



Sunnyvale

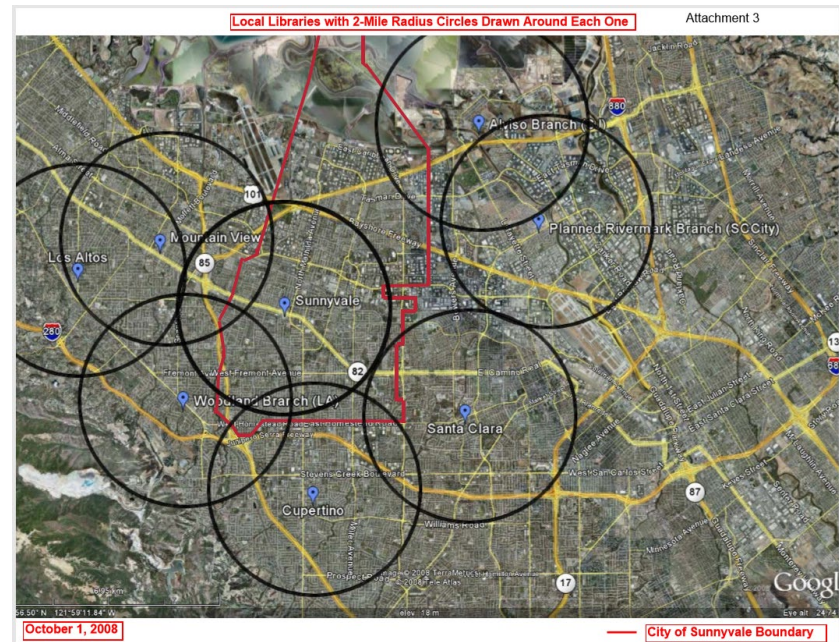
Branch Library and Learning Center MOU

City Council Presentation
January 14, 2020



Background

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

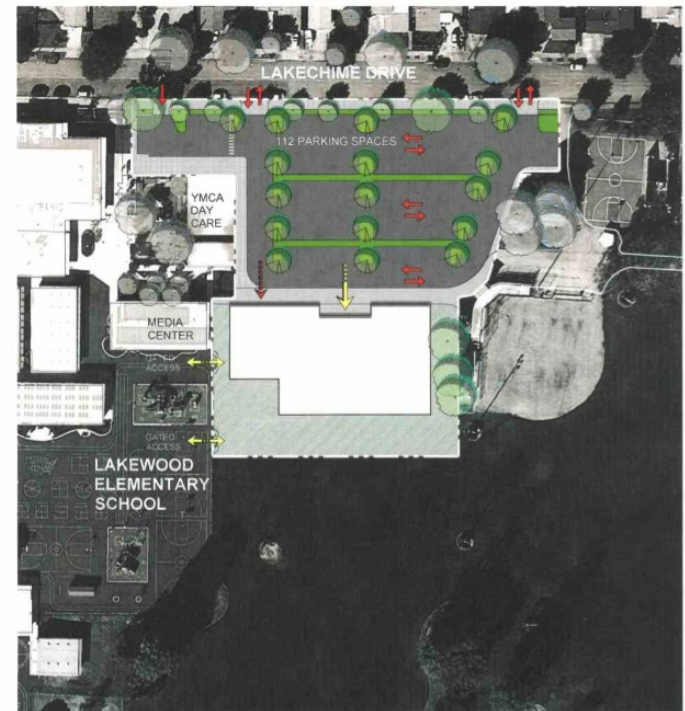


2016 Opportunities Aligned

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

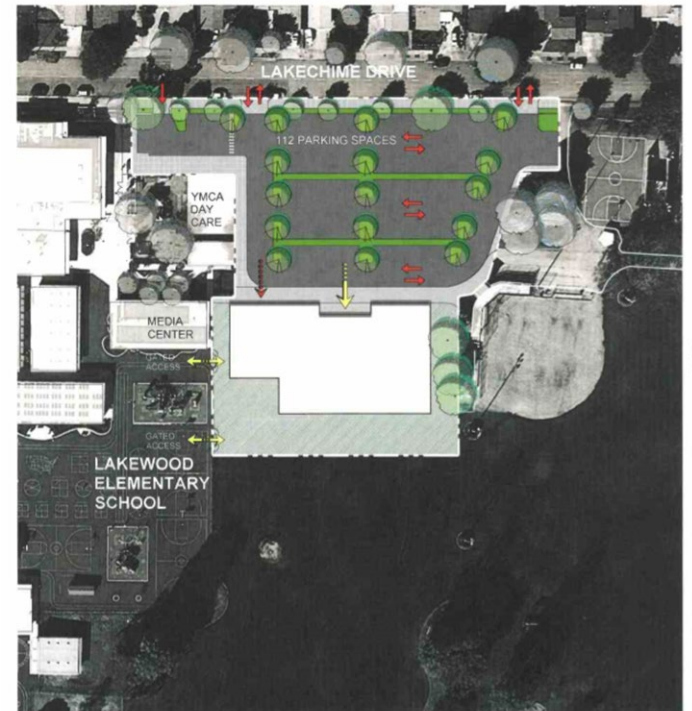
2016 - 2018

- Discussions with SSD
- 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)
- Conducted outreach on the one-story and two-story options



Building Summary

- Outreach and MOU negotiations concluded with:
 - ◆ 20,000 square feet with 2,400 square feet of program space for districts
 - ◆ One story
 - ◆ Shared parking
 - ◆ On the site of the pool scheduled to be demolished



Key terms of the MOU

- Lease site from SSD for 50 years with an option of an additional 25 years for \$1
- Each school district will contribute \$3 million towards construction
 - ◆ The City will be responsible for the design, bidding and construction management
 - ◆ The City has sole discretion to abandon the project and terminate this Agreement based on the bids received
 - ◆ The City shall pay the cost of any change orders that result in exceeding the total approved construction contract and contingency amounts

Key terms of the MOU

- SSD will contribute 10% of ongoing operations, staffing and maintenance costs, FUHSD will contribute 15%
- FUHSD may terminate after 15 years with City and SSD sharing costs
- Operating budget
 - ◆ Cost share for staffing includes 3 positions
 - Supervising Librarian
 - Librarian
 - Facilities Attendant II
 - ◆ Total annual costs for Sunnyvale is \$1.26M which is \$225K more than current resources
 - Option for operating is to use Service Level Set Aside available in 20 Year Plan
- A joint task force, similar to the City's current arrangement at the Columbia Neighborhood Center, will provide oversight and guidance to operations

Fiscal impacts

- 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
- The Friends of the Sunnyvale Library committed \$500,000 towards Furniture, Fixtures and Equipment
- Once the final design and Agreements are completed, staff will bring a Budget Modification to the Council for consideration

Next Steps

- Approve Agreement
- Within three months, award design contract
- 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



Recommendation

- 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

