



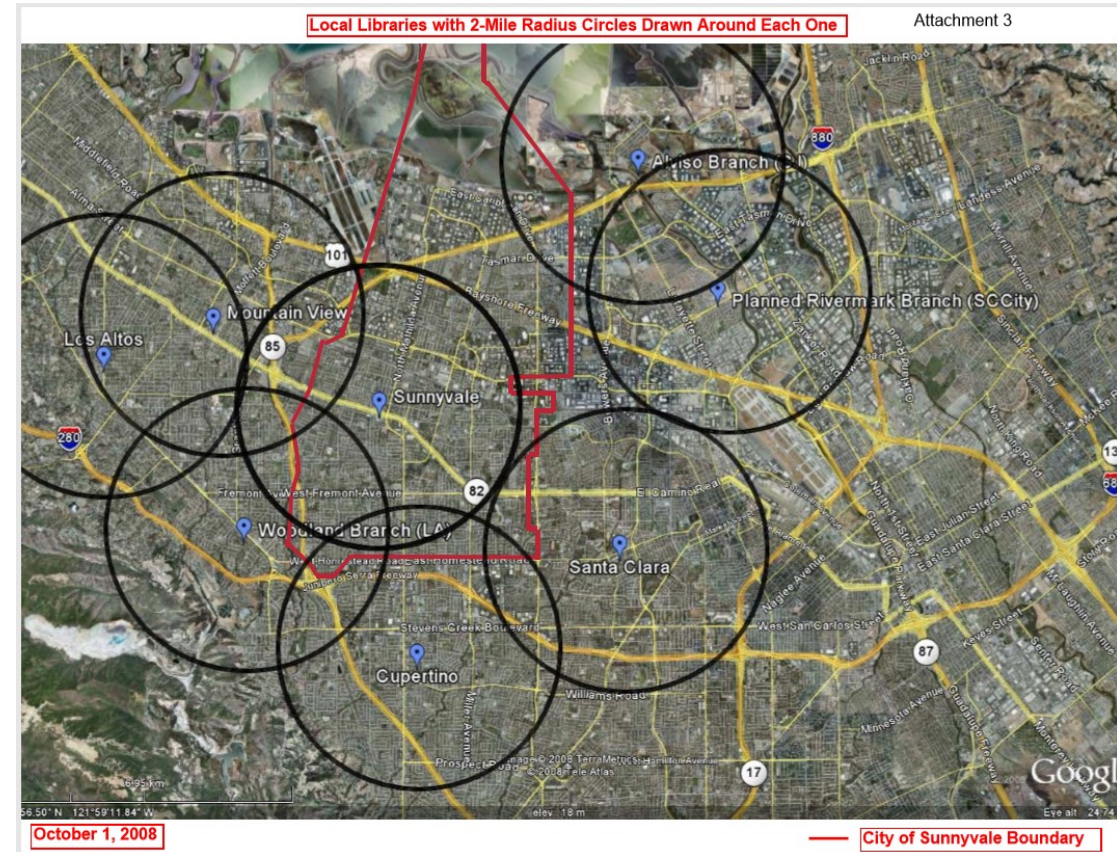
# Branch Library and Learning Center MOU

Parks and Recreation Commission  
December 11, 2019



# Background

- In development since 2012
- Lakewood only area where residents must travel more than two miles to Library
- Highway 101 a distinct barrier
- Lakewood has low percentage of library card holders
- Significant growth in residential
- Diverse demographics, Title 1 school



## 2016 Opportunities Aligned

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- Multiple projects consolidated
- Branch Library, Lakewood Park Renovation and Enhancement Project, Demolition of Lakewood Pool Project and Renovation of the Lakewood Park Building
- Stand-alone Branch Library was redefined to become a Lakewood Branch Library and Learning Center
- Primary resource for literacy, learning and wellness activities for the residents of north Sunnyvale

## Original Assumptions for Facility

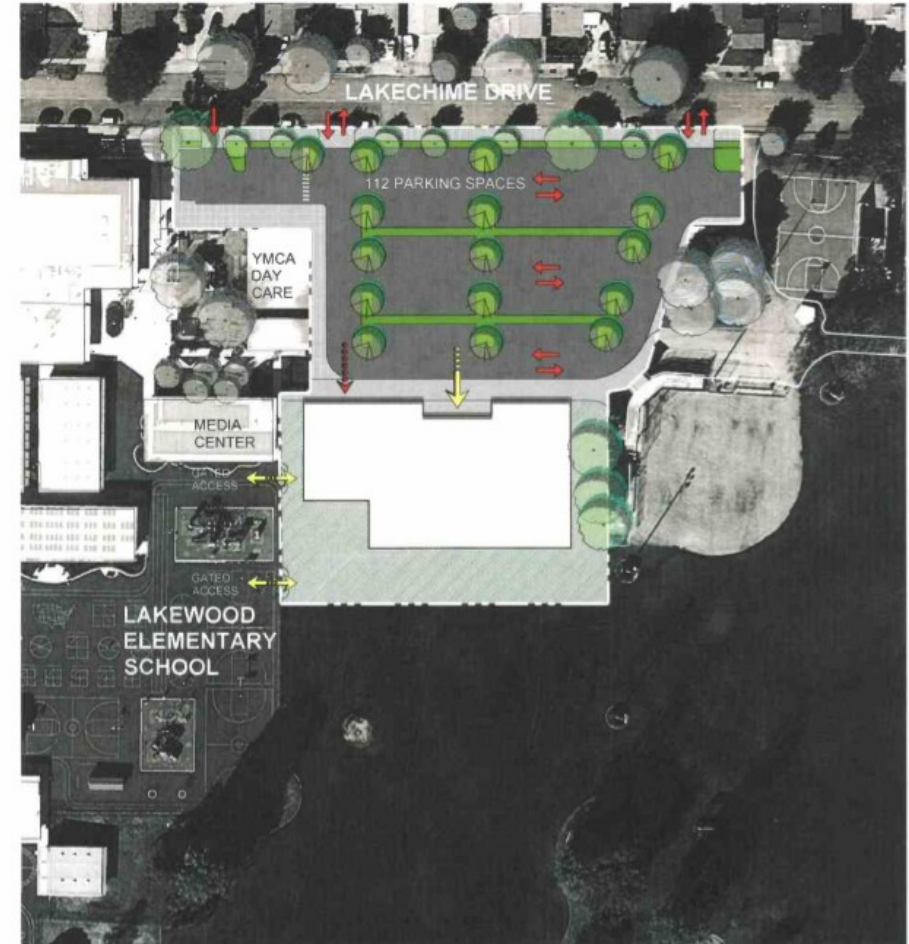
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- 10 – 12,000 square foot facility (increased to 17,000 in 16/17 capital project cycle)
- A level of service equal to 42 hours a week (currently staff is proposing 48 hours per week, closed on Sunday)
- Limited dedicated staff plus Main Library staff on a rotational basis
- Construction of a Branch Library within the existing City-owned park, or joint-use field area on Sunnyvale School District (SSD) property
- Funding from the proceeds of the sale of the Raynor Activity Center



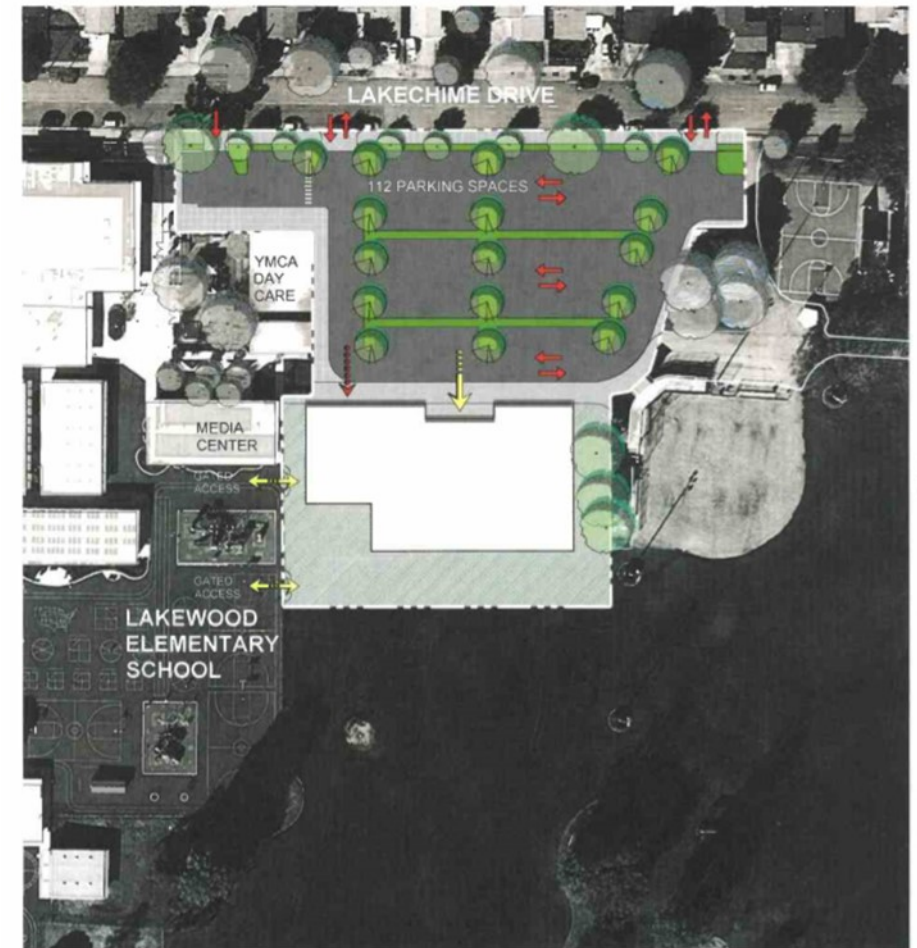
## 2016 - 2018

- Discussions with SSD begin
- Feasibility Study
- Parks and Recreation Commission and Board of Library Trustees joint meeting in Jan. 2018 to review study
- Recommended Council approve negotiating with SSD and Fremont Union High School District (FUHSD)
- Conduct outreach on the one-story and two-story options



## Building summary

- Outreach and MOU negotiations concluded with:
  - ◆ 20,000 sq ft with 2500 sq ft of program space
  - ◆ One story
  - ◆ Shared parking
  - ◆ On the site of the pool scheduled to be demolished



# Key terms of the MOU

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- Lease site from SSD for 50 years with an option of an additional 25 years for \$1
- Each school district will contribute \$3 million toward construction
- SSD will contribute a 10% share of ongoing operations, staffing and maintenance costs, FUHSD will contribute 15%
- A joint task force, like the City's current arrangement at the Columbia Neighborhood Center, will provide oversight and guidance to operations

## Next steps

- Approve Agreement
- Within three months, undertake the EIR
- Design process about 16 months
- Construction currently anticipated to start in spring 2022 and be completed in late 2023
- Grand opening target date is late 2023 or early 2024





# Fiscal impacts

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- Current estimate for design and construction = \$28,341,211.
- The FY 2019/20 Budget includes \$20,787,180, not including the \$6 million contribution from the districts
- Friends of the Sunnyvale Library committed \$500,000 toward FFE
- Once the final design and Agreements are completed, staff will bring a Budget Modification to the City Council for consideration

# Recommendation

- Recommend the City Council Approve an Agreement Between the City of Sunnyvale, the Sunnyvale School District, and Fremont Union High School District for the Development and Operation of the Lakewood Branch Library and Learning Center at Lakewood Elementary School

