may decline to adopt a Motion and Resolution of Appropriation and, thus, forfeit the grant funding.

Alternative 3: The City Council may consider any other alternative not proposed by staff.

ADMINISTRATIVE ACTION

Prepared by:

Nicole Pasini, Assistant Director of Library, Arts & Culture

Approved by:

Roubik R. Golanian, P.E., City Manager

EXHIBITS/ATTACHMENTS

None.