



**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
County Manager



**Date:** May 22, 2013

**Board Meeting Date:** June 4, 2013

**Special Notice / Hearing:** None

**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** John L. Maltbie, County Manager

**Subject:** Measure A funding for Library Facilities in East Palo Alto, North Fair Oaks, Pacifica and Half Moon Bay

**RECOMMENDATION:**

Direct staff to appropriate \$2 million in the FY 2013/14 budget to support library facility remodels or design and/or fiscal and operating planning for new library facilities in East Palo Alto, North Fair Oaks, Pacifica and Half Moon Bay and require a 1:3 city or local library match for use of these funds.

**BACKGROUND:**

At the February 12, 2013 Measure A Board Workshop, the Board of Supervisors' expressed interest in supporting access to library services and improving library facilities. The communities identified included East Palo Alto, North Fair Oaks, Pacifica, and Half Moon Bay.

As our communities continue to evolve, so have our libraries. Easy access to library services and flexible, welcoming community spaces are required to accommodate citizen needs. Libraries now focus on providing customers with intuitive spaces that meet the needs of a variety of age groups. Utilizing technology for greater efficiencies is also a part of this model. Successful libraries provide spaces that meet customer expectations and community learning needs and take advantage of labor saving technologies. A one-time investment of Measure A money to help fund the design and the financing and operations planning needed to develop new or remodeled library facilities in Half Moon Bay, Pacifica, East Palo Alto and North Fair Oaks, will help these communities provide libraries that meet the needs of current and future customers.

## **DISCUSSION:**

### **East Palo Alto Library**

The East Palo Alto Library is part of the San Mateo County Library (SMCL) system and operates out of the County-owned facility located at 2415 University Avenue in East Palo Alto. The 7,680 square foot facility is open six days per week and is a source for books, magazines, newspapers and information in multiple languages. Patrons can access computers connected to a high speed network and the library also provides free Internet and wireless access to users with laptop tablets and mobile devices. These devices are also available for check out. A broad range of programs designed to respond to the informational, education and cultural needs of the community are offered to children, teens and adults including story times, author readings, lectures, films, exhibits, dance and musical performances. Educational programming includes homework help assistance, computer and workforce development training, and literacy services for children, families and adults. The existing facility is heavily used and the space is in need of significant interior improvements including:

- Update service points, including location and functionality of the service desk, self-check equipment and the addition of an Automated Material Handling System.
- Improve the layout and shelving of the Children's and Family Place to provide a playful, age-appropriate space that encourages exploration and excitement for reading and learning.
- Create a Teen Spot as a place for teens to read, learn and study with their peers.
- Update the furniture and space dedicated to public computers to focus on flexibility and adaptable solutions for the future.
- Replacement of shelving to allow for greater flexibility and to attractively display popular collections library in order to enhance the browsing experience.
- Paint and re-carpeting, to create an updated, welcoming atmosphere and to define library zones

### **North Fair Oaks**

Library service in unincorporated North Fair Oaks is offered at the Fair Oaks Library in the County-owned facility located at 2510 Middlefield Road, Redwood City. The city of Redwood City manages the delivery of these services on behalf of the San Mateo County Library (SMCL) which also provides \$265,000 in annual operating support. The 3,518 square foot facility is open five days per week and offers a full range of library services including books, magazines, newspapers and information in multiple languages; access to computers connected to a high speed network and free Internet

and wireless access; programs for children, teens and adults designed to respond to the informational, educational and cultural needs of the community; and educational programming including homework help assistance, computer and workforce development training, and literacy services for children, families and adults. The existing facility is heavily used and not able to adequately meet the demand for collections, programs, computers, seating and family literacy and learning spaces.

The North Fair Oaks Community Center is adjacent to the Library and is owned and operated by Redwood City with maintenance provided by the County. A variety of community and social services are provided at the Center, which is an older building with limited large group meeting areas and no technology infrastructure.

Demand for services and meeting space exceeds the current capacity of both the North Fair Oaks Library and the Community Center. Redwood City, the County and the SMCL need to jointly plan how they will meet the current and future library and community needs of North Fair Oaks residents. .

### Pacifica Library

The current two Pacifica Libraries are part of the San Mateo County Library (SMCL) system. The City of Pacifica, in partnership with SMCL, Friends of the Pacifica Library and the Pacifica Library Foundation has been exploring opportunities to construct a new library. The community has expressed consistent concerns with accessibility and overcrowding in the two small branches (Sharp Park Library 6,080 sq. ft. and Sanchez Library, 4,444 sq. ft.) and desires more of every key resource including programs, collections, seating, technology and meeting/learning spaces.

To date, activities related to the construction of a new single library have included the development of a Library Building Program, Conceptual Design and Cost Model Plan for a future new library located at the City's Beach Boulevard development site. Thus far, the process has included engaging the public in four community charrettes to collect input on functional needs, layout and design. The resulting Conceptual Design calls for a 36,500 square foot facility that includes space for library activities, community functions, accommodations for City Council meetings, underground parking and space for a small commercial operation at an estimated cost of \$33 million.

In 2012, the Pacifica City Council accepted the report and has directed city staff to identify next steps including the development of a financing plan for the facility which will identify various sources of funds such as donations, sponsorships, sale of current library land, and a possible bond measure in November 2014. Recent polling indicates that there is strong support for a new library but further outreach is needed to ensure voter approval.

## Half Moon Bay Library

The Half Moon Bay Library is part of the San Mateo County Library (SMCL) system and has served the residents of Half Moon Bay and the surrounding unincorporated Coastsides area for over 30 years. This facility provides service to a 270 square mile area that was once served by three libraries, two of which were closed in 1978 following the passage of Proposition 13. The library, originally constructed in 1971 serves the residents of Half Moon Bay and ten small unincorporated communities that line the coast including: Montara, Moss Beach, Princeton, El Granada, Miramar, King's Mountain, La Honda, Loma Mar, San Gregorio and Pescadero.

Since its opening, the population served by the library has grown from 4,320 to over 29,000. The overall service population is expected to grow by 25% by the year 2020, and is expected to reach an estimated 36,000 people. At 7,825 square feet, the existing facility is inadequate and unable to accommodate the range of service needs required in today's library environment.

In 1999, recognizing the growing community needs for space and programs, SMCL and the City of Half Moon Bay agreed to support a needs assessment and facility planning process. At that same time, during development of the SMCL JPA Agreement, the County made a commitment to pay half the cost of construction for a new library in Half Moon Bay. As outlined in the Library JPA Agreement, Section IV. Financial Provisions, F. Half Moon Bay Facility:

*In the event the City of Half Moon Bay decides to either replace or significantly remodel and expand the Half Moon Bay Library, the County agrees to contribute 50% of the costs associated with any such replacement or remodeling in recognition that approximately 50% of the population served by the Half Moon Bay Library comes from unincorporated areas. If there is a significant change in the unincorporated area population either by annexation to the City of Half Moon Bay or incorporation of a new city, then the County contribution to the remodel or expansion of the Half Moon Bay Library will be renegotiated by the County and the City of Half Moon Bay. Any budget for such facility construction must be mutually agreed to by the County Board of Supervisors and the Half Moon Bay City Council prior to the County making this contribution.*

In 2002, an architectural consulting firm was hired by Half Moon Bay to conduct a Site Feasibility Study and develop Conceptual Design Plans for a new library. The resulting Conceptual Design Plan, based on specifications in the State Library Bond Act of 2000, recommended the construction of a new 33,600 square foot library. In 2004, the City of

Half Moon Bay and San Mateo County Library applied for State funding through the Library Bond Act. Half Moon Bay's grant proposal received the highest rating for the third and final round of grants, but bond funds were exhausted and the Half Moon Bay Library project was not funded.

Community polling in 2010 showed that the library is the most valued community service. The Half Moon Bay City Council recently prioritized strategic goals for the next three to five years and the construction of a larger, better equipped library that meets current needs and standards was included as a top priority.

The City of Half Moon Bay and SMCL are currently updating the Library Building Program, Conceptual Design and Conceptual Cost Model for a future library located at the current site. Although costs for a new library are not yet in place, it is projected that the new library will cost an estimated \$30-\$35 million.

**FISCAL IMPACT:**

It is recommended that \$2 million in Measure A funds be tentatively approved to support facility remodels or design and/or fiscal and operating planning for new library facilities in four communities: Half Moon Bay, Pacifica, East Palo Alto and North Fair Oaks. To access these funds, a city or local library match of \$1 for every \$3 in Measure A funds would be required. Each community or local library could access up to \$500,000 in Measure A money.

The Measure A funds must be committed to a specific project and the city and/or local library match money must be allocated by June 30, 2014. Measure A funds that have not been matched or committed by June 30, 2014 will be re-allocated to the other cities or libraries that have committed and provided a match for their full \$500,000 allocation. It is recommended that \$2 million be budgeted in FY 2013/14 and any unspent balance be re-appropriated in FY 14/15.

**Measure A Funds recommended in this Report:**

<b>Proposal</b>	<b>FY 2013/14</b>	<b>FY 2014/15</b>
Library Facilities in East Palo Alto, North Fair Oaks, Pacifica and Half Moon Bay	\$2,000,000	Balance of unspent \$FY 13/14/ funds

**Cumulative Measure A Funds tentatively approved to Date:**

<b>Proposal</b>	<b>FY 2013/14</b>	<b>FY 2014/15</b>
Pescadero Area Mobile Health Van	\$551,180	\$402,359
Core Agencies and Thrive One-time Computer software purchase and system development (one-time)	\$300,000	\$25,000
Homeless Outreach Teams (ongoing)	\$150,000	\$150,000
East Palo Alto Homeless Shelter Operating Expenses (ongoing)	\$500,000	\$700,000
Parks Department (Note – One-time capital projects not included in FY 14/15 funding)	\$1,766,208	\$1,766,208
Parks Department Capital Projects (one-time)	\$3,500,000	0
<b>TOTAL</b>	<b>\$6,767,388</b>	<b>\$3,043,567</b>