



City of Arts & Innovation

City Council Memorandum

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TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MAY 9, 2023

FROM: RIVERSIDE PUBLIC LIBRARY WARDS: 2, 5, 6 AND 7

SUBJECT: MEASURE Z – AUTHORIZATION FOR CALIFORNIA STATE LIBRARY BUILDING FORWARD LIBRARY INFRASTRUCTURE GRANT PROGRAM ROUND 2 APPLICATIONS TO FUND CRITICAL INFRASTRUCTURE IMPROVEMENTS FOR THE LA SIERRA, ARLINGTON, AND ARLANZA LIBRARIES, AND A NEW LIBRARY CONSTRUCTION PROJECT FOR THE SPC. JESUS S. DURAN EASTSIDE LIBRARY, FOR A TOTAL GRANT APPLICATION OF \$10,472,000 - MEASURE Z FUND MATCH OF \$8,299,818

ISSUE:

Approve and authorize the City of Riverside to apply on behalf of the Riverside Public Library for the State of California’s California State Library Building Forward Library Infrastructure grant program for \$10,472,000 with a Grant required 25% City match commitment of \$2,618,000 from the Measure Z Fund and a \$5,681,818 of Measure Z for Eastside Library construction related costs from unallocated Measure Z funds for a total of \$8,299,818. Additional Project funding includes \$177,000 from General Services, Measure Z Annual Deferred Maintenance.

RECOMMENDATIONS:

That the City Council:

1. Approve and authorize the City of Riverside to apply on behalf of the Riverside Public Library for the California State Library Building Forward Library Infrastructure grant program for \$10,472,000 with a \$8,299,818 City match from the Measure Z Fund unallocated reserves and \$177,000 from General Services, Measure Z Fund, Annual Deferred Maintenance Program;
2. Authorize the Chief Financial Officer to issue a letter to the Grantor verifying available matching funds; and
3. Authorize the City Manager, or designee, to sign any and all Grant applications, extensions, or related documents for a successful application to the California State Library Building Forward Library Infrastructure grant program, making minor corrections as necessary.

BACKGROUND:

In March of 2022, the City Council, with concurrence of the Budget Engagement Commission, approved Measure Z match funding in the amount of \$6,525,667 to allow the City of Riverside to apply on behalf of the Riverside Public Library for Round 1 of the State of California’s California State Library Building Forward Library Infrastructure grant program for a total funding request of \$10,051,333. The grant application breakdown consisted of \$51,333 for small roofing and HVAC repairs to three library branches, and \$10,000,000 for a new SPC Jesus S. Duran Eastside Library. The Round 1 program grant required Measure Z match funding to meet a required a 50% City match commitment of \$5,000,000 from the Measure Z Fund along with \$25,667 from General Services Measure Z Annual Deferred Maintenance; and a recommended 10% project contingency of \$1,500,000 for construction of SPC Jesus S. Duran Eastside project from unallocated Measure Z funds.

The City received Round 1 Program funding in the amount of \$51,333 for the three small branch library renovation projects, but on October 11, 2022, the California State Librarian notified the Riverside Public Library that it was not selected for funding for the SPC. Jesus S. Duran Eastside Library as the project was not considered a priority project under the Round 1 Grant guidelines.

On March 16, 2023 the California State Library opened Round 2 of the Building Forward Program, requesting applications from local libraries to address critical maintenance needs, improve energy efficiency, improve sustainability, expand digital access, and expand physical access. The Program prioritizes funding for local library facilities located in high poverty areas of the state.

The maximum grant amount per library facility is \$10,000,000. Over 1,110 libraries Statewide are eligible to apply for funding. In Round 2, the City is electing to apply for critical maintenance needs at the La Sierra Library, Arlington Library, Orange Terrace Library, SSgt Salvador J. Lara Casa Blanca Library, and Arlanza Library and will again apply for construction of a new SPC Jesus S. Duran Eastside library. Projects at all libraries were identified by General Services and Library staff and are all in low-to-moderate income areas which are also Grant priority sites.

Project details are briefly detailed below:

Library:	Grant Request (Project):	Total Funds Requested:	Total City Contribution:	Total Estimated Project Cost (With 10% contingency):
La Sierra Library	Community Room remodel, wall improvements	\$160,000	\$40,000	\$220,000
	Security Cameras	\$12,000	\$3,000	\$16,500
	Doors/locks for ADA compliance	\$32,000	\$8,000	\$44,000
	Reorientation of fixed shelving to ensure compliance	\$96,000	\$24,000	\$132,000
	Replace single door entry to double slider for safety.	\$60,000	\$15,000	\$82,500
Arlington Library	New and replacement of security cameras	\$12,000	\$3,000	\$16,500
	New carpet in public space	\$40,000	\$10,000	\$55,000

	Carnegie window restoration and repair	\$12,000	\$3,000	\$16,500
Arlanza Library	New and replacement of security cameras	\$12,000	\$3,000	\$16,500
SSGT Salvador J. Lara Casa Blanca Library	New and replacement of security cameras	\$12,000	\$3,000	\$16,500
Marcy Library	New and replacement of security cameras	\$12,000	\$3,000	\$16,500
Orange Terrace Library	New and replacement of security cameras	\$12,000	\$3,000	\$16,500
SPC Jesus S. Duran Eastside Library 4033 Chicago St., Suite C	Complete Structure at Council approved site adjacent to Cesar Chavez Center	\$10,000,000	\$2,500,000 for grant match plus \$5,500,000 for additional construction costs not associated with the grant.	\$18,000,000
Total		\$10,472,000	\$8,118,000	\$18,649,000

DISCUSSION:

The City entered into a Lease Agreement with Sugarbush Properties LLC, on August 11, 2004, for a lease term of 15 years for space approximately 10,816 square feet of office space located at 4033 Chicago Avenue as the existing SPC Jesus S. Duran Eastside Library. Today, the annual Lease cost is approximately \$287,679 with annual increases of 3% plus Common Area Charges at \$5,917. The Lease will expire on September 30, 2024, unless extended as set forth in the Lease. Renovations for the existing SPC Jesus S. Duran Eastside Library would require a 10-year commitment for the leased office space. The City Council has previously specified a new SPC Jesus S. Duran Eastside Library as a priority project.

Staff will submit an application for Round 2 funding of the \$10 million to build the facility adjacent to the Cesar Chavez Community Center at Bobby Bonds Park. In Round 2, the City's application qualifies for a special reduced match requirement at 25% (\$2.5 million) City cash match based on the Library's Local Operating Income Per Capital (LIPC) levels from fiscal year 2021-2022. In addition to the match required for the grant, an additional \$5.6 million is requested for construction costs not covered as part of the grant, as well as a 10% contingency of \$1,818,182 that would bring the total Eastside Library project construction budget to \$20 million, which is the current construction estimate.

If awarded, staff will return to the City Council for acceptance and appropriation of the grant funds and appropriation of the \$8,181,818 in Measure Z funds. The other smaller projects specified

above are listed as Round 2 funding priorities as they are situated within low-to-moderate income areas and require life/safety updates as defined in the Grant.

Grant applications are due on May 18, 2023. Grant funds awarded and City matching funds must be expended by June 30, 2027. Additionally, if funding is awarded, an authorizing resolution from the City Council is required prior to executing the grant agreement as well as a letter from the City's Chief Financial Officer verifying the availability to match grant funds. Staff will return to the City Council with a Resolution if funding is awarded.

In accordance with the City Grant Administration Policy 01.006.00, the Department Director evaluated the grant to determine the benefit to the customers of the City's Library, long and short-term financial implications, feasibility and compatibility with existing City priorities/goals and services and determined the community and City would benefit with applying for this grant.

STRATEGIC PLAN ALIGNMENT:

This item contributes to Strategic Priority No. 1 Arts, Culture & Recreation: Provide diverse community experiences and personal enrichment opportunities for people of all ages and Goal 1.1 - Strengthen Riverside's portfolio of arts, culture, recreation, senior and lifelong learning programs and amenities through expanded community partnerships, shared use opportunities and fund development.

This item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – The City of Riverside has identified a priority for the needs of the Eastside Neighborhood residents in the City. Priority is based on responses from numerous community meetings held in 2017 through 2021 by the Library through Community Ward meetings, Board of Library Trustees meetings, and Parks, Recreation and Community Commission meetings. Riverside is transparent and makes decisions based on sound policy, inclusive community engagement, involvement of City Boards & Commissions, and timely and reliable information. Activities and actions by the City serve the public interest, benefit the City's diverse populations, and result in greater public good.
2. **Equity** – This report provides members of the community equal access. Riverside is supportive of the City's racial, ethnic, religious, sexual orientation, identity, geographic, and other attributes of diversity and is committed to advancing the fairness of treatment, recognition of rights, and equitable distribution of services to ensure every member of the community has equal access to share the benefits of community progress.
3. **Fiscal Responsibility** – The fiscal impact to the Measure Z Fund associated with this item is 25% City match and 10% contingency of the grant funds awarded. Riverside is a prudent steward of public funds and ensures responsible management of the City's financial resources while providing quality public services to all.
4. **Innovation** – This item will allow the City of Riverside to capitalize on new and changing funding sources in partnership with state programs to meet ongoing and changing needs of the library community. Riverside is inventive and timely in meeting the community's changing needs and prepares for the future through collaborative partnerships and adaptive processes.
5. **Sustainability & Resiliency** – The application describes the specific actions that will be

undertaken using the California State Library funds to meet the needs of the present without compromising the needs of the future and ensuring the City's capacity to persevere, adapt and grow during good and difficult times alike.

FISCAL IMPACT:

The total fiscal impact of this action is \$20,649,000. If awarded, the grant award will be \$10,472,000 and City contribution will be \$8,299,818, of which \$177,000, will be from Measure Z Capital Fund, Annual Deferred Maintenance Account No. 9901909-462050. Council approval is requested to set aside \$8,181,818 from the Measure Z Fund unallocated reserves pending the outcome of the grant award and to authorize the Chief Financial Officer to issue a letter to the Grantor verifying available matching funds.

Measure Z unallocated reserves are sufficient for the \$8.0 million required for the City match of the grant. If the grant is not awarded, the funds will be returned to unallocated fund reserves and become available for other purposes. If the grant is awarded, the department will return to the City Council for acceptance and appropriation of the grant funds and appropriation of the \$8,181,818 in Measure Z funds.

Prepared by: Erin Christmas, Library Director
Certified as to
availability of funds: Edward Enriquez, Interim Assistant City Manager and
Chief Financial Officer/Treasurer
Approved by: Kris Martinez, Assistant City Manager
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