



**Agenda Item D.3**  
**DISCUSSION/ACTION ITEM**  
**Meeting Date: November 19, 2024**

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**TO:** Mayor and Councilmembers

**SUBMITTED BY:** Matthew R. Fore, General Services Director  
JoAnne Plummer, Neighborhood Services Director

**SUBJECT:** Options for the Provision of Temporary Offsite Library Services  
During the Library ADA, Safety, and Building Improvement Project

**RECOMMENDATION:**

- A. Direct Staff to pursue a short-term lease at 6500 Hollister Avenue, Suite 100 to serve as a temporary Library location during construction of the Library ADA, Safety, and Building Improvement Project, or provide Staff with alternate direction; and
- B. Authorize Staff to research and apply for grants for emergency backup generators at the Goleta Valley Library and Community Center.

**BACKGROUND:**

In October of 2023, the City received a Building Forward Library Facilities Improvement Program grant (\$4.2 million) from the California State Library to make several infrastructural improvements to the Goleta Valley Library (Library). On December 19, 2023, Council adopted Resolution No. 23-75, authorizing the City Manager to accept the grant funds and execute the grant agreement. On May 21, 2024, Council authorized the City Manager to execute an agreement with Jeffrey Miller Architect and Design (JMAD) for Architectural and Engineering services for the Goleta Valley Library ADA, Safety, and Building Improvements Project (CIP No. 9130) and to accept a donation of \$250,000 from the Friends of the Goleta Valley Library (Friends) to fund the City's grant match for the Americans with Disabilities Act (ADA) restroom improvements portion of the project.

On October 1, 2024, Council received a presentation from Staff on several options for the provision of modified Library services during construction of the Library ADA, Safety, and Building Improvement Project (Project). Council requested that Staff return with additional information on three of the five options presented.

**DISCUSSION:**

The purpose of this agenda item is to provide additional information on the following three (3) of the five (5) options presented. It is important to note that under all recommended options, Library Staff will increase outreach and offsite programming both pre and post construction during the transition to and from the temporary offsite location. For context in evaluating the options described below, the total area for each site comprised of public circulation, Staff work area, and Friends space is shown below:

<b>Usable Area (SF)</b>	<b>Goleta Valley Library</b>	<b>Goleta Community Center</b>	<b>6500 Hollister</b>
Circulation, Staff Work Area, Friends space	11,193	2,880	2,560
Programming Space	940	7,315 <sup>1</sup>	7,315 <sup>1</sup>

- Option 1:** Provide modified Library services from the Goleta Community Center (GCC): Council expressed concern that the area of Classrooms 1-3 (approximately 1,980 square feet) was insufficient to effectively serve as a temporary location. It is important to note that Staff mistakenly told Council on October 1st that Classrooms 1-3 totaled nearly 3,000 SF. This was in error; the area of Classrooms 1-3 is only 1,980 SF. Council also noted concerns regarding the use of the GCC as a temporary Library location due to the absence of a heating and air conditioning system, which would prevent the Library from continuing to serve as a Warming Center and Cooling Center during severe weather. Staff is evaluating the capacity of the electrical system to accommodate the use of portable fans and heaters until a formal HVAC system is added to the facility.

In response to City Council concerns, Staff evaluated using additional space in the GCC. Staff determined that the additional classrooms, dining room and auditorium would not work well for collection but would be a significant asset for a variety of programming. Due to the requirement to staff the collection area in separate spaces, the best use of staffing resources was to utilize Classroom 4 primarily for infant/toddler and children weekday programming such as storytimes. Using Classroom 4 during the week provides an additional 660 SF, bringing the total area to 2,640 SF for direct Library services to the public. In addition, the dining room, auditorium and other classrooms on the east wing could be utilized for smaller programming such as After School Homework Help and book club meetings, or larger gatherings and events such as Star Wars Day and Summer Reading Program performances.

In Option 1, the office spaces that were previously utilized as the Senior Center and interim GCC Administrative Office would be used as staff/volunteer workspace and Friends sorting area. This would allow for relatively close proximity to the separate service locations in Classrooms 1-3, Classroom 4, or the dining room and auditorium.

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<sup>1</sup> Approximately 6,090 SF of programming space is available at the Goleta Community Center (Classrooms 4 and 6, dining room, and auditorium) an additional 1,225 SF of programming space is available at the Goleta City Council Chambers.

2. **Option 2:** Provide Library services from a new, portable, modular classroom to be sited on the GCC west parking lot: The modular classroom contemplated for Option 2 would provide approximately 2,026 SF of public space for collection and services. As in Option 1, the staff work room and space for the Friends organization would be located in office space behind the GCC and would support operations within the modular unit. While not as seamless as stated in Option 1, programming related to Library Services could also be accommodated within the GCC in various classrooms and multi-purpose spaces.

In the past several weeks, Staff has worked with a modular vendor to refine costs, timing for delivery and installation, and logistics associated with Option 2. During a site visit with the modular vendor, it was clear that the new modular unit would need to be sited in the west GCC parking lot, just north of the existing modular classrooms that are currently leased by Rainbow School. This is necessary to connect to existing utilities.

Staff also met with the design team of the GCC Americans with Disabilities Act (ADA) Project to better understand the exact location and potential sequence of construction work nearby Rainbow School and the surrounding paths of travel, which would be inaccessible during demolition and replacement of the sewer lateral and concrete pathways, which would also result in regular and prolonged utility interruptions. Based upon this discussion, Staff believes that the GCC ADA Project would also have to be postponed during the Library Project should Option 2 be implemented.

The cost to postpone the GCC ADA Project is estimated to be \$230,000 - \$350,000 as discussed in the Financial Impacts Section below. Staff was unable to obtain more information on the cost of the modular unit. However, the vendor noted that the initial base quote of \$805,000 did not include the costs to outfit the modular with an HVAC system, fire suppression and monitoring system, or low voltage cabling. The provider also noted that the initial estimate did not account for the potential presence of asbestos during demolition, costs to repurpose the modular from Library services to pre-school classrooms, or additional site preparation to eliminate swales and ponding of water during rain events.

It is important to note that the manufacturer's initial estimate of the lead time to design, manufacture, and install the new modular classrooms is approximately nine (9) months from signing of the contract. Therefore, the new modular unit would not be available when construction on the Library initially begins, but rather some time thereafter, resulting in a potential lapse in Library service.

In conclusion, for the reasons set forth above, Staff no longer recommends Option 2 as a temporary location for Library Services during construction of the Library Project. Staff will continue to refine costs and timeline associated with the replacement of the existing aged modular classrooms for inclusion in the Fiscal Year 2025-26 Capital Improvement Budget in Spring of 2025.

3. **Option 3:** Lease commercial or institutional space: In recent weeks, Staff, including the City's Librarian, evaluated several vacant commercial spaces that could serve as a temporary Library location (see Attachment 1), focusing attention on sites that: 1) were move-in ready; 2) provided adequate parking; and 3) were equipped with an HVAC system.

Staff visited five (5) commercial sites, which ranged in size from 3,500 SF to 24,000 SF. Lease costs over the anticipated 24-month lease term ranged between approximately \$222,000 and \$472,000. Similarly, parking varied among the sites and the amount of work needed to occupy the sites and the time needed to complete the tenant improvements varied among the sites.

One lease option has emerged as Staff's overall recommendation to house temporary Library services during construction on the main Library branch – 6500 Hollister Avenue. This site, located just south of City Hall offers approximately 2,500 SF. The space would be used for public circulation, Staff workspace, and space for the Friends. It includes access to a common kitchen/break room, common and modern restrooms, and a common, shared information technology (IT) equipment space. IT staff from both the Black Gold Cooperative Library System and Acorn Technology Services, Inc., the City's managed services provider, have evaluated the space and have found it to be a viable location.

The site is essentially move-in ready with only minor modifications needed to occupy the space. The lease cost for this office space over the two-year lease term is approximately \$220,000, which is considerably lower than comparable retail space. This location also includes an HVAC system, which would allow the space to serve as a Warming Center and a Cooling Center during severe weather events subject to lease terms.

The lease includes ten (10) dedicated parking spaces, which would be marked for the City of Goleta. Staff is exploring the ability to sublease additional unused spaces at the site. Additional on-street parking is available nearby. Library staff would park at City Hall and walk across the lot to the site at 6500 Hollister Ave. to save parking spaces for Library patrons. Additional on-street parking would be available on Cremona Drive and at the adjacent City Hall parking lot. Moreover, unlike the current Goleta Valley Library location, a bus stop is located in close proximity to 6500 Hollister.

It is important to note that 6500 Hollister Avenue is the only available site that is move-in ready and as such, Staff is confident that modified Library services could commence seamlessly and concurrently with construction of the Library Project. All of the other viable sites listed on Attachment 1 would require substantial work to make them ready for occupation, the cost of which is currently not known. Moreover, the timeline to scope the necessary work, obtain permits, solicit bids and award contracts to vendors and to complete the work and the cost associated with this is also unknown, but would result in a gap in Library services when the Library is closed for construction. For this reason, 6500 Hollister Avenue is the only location that Staff is recommending.

Other Information Requested by Council

Beyond service delivery options, Council also requested information related to engagement with the Friends of the Goleta Valley Library, the Goleta Union School District, and Library-related obligations to the County of Santa Barbara.

- Engagement with Friends of the Goleta Valley Library: The library administrative team members have met with the Friends president to discuss the project and the need to transition Library services to a temporary, alternate location and close the Library during construction. The Friends expressed concerns about the closure, sharing that the membership is just returning to the post-COVID numbers, and the organization is regaining momentum. The Friends fear another loss in momentum to the organization and its ability to support Library services, posed by the closure of the Library for construction.

Staff recognizes and respects the efforts and needs of the Friends organization and appreciates the significant positive impacts of their support on the quality and extent of Library services that are made possible to the community. Staff have identified space in each of the relocation options for the Friends to maintain volunteer office hours, receive material and monetary donations, accept memberships, and process and inventory donated sale items.

- Library-Related Obligations to the County of Santa Barbara: Staff met with County Community Services Department representatives on October 30, 2024, to share details about the Building Forward Grant, officially noticing the County of impacts to Library Services during construction per Section 5.f. of the Agreement for Operation of the Free Countywide Library System Agreement. Staff will present the conceptual plan for closure and modified services to the County Library Advisory Committee (CLAC) in December 2024, with additional details to be shared at the CLAC meeting in March of 2025.
- Communication with Goleta Union School District (GUSD): Staff have been in communication with the GUSD Superintendent regarding the anticipated library closure and will be discussing partnerships and identifying opportunities for collaboration during the library's modified service levels to ensure continuation of service to local families.
- Request for Timeline Extension from Building Forward Grant Manager: At the October 1<sup>st</sup> meeting, Council inquired about the feasibility of obtaining an extension to the June 30, 2027, grant deadline to complete the Library Project in order to allow portions of the Library to remain in use during construction. Staff reached out to the Building Forward Grant Manager at the State Librarian's Office. According to the Grant Manager, extensions are rare and generally considered when a project is within 12 months of completion. Generally, extensions would be considered in response to

events or circumstances that delayed construction, such as natural disasters, supply chain disruptions, etc.

In the present case, an extension request to avoid facility closure is not impossible but would require substantial time and process to navigate. The request would constitute a change in the Scope of Work, which would be elevated to the State Librarian for consideration and would take approximately six (6) months to receive a decision. Should the extension be granted, additional work would be required by the design team to phase and sequence the work and an updated cost estimate since phasing work would add additional time to the construction timeline, which would likely increase costs. If the extension were not granted, then the Project could not be completed by the original grant deadline of June 30, 2027.

#### New Staff Recommendation – Option 3 – Lease Commercial Space:

Based upon current information gathered, Staff recommends that the City pursue a short-term lease (approximately two years) for the property located at 6500 Hollister Ave, Suite 100.

Under this scenario, Library services would include:

- Limited distribution of collection materials for all ages (Adults, Teens, Children)
- Holds pick-up for requested materials from shared Black Gold collection
- Limited computer workstations for public use and printing
- Free public Wi-Fi for patron connectivity
- Approximately 1-2 staff workstations for circulation and reference services
- Approximately 2-3 self-check machines
- Potential for modified programming in offices within the leased space
- Potential for modified programming at either the Goleta City Hall Council Chambers or at the GCC during the provision of Library services throughout construction.
- Close proximity to City Hall allows for efficient access between the two sites. This supports Staff in transferring materials from storage on the second floor of City Hall to replenish the collection at the temporary site. Providing programming from Council Chambers provides patrons with nearby access to the Library collection and services from the adjacent temporary site.

Option 3 would allow the Americans with Disabilities Act Project at the GCC to proceed as planned. Option 3 also maintains the City's participation in the Black Gold Cooperative Library System, including access to shared resources for borrowing and lending. It also fulfills the City's contractual obligations pursuant to the Fiscal Year 2023-2024 Agreement for Operation of a Free Countywide Library System among the County of Santa Barbara and the Managing Cities.

### Second-Ranked Staff Recommendation

If Council rejects Option 3, the Staff Recommended Option, then Staff would revert to its original recommendation from the October 1, 2024, Council meeting - Provide modified Library services from the GCC and postpone the GCC ADA Improvements Project until the Library Project concludes (est. June 2027). In this scenario, the GCC ADA Improvements Project would be delayed until after the Library Project concluded.

### Next Steps

Staff recommends that Council direct Staff to pursue a short-term lease for the space at 6500 Hollister Avenue, Suite 100, to serve as a temporary Library location during the construction of the Library ADA, Safety, and Building Improvement Project. Should Council agree with this recommendation, Staff will return to Council to seek authority to enter into lease negotiations and to temporarily secure sites through a financial deposit. Pursuant to the Municipal Code, Council approval is required to execute a lease agreement.

Regarding costs, Staff has provided rough estimates of the costs associated with each option. Based upon Council direction, Staff will return to Council in the near future to request appropriations specific to the preferred option.

Finally, as mentioned above, some Councilmembers have expressed the desire to maintain heating and cooling stations at City facilities. Severe weather events, which often trigger the need for these cooling stations, often also result in power outages, which would render the heating and cooling stations inoperable. For this reason, it is recommended that Council authorize Staff to research and apply for grants to fund the design and implementation of emergency backup generators at both the Goleta Valley Library and the Goleta Community Center.

### **FISCAL IMPACTS:**

The original preliminary cost estimate for Option 2, the purchase of modular classrooms to be placed at GCC, was \$805,000. While the modular provider acknowledges that this cost is understated, Staff does not have updated cost information to account for the additional elements described above. As stated above, due to irreconcilable conflicts with construction activities, Staff believes that the GCC ADA Project would also have to be postponed during the Library Project should Option 2 be implemented. The cost to postpone the GCC ADA Project is estimated to be \$230,000 - \$350,000 as shown in the table below.

Staff has refined the preliminary cost estimates for Option 3 (the Staff Recommended Option) and Option 1 (the Second-Ranked Staff Recommended Option) shown in greater detail in the table below.

RECOMMENDED OPTION (Lease)		SECOND-RANKED OPTION (GCC Classrooms 1-3)	
Cost Component	Estimated Cost	Cost Component	Estimated Cost
Lease*	220,000	Classroom Prep	\$20,000
HVAC/Janitorial/General Maintenance	\$35,000	Temporary ADA Parking	\$15,000
Black Gold/IT Infrastructure	\$20,000	Black Gold/IT Infrastructure	\$20,000
Liability Insurance	\$0	Loss of GCC Rental Income	\$22,000
Moving Costs (pre and post construction)	\$150,000	Moving Costs (pre and post construction)	\$150,000
Reactivate Dumbwaiter at City Hall for 2 <sup>nd</sup> Floor Library Storage	\$15,000	Reactivate Dumbwaiter at City Hall for 2 <sup>nd</sup> Floor Library Storage	\$15,000
		ADA Project Delay and Restart Costs <sup>2</sup>	\$230,000-\$350,000
<b>Total Est. Cost</b>	<b>\$440,000*</b>	<b>Total Est. Cost</b>	<b>\$472,000 \$592,000*</b>

*\*Does not include the cost of subleasing additional parking spaces or furniture that cannot be relocated from the Library.*

**LEGAL REVIEW BY:** Megan Garibaldi, City Attorney

**APPROVED BY:** Robert Nisbet, City Manager

#### **ATTACHMENTS:**

1. Leasable Sites Evaluated
2. Site Layout of 6500 Hollister Ave.
3. PowerPoint Presentation

<sup>2</sup> Assumes an 18-month delay to the estimated \$3 million project. The range of costs are derived by applying an annual inflation rate of 5.1% and 7.7%<sup>2</sup> to the project cost, representing the most recent 10-year and 5-year average of the [California Construction Cost Index](#).



## **ATTACHMENT 1**

Leasable Sites Evaluated

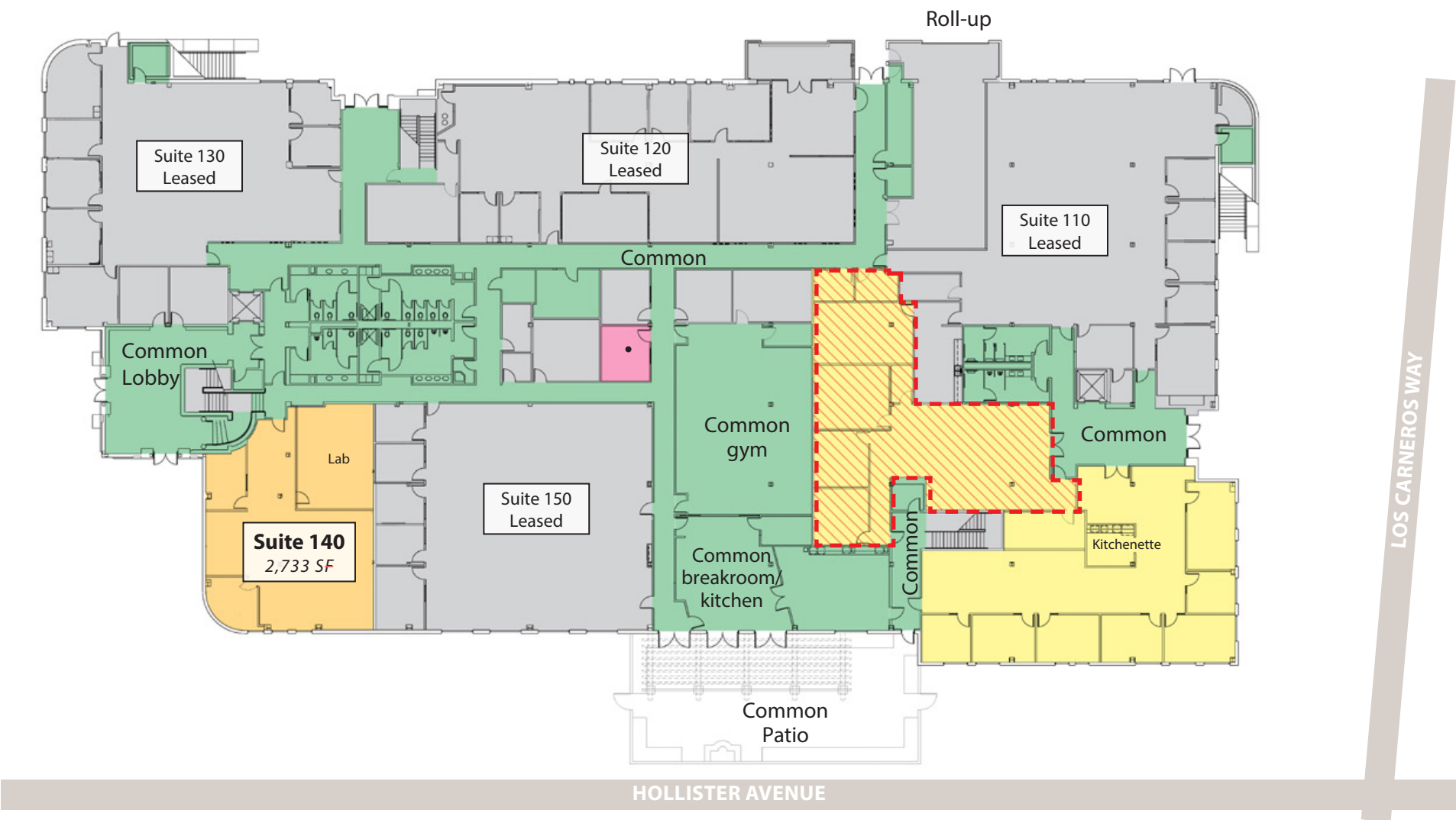
### Attachment 1 - Leasable Sites Evaluated

Location	Area (sq. ft.)	\$/sq. ft.	Monthly	Two-Years	Parking	HVAC	Work Needed to Occupy
<b>Move-In Ready (Recommended)</b>							
6500 Hollister Ave.	3,500 (2.500 SF Exclusive Use)	\$ 2.64	\$ 9,240	\$ 221,760	10 Assigned spaces; ample on-street parking; City Hall overflow	Yes	Minor - Removing partition walls
<b>Potential but Not Move In Ready</b>							
5749 Calle Real (Fed Ex)	4,608	\$ 4.27	\$ 19,676	\$ 472,228	Ample but Challenging	Yes	Substantial time and unknown cost
5677 Calle Real (Carrows)	5,087	\$ 3.30	\$ 16,787	\$ 402,890	Plenty	Yes	Substantial time and unknown cost
5559 Calle Real (SB MS)	12,263	\$ 0.68	\$ 8,333	\$200,000*	Ample	Yes	*Substantial time and unknown cost for ADA compliance; HVAC; lighting; and building system inspection/evaluation.
<b>Not Available/Discarded</b>							
189 N. Fairview (Bed Bath)	24,000						Minimum lease term is too long for City needs and cannot be partitioned to viable space
5638 Hollister (CommUnify)	24,600						No Cohesive leasable space available; awkward Layout;HVAC in disrepair
271 N. Fairview (phys. Therapy)	2,062						Not Available
5748 Calle Real (Bob's Vacuum)	2,432						<2,500 sq. ft.
5692 Calle Real (Outback Restaurant)	3,761						Difficult conversion from restaurant to Library space
120 Cremona	4,536	\$ 2.60	\$ 11,794	\$ 283,046	Assigned spaces	Yes	Not conducive to Library operations; space located on 2nd floor

## **ATTACHMENT 2**

Site Layout of 6500 Hollister Ave.

# FIRST FLOOR PLAN



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 **Hayes**  
COMMERCIAL GROUP

### **ATTACHMENT 3**

PowerPoint Presentation

# Options for Temporary Offsite Library Services During the Library ADA, Safety, and Building Improvement Project

City Council

November 19, 2024

Presented by:

Matt Fore, General Services Director

JoAnne Plummer, Neighborhood Services Director









# Background

- October 2023: City awarded \$4.2M from California State Library to make the following infrastructure improvements to the Goleta Valley Library (Project)
  - ADA Path of Travel and Restroom Upgrades
  - HVAC Modernization
  - Life Safety and Security Upgrades
  - LED Lighting Retrofits
  - Door/Window Replacements and Upgrades
  - Fascia Repair and Exterior Paint



## Background – Cont'd

- Project must be completed by June 30, 2027
- Staff estimates that the Library will be closed for 18-24 months to allow for:
  - Construction activities
  - Relocation of materials and equipment housed at the Goleta Valley Library (pre and post construction); and
  - Prudent time contingency for a 50+ year-old facility

## Background – Cont'd

- On October 1<sup>st</sup>, Staff presented several options for providing temporary Library Services during construction of the Project
- City Council directed Staff to return to Council with additional information on the following options:
  1. Provide Library services from the GCC; postpone the GCC ADA Improvements Project
  2. Provide Library services from a new modular classroom at the GCC Campus
  3. Rent or lease commercial or institutional space

# Comparison of Usable Space

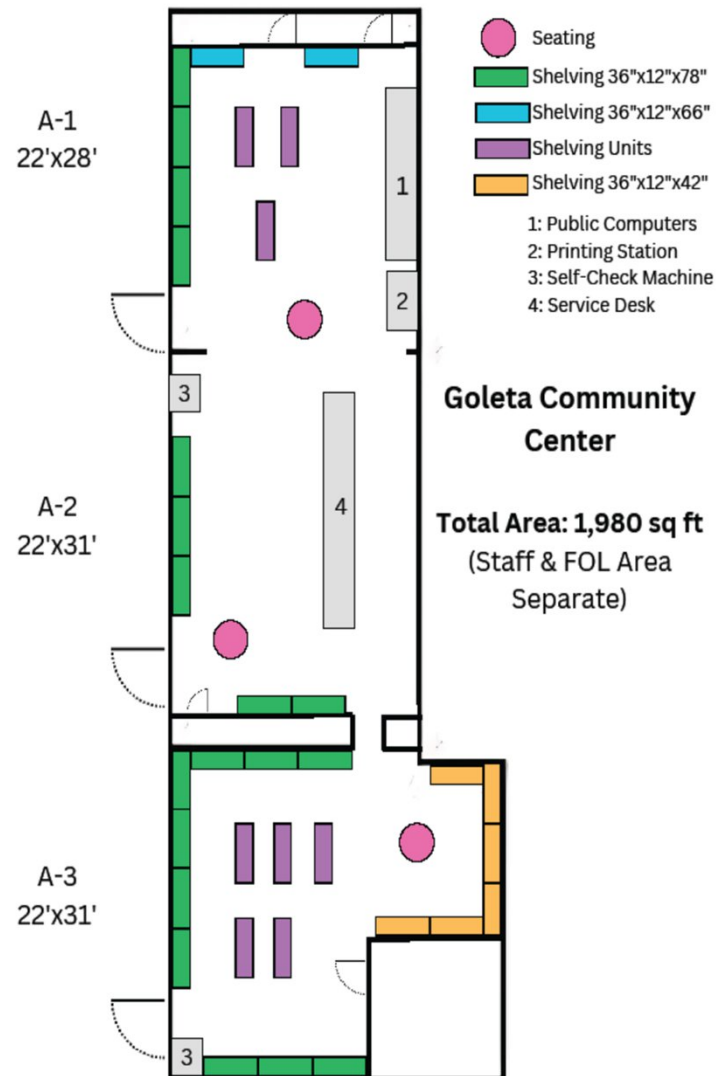
Usable Space (SF)	Goleta Valley Library	Goleta Community Center	6500 Hollister Ave.
Circulation, Staff & Friends workspace	11,193	2,880	2,560
Programming Space	940	7,315*	7,315*

\* Additional Programming Space Available

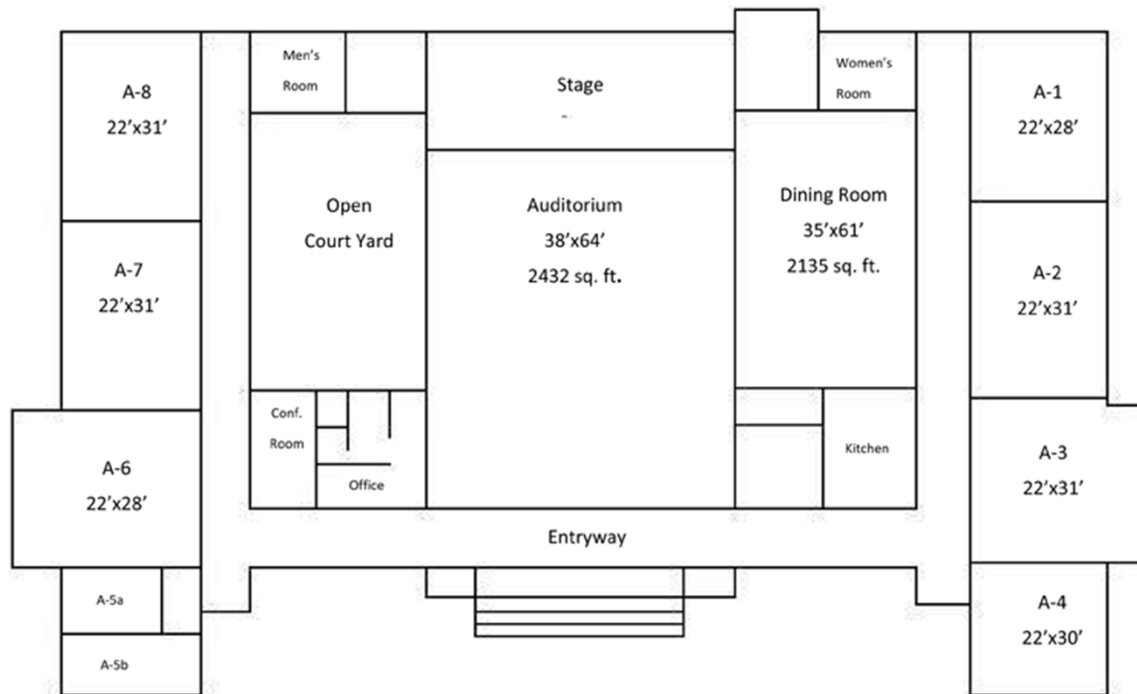
- GCC: Classrooms 4 and 6, dining room, and auditorium (6,090 SF)
- City Hall – Council Chambers: 1,225 SF

# Option 1 – Use Classrooms 1-3 at GCC

- Council expressed concerns with Classrooms 1-3
  - Too small to adequately serve as a temporary location for Library services
  - No HVAC: could not be used as heating/cooling center
- Potential Solutions
  - Classroom 4 could be used for infant/toddler and children's programming
  - Dining Room, Auditorium and other classrooms could be used as needed for other programming and larger gatherings
  - Fans and heaters for climate control (subject to electrical system tolerance)
    - Correction: Classrooms 1-3 are 1,980 SF, not 2,900



## Goleta Community Center



### Additional Programming Space to Include\*:

- Classroom 4: 660 sq ft
- Classroom 6: 616 sq ft
- Dining Room: 2,135 sq ft
- Conference Room: 247 sq ft
- Auditorium: 2,432 sq ft
- Total: 6,090

\*Additional Programming Space at GCC could also be considered for all Options.

## Option 2 – New Modular Classroom at GCC



- New modular – 2,026 SF of public space (net of restrooms, food prep areas)
- Staff workspace and Friends of Library: located in rear of GCC
- Additional programming to be held in classrooms and multi-purpose spaces in GCC
- Staff no longer recommends Option 2
  - Demolition/construction of pathways, sewer lateral around Rainbow School would require GCC ADA Project to be postponed during Library Construction (similar to Option 1)
  - Cost to Postpone ADA Project: \$230,000-\$350,000 est.

## Option 2 – New Modular Classroom at GCC

- Original, preliminary cost estimate: \$805,000
- Cost is understated. Does not account for:
  - HVAC system
  - Fire suppression system and fire monitoring system
  - Low voltage cabling
  - Potential presence of asbestos
  - More extensive site preparation
- Specific costs will be ready for FY 2025-26 CIP Budget Meeting
- Lead time to deliver and install new modular: est. 9 months from date of contract execution, resulting in delayed services



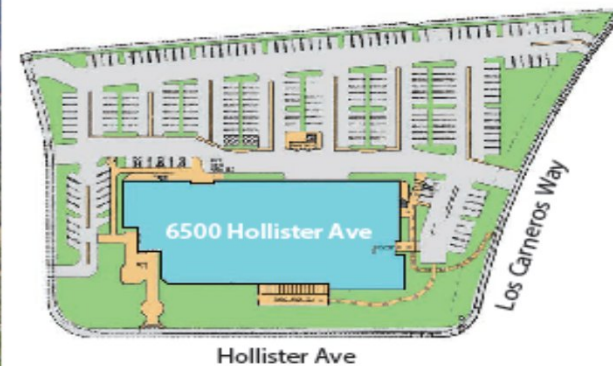
## Option 3 – Lease Commercial Space

- Staff compiled a list of ten (10) potential lease sites
- Visited five (5) sites
- Primary Focus:
  - Sites that are “Move-in Ready”
  - HVAC System
  - Adequate Parking
  - Feasible Option under Library Project Timeline

# New Recommendation

## Lease of 6500 Hollister Ave.

- Located immediately south of City Hall – close to Library materials to be stored on the 2<sup>nd</sup> floor
  - 2,560 SF
  - HVAC System
  - 10 dedicated parking spaces
    - Ample on-street parking
    - Overflow parking at City Hall
    - Bus stop nearby
- Move In Ready – minor modifications needed to occupy
- Would allow ADA Project at Community Center to proceed



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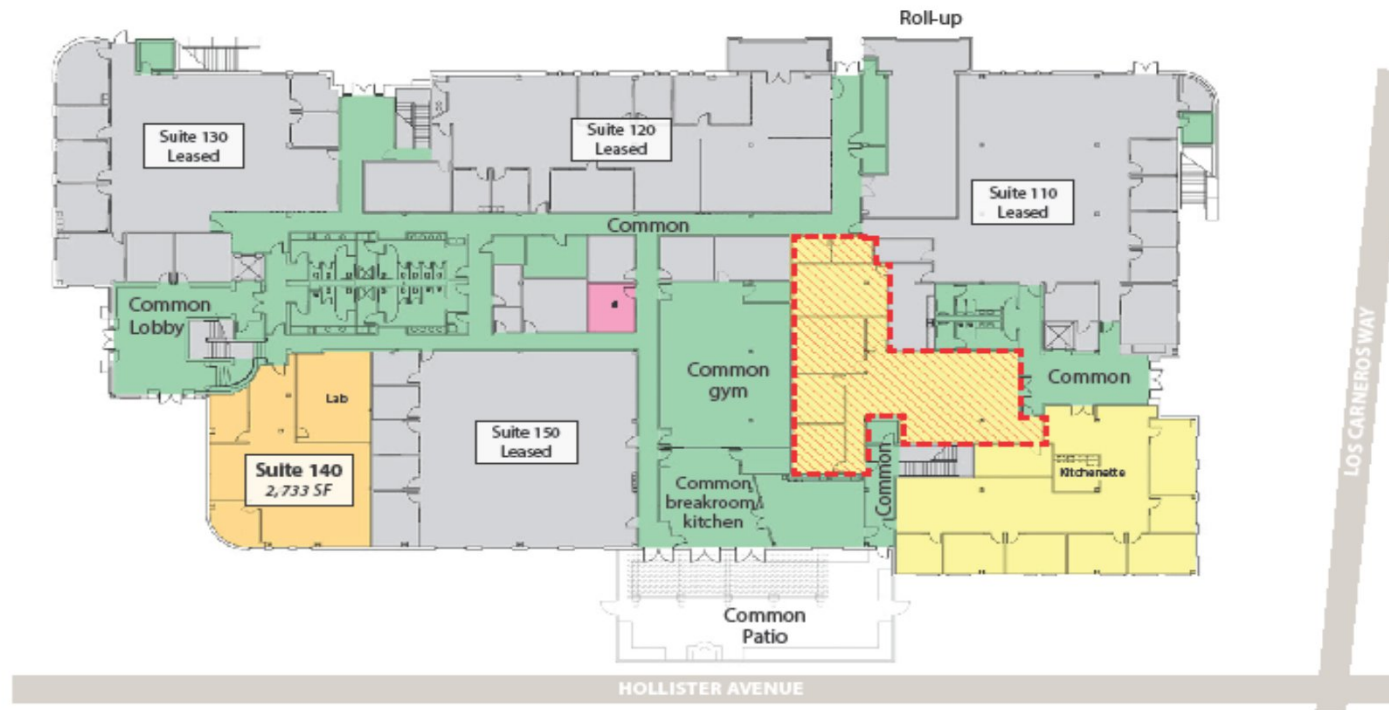
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R 5 6/3/24 The information contained herein has been obtained from the owner of the property or from a third source deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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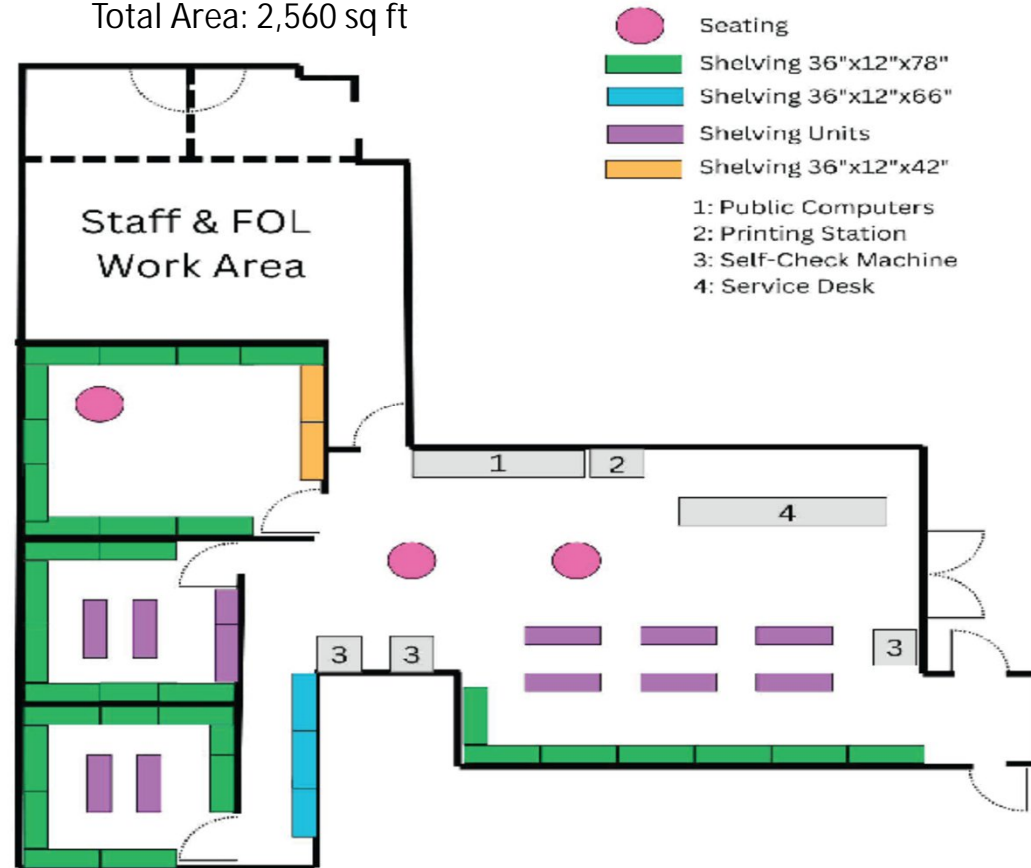


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6500 Hollister Ave.

Total Area: 2,560 sq ft





# Communication with Friends of the Goleta Valley Library



- City Staff met with the Friends of the Library President to discuss the Project, closure, and options for an alternative location during construction
- Friends of the Library expressed concerns about the closure
  - Friends membership is returning to pre-Covid levels
  - Risk loss of momentum with another closure
- City Staff are committed to providing space in each of the temporary locations for the Friends to maintain volunteer hours, receive materials and monetary donations, accept memberships, and process and inventory donated sale items.

# Library-Related Obligations to County of Santa Barbara



- City Staff met with County representatives to share details about the Library Project and to notice the County of impacts to Library services during construction.
- City Staff will present a conceptual plan for closure and modified services to the County Library Advisory Committee in December 2024 and March 2025.

# Communication with Goleta Union School District



- City Staff continue to communicate with the Goleta Union School District Superintendent on potential partnerships and collaboration opportunities during construction of the Library Project.



# Request for Grant Extension

- City Staff contacted the State Librarian's Office regarding an extension to the June 30, 2027 deadline
- Extensions are rare; considered ~1 year out from completion
  - Natural disasters, supply chain disruptions, etc.
- Extension to avoid closure would constitute a change in scope
  - Elevated to State Librarian for consideration – decision takes six (6) months
  - Additional design work/cost and construction cost for phased approach
  - Risk of missing grant deadline if extension is not granted

# Financial Impacts – Staff Recommendation



## Recommended Option - Lease

Cost Component	Estimated Cost
Lease	\$220,000
HVAC/Janitorial/Gen Maintenance	\$35,000
Black Gold/IT Infrastructure	\$20,000
Moving Costs	\$150,000
Reactivate Dumbwaiter at City Hall	\$15,000
Total Estimated Cost	\$440,000*

## 2<sup>nd</sup> Ranked Option - GCC

Cost Component	Estimated Cost
Classroom Prep	\$20,000
Temporary ADA Parking	\$15,000
Black Gold/IT Infrastructure	\$20,000
Loss of GCC Rental Income	\$22,000
Moving Costs	\$150,000
Reactivate Dumbwaiter at City Hall	\$15,000
ADA Project Delay and Restart Costs	\$230,000-\$350,000
Total Estimated Cost	\$472,000-\$592,000*

\*Does not include the cost of subleasing additional parking spaces or furniture that cannot be relocated from the Library.

# Recommendation

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- B. Authorize Staff to research and apply for grants for emergency backup generators at Library and Community Center.

# Questions