

# APPLICATION FORM

## CALIFORNIA READING AND LITERACY IMPROVEMENT AND PUBLIC LIBRARY CONSTRUCTION AND RENOVATION BOND ACT OF 2000 FUNDS

Administered by the California State Library, Office of Library Construction

The applicant local jurisdiction, pursuant to the Education Code, Title 1, Division 1, Part 11, Chapter 12, Articles 1-3, sections 19985-20011 and Title 5, Division 2, Chapter 3, sections 20430-20444 of the California Code of Regulations, hereby makes application for a state matching grant for the construction or remodeling of the public library facility described herein and in all supporting documents:

### APPLICATION FORM INSTRUCTIONS:

- ☛ Limit comments throughout the entire form to the space provided unless otherwise stated.
- ☛ Single space responses, limiting type size to no smaller than 11 points if using a computer, or 12 pitch (elite) if a typewriter is used.
- ☛ Attachments shall not be accepted unless required by regulation or called for in the application form.
- ☛ Applicants shall submit a completed Application Form and six additional copies of the form.

(See section 20440 for complete application submittal requirements)

## PROJECT IDENTIFICATION

1. Official Name of Project: > The Library for North Natomas

2. Type of Applicant Jurisdiction: > (Check one only) City:  County:  City/County:  District:

3. Grant Applicant Name: > City of Sacramento  
*Legal name of jurisdiction that will own building*

(For multipurpose projects, list the legal name of the jurisdictions that will own the public library portion of the multipurpose building.)

4. Authorized Official of the Applicant Jurisdiction: > Heather Fargo  
*Mayor, Chairperson of Board of Supervisors, Head of Special District, authorized to sign the application*

Title: > Mayor Phone: > 916-808-5300

E-mail: > [hfargo@cityofsacramento.org](mailto:hfargo@cityofsacramento.org)

Address: > 915 I street, Room 205  
Sacramento, CA 95814

5. Project Coordinator: > Carol Shearly  
*Name of individual who will have administrative control over the project for the applicant local jurisdiction*

Title: > Natomas Manager Phone: > 916-808-5893

E-mail: > [cshearly@cityofsacramento.org](mailto:cshearly@cityofsacramento.org)

Address: > 2101 Arena Boulevard, Suite 200  
Sacramento, CA 95834

**6. Alternate Project Contact Person:** > Jeff Blanton

*If the project coordinator is unavailable, the contact person shall be authorized to act in the capacity of the project coordinator.*

Title: > Project Manager Phone: > 916-808-8423

E-mail: > [jblanton@cityofsacramento.org](mailto:jblanton@cityofsacramento.org)

Address: > 927 10th Street  
Sacramento, CA 95814

**7. Head of Planning Department:** > Gary Stonehouse

*(For the applicant jurisdiction, if applicable. Special Districts are exempt.)*

Title: > Director, Planning Phone: > 916-264-5567

E-mail: > [gstoneho@cityofsacramento.org](mailto:gstoneho@cityofsacramento.org)

Address: > 1213 I Street, Suite 300  
Sacramento, CA 95814

**8. Head of Public Works or General Services Department:** > Tomas V. Lee

*If Applicable: Head of Public Works or General Services Department for the applicant jurisdiction. Special Districts are exempt.*

Title: > Director of Public Works Phone: > 916-808-5312

E-mail: > [tvlee@cityofsacramento.org](mailto:tvlee@cityofsacramento.org)

Address: > 660 J Street, Suite 250  
Sacramento, CA 95814

**9. Operating Library Jurisdiction:** > Sacramento Public Library

*Legal name of library that will operate the public library.*

**10. Library Director Name:** > Anne Marie Gold

*Public library director for the library jurisdiction that will operate the public library.*

Title: > Library Director Phone: > 916-264-2770

E-mail: > [amgold@saclibrary.org](mailto:amgold@saclibrary.org)

Address: > 828 I Street  
Sacramento, CA 95814

**11. Alternate Library Contact Person:** > Mark Parker

*If the library director is unavailable, the contact person shall be authorized to act in the capacity of the library director.*

Title: > Deputy Director, Administrative Services Phone: > 916-264-2770

E-mail: > [mparker@saclibrary.org](mailto:mparker@saclibrary.org)

Address: > 828 I Street  
Sacramento, CA 95814

**12. Library Building Program Consultant:** > Drew Harrington

*(If applicable)*

Title: > Library Consultant Phone: > 503-615-4034

E-mail: > [harringd@pacificu.edu](mailto:harringd@pacificu.edu)

Address: > 566 NE 64th Court  
Hillsboro, OR 97124

**13. Technology Planning Consultant** > \_\_\_\_\_  
*(If applicable)*  
Title: > \_\_\_\_\_ Phone: > \_\_\_\_\_  
E-mail: > \_\_\_\_\_  
Address: > \_\_\_\_\_  
\_\_\_\_\_

**14. Project Architect:** > Brian Maytum License # > CA 26867  
*Providing construction budget estimate and/or conceptual plans.*  
Title: > Principal Phone: > 916-381-0127  
E-mail: > [bmaytum@nlarch.com](mailto:bmaytum@nlarch.com)  
Address: > 7300 Folsom Boulevard, Suite 200  
Sacramento, CA 95826

**15. Project Manager:** > Mike Buschow  
*(If applicable)*  
Title: > Project Manager, Associate Phone: > 916-381-0127  
E-mail: > [mbuschow@nlarch.com](mailto:mbuschow@nlarch.com)  
Address: > 7300 Folsom Boulevard, Suite 200  
Sacramento, CA 95826

**16. Construction Manager:** > \_\_\_\_\_  
*(If applicable)*  
Title: > \_\_\_\_\_ Phone: > \_\_\_\_\_  
E-mail: > \_\_\_\_\_  
Address: > \_\_\_\_\_  
\_\_\_\_\_

**17. Construction Cost Estimator:** > John Moreno, The Sierra West Group, LLC  
*(If applicable)*  
Title: > Senior Estimator Phone: > 916-925-4000  
E-mail: > \_\_\_\_\_  
Address: > 2012 H Street, Suite 201  
Sacramento, CA 95814

**18. Hazardous Materials Consultant:** > David Gius  
*(If applicable)*  
Title: > Senior Engineer Phone: > 916-372-1434  
E-mail: > [dgius@wallace-kuhl.com](mailto:dgius@wallace-kuhl.com)  
Address: > 3050 Industrial Boulevard  
West Sacramento, CA 95691

**19. Project Interior Designer:** > Laura Blanton  
*(If applicable)*  
Title: > Interior Designer Phone: > 916-264-8428  
E-mail: > [lblanton@cityofsacramento.org](mailto:lblanton@cityofsacramento.org)  
Address: > 927 10th Street, Sacramento, CA 95814

# TYPE OF PROJECT

## New Public Library Building

1. Construction of a New Public Library Building
2. Conversion of an Existing Building into a New Public Library Building
3. Conversion and Expansion of an Existing Building into a New Public Library Building

Gross Total Project Square Footage

> \_\_\_\_\_ 23,011 SF  
 > \_\_\_\_\_ SF  
 > \_\_\_\_\_ SF

(Include both new & remodeled square footage.)

<u>Gross Square Footage</u>	
Remodeling:	> _____ SF
Expansion:	> _____ SF

Priority:

<input checked="" type="checkbox"/> <u>First Priority "Joint Use"</u>		
<table border="1"> <tbody> <tr> <td><input checked="" type="checkbox"/> Co-Location Joint Use</td> </tr> <tr> <td><input type="checkbox"/> Joint Venture Joint Use</td> </tr> </tbody> </table>	<input checked="" type="checkbox"/> Co-Location Joint Use	<input type="checkbox"/> Joint Venture Joint Use
<input checked="" type="checkbox"/> Co-Location Joint Use		
<input type="checkbox"/> Joint Venture Joint Use		
<input checked="" type="checkbox"/> Computer Center <input checked="" type="checkbox"/> Shared Electronic/Telecommunications		
<input type="checkbox"/> Family Literacy Center <input type="checkbox"/> Subject Specialty Center		
<input type="checkbox"/> Homework Center <input checked="" type="checkbox"/> Career Center		
<input type="checkbox"/> Other similar collaborative library services with direct benefit to K-12 students		
Specify: > _____		
<input type="checkbox"/> <u>Second Priority "All Others"</u>		

## Existing Public Library Building

4. Remodeling an Existing Public Library Building
5. Remodeling and Expansion of an Existing Public Library Building

Gross Total Project Square Footage

> \_\_\_\_\_ SF  
 > \_\_\_\_\_ SF

(Include both new & remodeled square footage.)

<u>Gross Square Footage</u>	
Remodeling:	> _____ SF
Expansion:	> _____ SF

First Priority

A public library project in the attendance area of a public school that has inadequate infrastructure to support access to computers and other educational technology.

"Inadequate infrastructure" is defined as an incoming telecommunication connection to a school building of equal to or less than 512 thousand bits per second (512K bps)

Name of Public School: > \_\_\_\_\_

Second Priority "All Others"

## Field Act Applicability (Joint use projects only)

6. Is the project subject to the Field Act?

> YES  NO

## Multipurpose Buildings *(Multipurpose Building Projects Only)*

Is the project a Multipurpose Building? > YES  NO

*(A multipurpose building is a multi-occupant facility, part of which is a public library and part of which is used for other purposes.)*

### Types of Multipurpose Building Uses & Square Footage Allocations

Space Use	SQ FT	%
1. Dedicated to Public Library Use <i>(Including Public Library / School Library Use, if Joint Use Project)</i>	> _____ SF	_____ 0 <i>Line 1 SF divided by (Line 1 SF + Line 3 SF)</i>
2. Dedicated to "Other" Uses	<u>SQ FT</u>	
A. Specify > _____	_____ SF	
B. Specify > _____	_____ SF	
C. Specify > _____	_____ SF	
D. Specify > _____	_____ SF	
E. Specify > _____	_____ SF	
F. Specify > _____	_____ SF	
G. Specify > _____	_____ SF	
H. Specify > _____	_____ SF	
3. Subtotal: Dedicated to "Other" Uses	> _____ 0 SF <i>Add Lines 2A SF thru 2H SF</i>	_____ 0 <i>Line 3 SF divided by (Line 1 SF + Line 3 SF)</i>
4. Common Areas <sup>1</sup>		
5. Subtotal: Total of Common Areas <sup>1</sup>	> _____ SF	<i>Must equal Line 6 SF + Line 7 SF</i>
	<u>SQ FT</u>	
6. Public Library Pro Rata Share of Common Areas <sup>1</sup>	> _____ 0 SF <i>Line 5 SF x % in Line 1</i>	
7. "Other" Uses Pro Rata Share of Common Areas <sup>1</sup>	> _____ 0 SF <i>Line 5 SF x % in Line 3</i>	
8. TOTAL MULTIPURPOSE BUILDING SQUARE FOOTAGE	> _____ 0 SF	<i>Add Lines 1SF, 3 SF, &amp; 5 SF</i>
9. SF ATTRIBUTABLE TO PUBLIC LIBRARY USE	> _____ 0 SF <i>Line 1 SF + Line 6 SF</i>	

<sup>1</sup> "Common Areas" are those areas of a multi-occupant building that are shared by all occupants, such as lobbies, vestibules, mechanical rooms, restrooms, custodial areas, delivery, shipping and receiving areas, loading docks, kitchenettes, auditoriums, meeting rooms, conference rooms, and storage areas that are used by all parties of a multipurpose building.

# PROJECT PLANNING INFORMATION

## Population Growth

When providing the 1980, 2000, and 2020 population figures below, the applicant shall count only those residents:

- (a) Within the official boundaries of the applicant jurisdiction, and
- (b) Within the service area of the proposed project, but
- (c) Exclude all people living within the boundaries of other special district, county, or city public library service areas, for which there is no public library service contract with the applicant.

### All Projects:

1. **Public library project's service area 1980 population:** > 643
2. **Source:** > Sacramento Area Council of Governments "Population and Housing Data by Community Plan Area"
3. **Population Percentage Change from 1980 to 2000:** > 261%
4. **Public library project's service area 2000 population:** > 2,321
5. **Source:** > US Census Bureau
6. **Population Percentage Change from 2000 to 2020:** > 2595%
7. **Public library project's service area 2020 population:** > 62,549
8. **Source:** > Sacramento Area Council of Governments

### Joint Use Projects (Both Co-location & Joint Venture Projects):

9. **Project's public school attendance area(s) 1980 student population:** > 230
10. **Source:** > California Basic Educational Data Systems (CBEDS), Educational Demographics Office
11. **Population Percentage Change from 1980 to 2000:** > 561%
12. **Project's public school attendance area(s) 2000 student population:** > 1,520
13. **Source:** > Sacramento Area Council of Governments
14. **Population Percentage Change from 2000 to 2020:** > 822%
15. **Project's public school attendance area(s) 2020 student population:** > 14,010
16. **Source:** > Sacramento Area Council of Governments

## Existing Library Facility Square Footage

### Existing Public Library:

1. The current gross square footage of the existing public library(s) being replaced is: > \_\_\_\_\_ 0 SF  
*If no existing public library facility, enter "0."*

### Existing School Library: (Co-located Projects Only)

2. The current gross square footage of the existing school library(s) being replaced is: > \_\_\_\_\_ 0 SF  
*If no existing school library facility, enter "0."*

## Library Facilities Master Plan

Describe the relationship of the proposed project to other existing or planned library facilities for the jurisdiction.

Sacramento is an amalgam of history, culture, recreation and technology. The Sacramento Public Library Authority, a joint-powers agency providing library services to the residents of the City of Sacramento and Sacramento County, is the fifth largest library system in California, with a Central Library and 25 branches. The Library serves one of the fastest growing metropolitan regions in the nation with an ethnically and culturally diverse community of more than 1.2 million residents in an area that covers almost 900 square miles, including California's capital city, the unincorporated area of Sacramento County, and the cities of Citrus Heights, Elk Grove, Galt, Isleton and Rancho Cordova.

To accommodate the continued rapid population growth in the Sacramento area, the Sacramento Public Library Authority adopted a Facilities Master Plan in 2000 that calls for seventeen new facilities, including leased facilities, new buildings, or renovated/expanded facilities. Some of these facilities would replace existing buildings and others provide new facilities to underserved areas. In the past 3 years the Sacramento Public Library has completed 5 of the projects - 2 new branches in underserved areas, a co-located joint-use public/school library building and a leased facility, and 3 replacement facilities, 2 of which are new buildings and 1 a leased facility. There remain thirteen new or renovated facility projects to be completed by 2010 to meet library service needs, including construction of 4 new facilities in underserved areas, 5 replacement facilities (including 1 leased facility in the 5 noted as replaced above), and the remodel and expansion of 4 more facilities.

In order to maximize facility use, library collections and services are available to residents throughout the service area. The Sacramento Public Library's collection of approximately 2 million items is available to every patron through a daily inter-branch delivery system. SPL's electronic resources are accessible at all branches or from anywhere through the Library's web page, and SPL provides system-wide patron reference services via telephone and email. The Central Library facility serves as resource for all patrons with its extensive reference collection, as well as support and administrative services. Branch libraries primarily serve their immediate communities, offering collections designed to satisfy the local community's informational and recreational needs, and children's, teen and adult services and programming.

Currently, there is no library to serve this young, rapidly growing, planned community effectively. The Library for North Natomas will be a co-located joint use public and school library, serving the public library needs of the North Natomas community, and serving as the only school library for students and faculty of both Inderkum High School and American River College Natomas Center.

The Sacramento Public Library Authority Facility Master Plan identifies the Library for North Natomas as a key project and the City of Sacramento has defined the facility as its number one library capital project. The Library for North Natomas is a core component of the Natomas Community Plan and will serve the information and reading needs of North Natomas residents, the students and faculty of Inderkum High School and American River College Natomas Center as identified in the Community Needs Assessment.

## Age of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

### All Projects

1. When was the existing public library building(s) that will be replaced or improved built? >       N/A       Year  
*If no existing public library facility, enter "N / A"*

*If proposed project will replace more than one building, list the oldest of the buildings.*

### Co-Located Joint Use Projects Only

In addition to the information listed above:

2. When was the existing school library building(s) that will be replaced or improved built? >       N/A       Year  
*If no existing school library facility, enter "N / A"*

*If proposed project will replace more than one building, list the oldest of the buildings.*

## Condition of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

### All Projects

3. When was the most recent structural<sup>1</sup> renovation or expansion of the existing public library building(s) that is to be replaced or improved by the proposed project? >       N/A       Year  
*If no existing public library facility, enter "N / A"*

*If proposed project will replace more than one building, list the oldest of the buildings.*

### Co-Located Projects Only

In addition to the information listed above:

4. When was the most recent structural<sup>1</sup> renovation or expansion of the existing school library building(s) that is to be replaced or improved by the proposed project? >       N/A       Year  
*If no existing school library facility, enter "N / A"*

*If proposed project will replace more than one building, list the oldest of the buildings.*

<sup>1</sup> *Pertaining to the load bearing elements of the building*

# SITE INFORMATION

## Ownership and Availability

### Site

1. Is the library site currently owned by the applicant?

Yes  No

2. Will the library site be owned by the applicant?

Yes  No

3. Will the library site be leased by the applicant?

Yes  No

4. If the library site will be leased, provide the name of the owner: > \_\_\_\_\_

5. Was the site acquired with funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998"?

*[See Education Code section 19995(c)]*

Yes  No

6. Is the site currently dedicated to the operation of a public library?

Yes  No

### Building *(For Conversion Projects Only)*

7. Is the building to be converted currently owned by the applicant?

Yes  No

8. Will the building be owned by the applicant?

Yes  No

## Title Considerations

### Site

9. Are there any exceptions to marketable record title?

Yes  No

### Building *(For Conversion Projects Only)*

10. Are there any exceptions to marketable record title?

Yes  No

## Appraisal

*(No appraisal is required if the value of the land or building will not be claimed as an eligible project cost or a local matching fund credit.)*

### Site

11. What is the appraised value of the library site?  
(or library portion of site, if multipurpose project)

> \$ 1,450,000

12. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes  No

### Building *(For Conversion Projects Only)*

13. What is the appraised value of the building?  
(or library portion of site, if multipurpose project)

> \$

14. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes  No

## Site Use Potential

### Accessibility

Describe the accessibility of the proposed site for the residents in the library service area:

#### Equal Access

Discuss the site's accessibility to all parts of the library service area and its location in relationship to the geographic center of the library service area. Discuss any natural and artificial barriers that may impede access to the site.

The Library for North Natomas will be located in the Town Center Education Complex. The Town Center is located in the geographic center of the North Natomas Community. This is illustrated in the accompanying map (Area Plan). The Town Center is described in planning documents as the "heart" of the community. Further, the Town Center has been carefully planned to serve as the symbolic and functional hub of activity for the greater North Natomas community, with roads, public transit, bicycle routes and pedestrian paths converging upon the Town Center from neighborhoods throughout the North Natomas community. To support this level of access, The North Natomas Community Plan (NNCP) was developed with a traffic circulation plan that encourages multiple modes of transportation including auto, light rail, bus, pedestrian and bicycle. The design of this planned community effectively incorporates public transit. High density residential uses, intense employment centers, and the Town Center and Education Complex will be located near light rail stations and bus transit centers. The Town Center Master Plan includes two Regional Transit (RT) light rail stations to be located within 1/4 mile of the Library Site. The NNCP's vision of an inter-connected street, transit and pedestrian circulation system, will ensure convenient mobility for residents and visitors to access the library.

The Library site is located in the center of the geographic service area, and is readily accessible to all neighborhoods, and to all residents, of the library service area via multiple modes of transportation. There are no natural or artificial barriers that impede access, because the comprehensive community planning provides for and promotes alternate modes of transportation including public transit, walking, and bicycling.

#### Public Transit Access

☛ **Number of public transit stops located within 1/4 mile of site:** > 2

If public transit is available in the library service area, describe the various public transit access opportunities for the site. If no public transit is available in the library service area, enter "No Public Transit Service."

Although much of the area immediately surrounding the library site is in the process of being developed, currently there are 2 public transit bus stops within 1/4 mile of the library site and three bus routes that serve the North Natomas community. There is also a North Natomas Community Shuttle that provides free service within the North Natomas community Monday through Friday, 10:00 am to 3:00 pm, excluding holidays. Utilizing a call and ride system, this service is available to anyone requesting a ride from one North Natomas address or location to another. All vehicles are ADA accessible, equipped with one bike rack, two built-in car seats for children, and accommodation for one wheelchair. The Shuttle has provided over 2500 rides since the launch of the pilot program in January 2003.

Because North Natomas is a planned community, extensive work has been done as part of the North Natomas Community Plan to ensure the provision of an abundant amount of public transportation options for the residents of North Natomas. There are plans for two (2) light rail stops within 1/4 mile of the library site and another four (4) light rail stops in the Service Area of the Library for North Natomas. The light rail system, to be operated by the Sacramento Regional Transit District, will run from downtown Sacramento through North Natomas and terminate at the Sacramento Airport.

Further, the Sacramento Regional Transit District is committed to providing bus stops up to every 2/10ths of a mile where needed, and the Natomas Master Plan anticipates multiple bus stops within the Town Center and Education Complex.

## Pedestrian & Bicycle Access

Describe other access opportunities such as pedestrian walkways and bicycle paths. Discuss plans for amount and location of bicycle parking, including local ordinance requirements.

The planned Town Center includes pedestrian amenities such as; wide sidewalks, tree lined streets, street lighting, street furniture, and bulb-out intersections to encourage pedestrian circulation. The Town Center and the library are conveniently accessible by walking or bicycling to and from neighborhoods throughout the library service area. The Town Center emphasizes safe and convenient non-automotive mobility, and designates either mixed-use sidewalks or bicycle pathways for all streets. Main Street, designated as a mixed-use street with sidewalks designed for pedestrian circulation, outdoor sitting, dining and merchant display areas, terminates at the Library.

Further, a network of regional and local bicycle paths and routes are included in the North Natomas Community Plan ( see Map included with Area Plan Documents). Both Del Paso Road and New Market Drive, located respectively one block North and South of the library, are designated for bicycle lanes with travel lanes that are striped for the exclusive use of bicycles. Bicycle paths extend through the Education Complex campus and the regional park north of the Town Center to connect the library to a system of bicycle lanes and routes that provide both north-south and east-west crossing through the Town Center to other residential areas within North Natomas.

Bicycle parking is required at every site that requires automobile parking. Per the zoning ordinance, bicycle parking must be visible, convenient, secure and attractive. Fifteen bicycle parking spaces are included in the library plan.

## Automobile Access

Describe the site's accessibility by automobile for residents of the library service area. Take into consideration traffic, traffic systems, and availability of curb cuts.

Currently the automobile circulation system is limited in the Town Center area surrounding the library site. Existing streets include Del Paso Road, a major east-west thoroughfare providing connection between I-5 and Norwood Avenue in North Sacramento, and the north-south connectors, Commerce Way and Natomas Blvd. Other internal streets are proposed for the Town Center. The library site will be bounded by New Market Drive (a proposed east-west connector), Library Lane (a commercial pedestrian street) and Del Paso Road. Main Street will terminate into Library Lane at the main entrance to the library on the west side. As mentioned earlier, 'Main Street' is designed as a pedestrian oriented circulation street. For automobiles it will be a slow, low volume street that provides access to the parking lot and for drop off. Primary automobile access to the library will occur off of Library Lane, a north-south connector between New Market Drive and Del Paso Road. The planned traffic system will provide excellent circulation for automobiles travelling to the library to access parking. Del Paso Road will be the primary automobile access for the community until other streets are built. It is a broad multi-lane boulevard that will carry large traffic volumes. In its prominent location the library will be clearly visible from heavily trafficked Del Paso Road. A traffic analysis prepared as a part of the CEQA process determined that no significant traffic impacts would occur with the proposed project. All intersections studied would operate at a service level of "C" or better.

Improvements specifically designed for this project include curb cuts for service delivery and off-street parking, driveways and surface parking that will be constructed as a part of the project.

### Proximity to Major Thoroughfares

List the major arterial routes in the library service area with the most recent traffic counts (number of vehicles per day):

	<u>Street Name</u>	<u>Number of Blocks from Site</u>	<u>Traffic Count</u>	<u>Count Date</u>
1. >	Del Paso Road - West of Truxel Road	2	22,048	05/01/03
2. >	Del Paso Road - East of Truxel Road	2	13,895	05/01/03
3. >	Natomas Boulevard	2	17,719	05/01/03
4. >	Truxel Road	2	15,503	05/01/03

**Library Automobile Parking**

- 1. Number of library parking spaces available off street, on library site..... > 94 spaces
- 2. Number of library parking spaces available off street, off library site..... > 0 spaces  
(within 500 feet of front door)
- 3. Number of parking spaces available on street..... > 109 spaces  
(within 500 feet of front door)
- 4. Total Number of Spaces Available for Library Parking..... > 203 spaces

**Zoning Requirements**

- 5. Number of on-site library parking spaces required by local zoning..... > 0 spaces
- 6. Was a zoning variance or waiver obtained for the project for parking?..... > Yes  No
- 7. If so, by how many spaces were the parking requirements reduced?..... > 0 spaces
- 8. Provide number of square feet per parking space as required by local zoning..... > \_\_\_\_\_ SF
- 9. If no local zoning requirement, provide the average number of square feet per parking space used in the project calculations..... > 162 SF

**Automobile Parking to Building Square Footage Ratio**

10. Calculate: 
$$\frac{\text{\# of Square Feet of Parking} > \underline{15,228} \text{ SF}}{\text{\# of Square Feet of Building} > \underline{23,011} \text{ SF}} = \underline{0.66} \text{ SF of Parking / 1 SF of Building}$$

Example: 
$$\frac{\text{\# of Square Feet of Parking} \quad 15,000 \text{ SF}}{\text{\# of Square Feet of Building} \quad 10,000 \text{ SF}} = \underline{1.50} \text{ SF of Parking / 1 SF of Building}$$

**Library Bicycle Parking**

- 11. Total Number of Spaces Available for on-site Library Bicycle Parking..... > 15 spaces

## ***Parking Rationale***

Describe the rationale behind the amount of parking that will be available for the project, including: (1) the location of the automobile parking (on-site or off-site), both within and beyond 500 feet of the library entrance; (2) local zoning requirements; (3) the availability of public transportation; (4) bicycle parking and bicycle and pedestrian paths; and (5) any other considerations impacting automobile parking requirements including, but not limited to, parking partnerships with shared use agreements.

The Library for North Natomas will provide ample, easily accessible parking. An off-street parking lot is planned just south of the library accessed by a two lane drive off Library Lane. This parking lot will provide 94 spaces including 6 spaces for disabled access. Diagonal on-street parking will provide another 109 on-street spaces within 500 feet of the library entrance. While the high density of development in this area may give rise to concerns about non-library use of library parking spaces, ample parking associated with other facilities will be available throughout the Town Center and Education Complex. The Town Center will have diagonal on-street parking throughout most of the area, dedicated parking lots for most facilities, and plans exist for a future parking lot immediately across Library Lane from the Library. The Education Complex has 450 parking spaces for the high school and 720 parking spaces for the adjacent community college.

Although there are no applicable zoning requirements for parking at this library, based upon the recommendations of the library programming consultant and the experience of library staff, architects, and planners, a ratio of 1 space per 250 square feet of building area was used to determine the necessary parking. This is comparable to standards for high trip generating commercial activities.

As noted above, the North Natomas Community Plan is built around an easily available, high quality transit service that includes light rail and bus lines. A future extension of light rail is planned through the Town Center. Two light rail stations are planned to serve the Town Center area, the Education Complex, and the library. Light rail will provide access to the library for patrons from throughout the City and County.

The library will be readily accessible to bicyclists and pedestrians as noted above. The project plan includes 15 bicycle parking spaces in a convenient, secure, high-traffic area near the south entrance to the gallery. Further, there is sufficient open space in this area for future expansion of bicycle parking as needed to meet demand and Sacramento Public Library is committed to meeting the needs of patrons and staff who choose non-automotive transportation. Additionally, the adjacent high school campus as well as the community college will also have bicycle-parking facilities.

## ***Visibility***

Describe how visible and prominent the public library building will be within the library service area.

The distinctive library building itself is clearly visible from Del Paso Road, a major East-West thoroughfare. Located at the end of Main Street, the Library for North Natomas will also be a visibly prominent building within the Town Center, and will help establish the Town Center's unique identity. The library is the focal point of the eastern vista from the street, and the library's visual presence is a fundamentally important component in the establishment of the traditional character and function of the Town Center. The library includes a 33' tall clock tower designed as a signature element signaling entry to the Education Complex. The building's prominent location and visible presence, in addition to its function as a central gathering place, support the important role the library will play in this community.

This prominent and visible location in the Natomas Town Center will greatly assist the library in fulfilling its role of serving the information and reading needs of the entire community. Further, this concentration of high-interest civic, commercial, educational, and recreational facilities in the Town Center, Regional Park, and Education Complex will make this area a destination for the residents of North Natomas and help to ensure their familiarity with the amenities offered including the Library for North Natomas.

## ***Community Context & Planning***

Describe the proximity of the proposed site to other facilities and areas of the community, and how that proximity enhances the use of the library by the residents in the library service area. Describe the appropriateness of the proposed site including whether the proposed library project will contribute to the establishment, redevelopment, or revitalization of a community or downtown core, business district, or neighborhood. Describe how the proposed library is connected to other uses, including public use facilities, by a full range of transportation and pedestrian options.

The Library for North Natomas will be located within the Natomas Town Center located at the geographic center of the North Natomas community and adjacent to the 200 acre Regional Park. The Natomas Town Center will be a dynamic and vibrant hub for the residents of North Natomas and the Library for North Natomas will help to establish this community core.

The North Natomas Community Plan includes 14 neighborhoods connected to the Town Center by a radial network of transit, vehicular, bicycle and pedestrian routes, making access to the Town Center convenient for all residents. Public Facilities planned for the Town Center will feature a transit center (light rail station and bus staging), town green, a community center, and the Town Center Education Complex (library, Inderkum High School and American River College Natomas Center), a three-block long 'Main Street' and a neighborhood retail center. The area is designed to be inviting in scale and pedestrian friendly, reminiscent of a traditional downtown. It will feature a variety of shops and services in mixed-use buildings that front the street, with wide sidewalks and on-street parking.

The core of the Town Center will include a community center, town green, and transit center that will serve as the informal 'community meeting place' where community events take place and key connection to mass transit occurs. The community center and town green will be located immediately across Library Lane from the Library site helping to anchor the east end of 'Main Street'. Connections to the Regional Park to the north and employment centers to the south will be via dedicated bicycle and pedestrian paths. The Town Center is located just one block north of a major east-west thoroughfare that will provide convenient access by automobile.

## ***Site Selection Process***

Describe the site selection process including community and planning department involvement, consultant assistance, as well as any other pertinent activities associated with determining the best site for the library project.

The planning for North Natomas and the library has had tremendous community input. The site selection process for the Library began early in the planning of the North Natomas Community. The North Natomas Community Plan was developed for an area of over 9,000 acres and a future population of over 66,000 residents. The Plan states, "The Public Library will serve as a focal point for the Community." In 1991, the Sacramento City Council appointed a working group comprised of members of the Environmental Council of Sacramento, Natomas Community Association, North Natomas Landowners Association, area property owners, Planning Commissioners and City staff to develop a plan to guide the growth of the last undeveloped area within the Sacramento City limits. This team was assisted by a number of planning, economic, and land use professionals. The plan, adopted by the City Council in 1994, envisioned a new urban development that featured well integrated mixtures of residential, employment, commercial and civic uses, interdependent on quality transit service with a Town Center serving as the heart of the community. The heart of the community would contain the most important civic functions, including a library, a regional park, educational facilities, a community center, and cultural and entertainment facilities. To further define the Natomas Town Center and Regional Park concepts, City Council approved a contract with EDAW, Inc. to complete a Master Plan for this special area. EDAW met with stakeholder groups to listen to their dreams and ideas about the Town Center and Regional Park. EDAW and City staff facilitated community workshops to glean additional information from the community about the Town Center and regional park. Three alternative plans were presented to the community. Community input resulted in a fourth alternative that relocated the library to a more central location to allow for better integration of retail and commercial uses. This community-generated alternative was selected and adopted by the City Council for the Town Center Master Plan.

## Site Selection Summary

Describe why the proposed site was selected and why it is the best available location for the proposed public library project. If there are problems with the proposed site, are there mitigating circumstances that lessen the negative impact of the problem or problems? Describe any proposed design solutions that may moderate the site's drawbacks.

The proposed site is the best possible site in North Natomas for a library. Smart planning principles, focused on a long-term vision for the North Natomas area, were used to determine the location of the library. The library site at the Town Center was born out of the comprehensive planning process for this new urban settlement. The location of the Library Site effectively leverages the library's multi-functional role in the community. Immediately to the East of the Library site are the campuses of both Los Rios Community College Natomas Center and Inderkum High School. Immediately to the West of the Library site will be the Town Green, Community Center and the shops and offices of Main Street.

The planning process for the entire 9,000-acre area has benefited from early and on-going public involvement. The community, consultants and staff developed the North Natomas Community Plan (NNCP) which values long-term sustainability for the community, and favors land use planning practices that foster strong, viable neighborhoods. The plan calls for integration of residential, employment, commercial, and civic uses supported by a balanced circulation network that provides a variety of transportation choices including non-motorized modes. Fourteen neighborhoods are proposed in the North Natomas Community. Each neighborhood will have a variety of housing types, and an elementary school as a focal point. This emphasizes the community value placed on the role of the public education system within the community. Mobility between these neighborhoods is provided by a network of connected streets, transit routes, bicycle trails and pedestrian pathways allowing residents to move readily from work, home and school. The NNCP declares that the public library would serve as a focal point for the greater community and discusses the location of the library. "The library should be accessible to the greatest possible number of users so it should be located near the center of the community. The site will be close to transit service, will be visible to the street, in fact can be a landmark for the community, and should provide adequate parking, lighting and pleasant outdoor and indoor amenities. The library is proposed to be located in the Town Center adjacent to the transit station/commercial area."

The proposed site is located in the Town Center, at the very center of North Natomas. The Master Plan for the Town Center describes this area as one of the primary activity centers within the Community. It will be a lively place, used by residents and visitors for shopping, gathering and participating in civic activities. Uses incorporated within the Town Center include commercial, employment, residential, regional park, transit, and civic uses. 'Main Street', the pedestrian oriented spine of the Town Center will feature a variety of street front shops, restaurants, offices and residences. The Town Center will be both a visible landmark and a destination from surrounding neighborhoods, and will establish a distinct "sense of place" for North Natomas. Within the Town Center a civic district is intended to function as a node for public uses and activities. Several key public facilities will be located here including a post office, police sub-station, a community center, transit center and the Education Complex (library, Inderkum High School and the American River College Natomas Center).

The proposed site is an exceptional location. It is readily accessible, via a variety of transportation modes, from all areas of the community. It is located in a destination area and will act as an anchor for the civic and educational uses planned for the Town Center. It is a key component of the smart growth planning used to determine the land uses surrounding the library. The co-located site at the nexus of the Education Complex and the Town Center maximizes the library's ability to serve the needs of the greater North Natomas community, and the students and faculty of Inderkum High School and the American River College Natomas Center.

There are no problems or constraints associated with the proposed site. Conditions on the site do not require mitigation, and the design did not have to be modified to compensate for any drawbacks of the site.

# Site Description

## Size

The total square footage of the library site should equal the square footage shown in 1 through 8 below:

<u>All Projects</u> (Except Multipurpose Buildings)		<u>Square Footage</u>
1. Proposed Library Building Footprint <sup>1</sup>	>	23,011 SF
2. Proposed Library Surface Parking Lot	>	15,228 SF
3. Proposed Library Parking Structure Footprint <sup>1</sup>	>	SF
4. Future Library Building Expansion Footprint <sup>1</sup>	>	SF
5. Future Library Parking Expansion	>	SF
6. Required Local Zoning Set-Backs	>	45,233 SF
7. Desired Aesthetic Set-Backs & Amenities	>	18,389 SF
8. Miscellaneous & Unusable Space	>	1,142 SF
<b>9. Total Square Footage of Library Project Site</b>	>	<b>103,003 SF</b>
10. Proposed Under-Building Parking	>	SF

<sup>1</sup> "Footprint" means the square footage of surface area of the site that a building or structure occupies. For example, a single story 10,000 square foot building would have a 10,000 square foot footprint, but a two-story 10,000 square foot building with 5,000 square feet on each level would have a footprint of 5,000 square feet.

## Multipurpose Building Projects Only

	<u>A</u> Library <sup>2</sup> Dedicated SQ FT	<u>B</u> Library Portion of Common SQ FT	<u>C</u> Other <sup>3</sup> Common SQ FT	<u>D</u> Other <sup>3</sup> Dedicated SQ FT
1. Proposed Building	>	_____	_____	_____
2. Proposed Surface Parking Lot	>	_____	_____	_____
3. Proposed Parking Structure	>	_____	_____	_____
4. Future Building Expansion	>	_____	_____	_____
5. Future Parking Expansion	>	_____	_____	_____
6. Required Local Zoning Set-Backs	>	_____	_____	_____
7. Desired Aesthetic Set-Backs & Amenities	>	_____	_____	_____
8. Miscellaneous & Unusable Space	>	_____	_____	_____
<b>9. Total Square Footage of Multipurpose Project Site</b>	>	_____	_____	_____
10. Proposed Under-Building Parking	>	_____	_____	_____

<sup>2</sup> Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

<sup>3</sup> "Other" uses means any other space that does not provide for the delivery and support of public library direct services.



## ***California Environmental Quality Act (CEQA)***

### **CEQA Litigation**

Are there any unresolved legal actions pending against the project regarding CEQA compliance? If so, provide the case name, court number, and a brief explanation.

There are no unresolved legal actions pending against the project.

### ***Energy Conservation***

Describe what measures (include building design, solar orientation, materials, mechanical systems, natural ambient lighting, etc.) are planned to reduce energy consumption and operating costs for the library.

The library is oriented on a north-south axis that serves both circulation access from the main entry plaza and adjacent shared use facility entrances. The building's main entry gallery incorporates a large, curved sun-screened glass curtain wall to display projects and events for the community, high school and community college. The reading room is defined by a large, vaulted ceiling and a sun-screened glass curtain wall that provides 30% natural daylighting. The use of both direct and indirect lighting provides a natural ambient light to this space.

The facilities' main exterior material includes glass curtain walls, sun screens on east, west and south walls for controlled, filtered natural light and textured split face concrete block for longevity and maintenance control of materials.

The library's mechanical system is a split HVAC system with the cooling towers and boiler room located in the service yard and roof-mounted mechanically screened air handler units.

## Historic Buildings

### Historic Status

1. Was the existing building, if it is being renovated or expanded as part of the project, or any buildings on adjacent properties, built longer than 50 years ago?

Yes  No

Is the existing library building project, or any buildings on adjacent properties:

2. On the National Register of Historic Places?

Yes  No

3. A National Historic Landmark?

Yes  No

4. A National Monument?

Yes  No

5. On County or Municipal Historic Designation list?

Yes  No

6. On the California Register of Historical Resources list?

Yes  No

7. A California Historical Landmark?

Yes  No

8. A State Point of Historical Interest?

Yes  No

### Federal Compliance

9. Will this project utilize Federal funds or require a permit or license from a Federal Agency?

Yes  No

10. If yes, has the review process required by section 106 of the National Historic Preservation Act been completed?

Yes  No

If not, please explain.

**State Historic Preservation Office (SHPO)**

1. Has the State Historic Preservation Office been contacted regarding the project?

Yes  No

If yes, summarize any comments received from SHPO. Does the project meet the Secretary of the Interior's Standards for the Treatment of Historic Properties? Please explain.

**Local Historic Preservation Ordinance**

2. Is there a local historic preservation ordinance that applies to the proposed project site or any adjacent properties?

Yes  No

If yes, briefly specify any applicable requirements or restrictions, such as height limits, etc. Further, describe any ways that the proposed project's conceptual design plans are not substantially in compliance with the local historic preservation ordinance.

## Geotechnical Report

Identify and summarize any special geologic conditions, including, but not limited to, compressible and expansive soils, tunnels and mine shafts, unstable slopes, active seismic zones, excessive ground water and areas prone to liquefaction. Indicate if these conditions will prevent the use or significantly increase the cost of developing the site for a public library building.

A registered professional engineer prepared a geotechnical report for Wallace-Kuhl and Associates. Field investigation was conducted in October 2001. A geohazards report was also prepared at that time.

The site is an irregularly shaped site located at an approximate elevation of +15 feet relative to mean sea level. The site is generally flat with a gentle slope downward to the south. Deposits of fine-grained silt and clay predominantly underlie the site. Test borings encountered stiff silty clays over a majority of the site, to depths of approximately one to four feet. Laboratory test results found the soils to test moderate to high for expansion potential. Testing and local experience indicates that the native clays are capable of exerting significant expansion pressures on building foundations, interior floor slabs and exterior flatwork. Recommendations to mitigate the effects of potentially expansive clays include importing granular soil for compaction within the building pad areas, and lime treatment of the pad. Due to the loose nature of surface soils on site, specific construction recommendations to moisture condition and recompact the surface soils was made. These recommendations will be adhered to in the project design and construction.

Groundwater was encountered at depths of approximately 15 - 17 feet below the ground surface. Based upon the groundwater depth encountered, permanent ground water level should not be a significant factor in the design or construction of structures or shallow utilities.

The library site is located within a low to moderate seismically active area. No active or potentially active faults are known to underlie the site. The site is not located within an Alquist-Priolo Earthquake Fault Zone.

There are no conditions present on the site that will prevent the use or significantly increase the cost of developing the site for use as a public library.

## Demolition

Describe any necessary demolition of structures and the associated costs involved with the site.

(If no demolition, indicate by "N/A")

	<u>Structure(s) to be Demolished</u>	<u>Demolition Cost Estimate</u>
1. >	Grubbing and clearing	\$ 25,000
2. >	_____	\$ _____
3. >	_____	\$ _____
4. >	_____	\$ _____
5. >	_____	\$ _____
6. >	_____	\$ _____
	<b>Total Demolition:</b>	<b>&gt; \$ 25,000</b>

## Utilities

Describe availability of utilities and associated costs if any utilities are not currently located within 100 feet of a property line of the site.

<u>Utility</u>	<u>Availability</u>	<u>Cost to bring Service to Site (Ineligible)</u>
1. Electricity	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
2. Fiber Optic Cable	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
3. Telephone	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
4. Gas	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
5. Cable TV	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
6. Storm Sewer	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
7. Sanitary Sewer	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
8. Water	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____

## Site Development

*(All off-site costs beyond 100 foot utility tie-ins are local ineligible expenses, but shall be identified and included in the budget estimate under ineligible site development costs.)*

<u>Site Development Costs</u>	<u>Eligible</u>	<u>Ineligible</u>
1. Utilities.....	> \$ 181,430	\$ _____
2. Cut, Fill & Rough Grading.....	> \$ 14,217	\$ _____
3. Special Foundation Support (pilings, etc.).....	> \$ 0	\$ _____
4. Paving, curbs, gutters & sidewalks.....	> \$ 687,220	\$ _____
5. Retaining Walls.....	> \$ 0	\$ _____
6. Landscaping.....	> \$ 158,475	\$ _____
7. Signage.....	> \$ 10,663	\$ _____
8. Lighting.....	> \$ 51,965	\$ _____
9. Removal of underground tanks.....	> \$ 0	\$ _____
10. Removal of toxic materials.....	> \$ 0	\$ _____
11. Rock removal.....	> \$ 0	\$ _____
12. Traffic signals.....	> \$ 0	\$ _____
13. Other (Specify): _____	> \$ 0	\$ _____
14. Other (Specify): _____	> \$ _____	\$ _____
<b>15. TOTAL SITE DEVELOPMENT COSTS:.....</b>	<b>&gt; \$ 1,103,970</b>	<b>\$ _____</b>

# FINANCIAL INFORMATION

## Normal Public Construction Costs in the Applicant's Area

*For projects with new construction only (i.e., constructing a totally new library building or the expansion to an existing building)*

### Construction Cost Index Approach:

To justify the eligible projected construction cost estimate for new construction, applicants shall complete the following:

1) January 2002 current costs per square foot:

- A. For new facilities: \$202 /SF
- B. For square footage added to an existing building, i.e. "expansions": \$238 /SF

Multiply the appropriate County Locality adjustment Factor (2B) by the appropriate new cost per square foot figure (2C) (See section 20436 (c) (1) to obtain the "Locally Adjusted Construction Cost per Square Foot" figure (2D):

2)A. County: >	County Locality B. Adjustment Factor: >	X	C. New Cost/SF: >	/SF = D. >	\$	/SF
	Name of Project County		(Select: 1A or 1B)			
[Example:	Solano	1.07	X	\$ 202	/SF =	\$ 216 /SF]

3) A. Locally Adjusted Construction Cost Per Square Foot: > \$ \_\_\_\_\_ /SF  
(Re-enter Line 2D)

The "Locally Adjusted Construction Cost per Square Foot" (3A) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of months (4A) times .002 (1/5%) to get an inflation factor (4B). Multiply the inflation factor (4B) times the "Locally adjusted Construction Cost per Square Foot" figure (4C) to get an "Additional Cost per Square Foot" figure (4D)

4) A. of Months: >	X .002 =	B. Factor: >	X	C. Construction \$/SF: >	/SF =	D. >	\$	/SF
	(1/5%)			(Re-enter 3A)				
[Example	14 X .002 =	.028	X	\$ 216 /SF =		\$ 6		/SF]

Add the resulting "Additional Cost per Square Foot" figure (5A) to the "Locally Adjusted Construction Cost per Square Foot" figure (5B) to get the "Eligible Projected Construction Cost per Square Foot" figure (5C):

5) A. Cost/SF: >	\$ _____ /SF +	B. Construction \$/SF: >	\$ _____ /SF =	C. Construction \$/SF: >	\$ _____ /SF
	(Re-enter 4D)		(Re-enter 4C)		
[Example	\$ 6 /SF +	\$ 216 /SF =		\$ 222 /SF]	

The total "Eligible Projected Construction Cost" for the project is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (5C) by the total number of square feet of new construction:

- 6) The Eligible Projected Construction \$/SF: > \$ \_\_\_\_\_ /SF  
Multiplied By (Re-enter 5C)
- 7) The Square Footage of New Construction: > \_\_\_\_\_ SF  
Equals
- 8) The Eligible Projected Construction Cost: > \$ \_\_\_\_\_

If the projected construction cost estimated by the project architect is lower than the figure in Line 8, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

9) Eligible Contingency: (10% of Line 8) > \$ \_\_\_\_\_

## Comparable Public Construction Approach:

As an alternate to the Construction Cost Index approach to estimating normal construction costs in the applicant's area, the applicant may employ a local public construction cost comparison approach to calculate the Eligible Projected Construction Cost figure. [See section 20436 (c) (3)]. List a minimum of three comparable public construction projects that have been bid within the applicant's County within three years of the Board's deadline for application.

Comparable public construction projects are public libraries, community colleges, post offices, museums, courthouses, city halls, auditoriums, convention centers, civic centers, senior citizens centers, public schools, and recreation centers.

The costs listed shall be for construction of the building only and exclusive of any site acquisition, demolition, development, utilities, or landscaping; surface and under building parking; works of art; shelving; furniture; built-in service desks, counters, workstations, or other casework; movable equipment; or architectural and engineering fees.

	Project	Date Bid	Construction Cost/SF	Example:
A. >	American River Center - N. Natomas	09/11/03	\$ 221 /SF	\$ 230 /SF
B. >	Effie Yeaw Nature Center	10/15/02	\$ 231 /SF	\$ 210 /SF
C. >	Sacramento County Juvenile Courthouse	06/04/03	\$ 266 /SF	\$ 220 /SF
D. >			\$ /SF	/SF
E. TOTAL			\$ 718 /SF	\$ 660 /SF

### 10) Locally Determined Comparable Cost per Square Foot (\$/SF):

$$\begin{array}{r}
 > \$ \quad 718 \text{ /SF} \text{ Divided by } > \quad 3 \quad = > \$ \quad 239 \text{ /SF} \\
 \text{Re-enter Line E} \qquad \qquad \qquad \text{\# of Projects} \qquad \qquad \qquad \text{Locally Determined Comparable} \\
 \qquad \text{Cost per Square Foot}
 \end{array}$$

[Example \$ 660 /SF Divided By 3 = \$ 220 /SF]

The "Locally Determined Comparable Cost per Square Foot" (10) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of Months (11A) times .002 (1/5%) to get an inflation factor (11B). Multiply the inflation factor (11B) times the "Locally Determined Comparable Cost per Square Foot" figure (11C) to get the "Additional Cost per Square Foot" figure (11D):

Number	Inflation	Locally Determined
11) A. of Months: > 54 X .002 =	B. Factor: > .108 X	C. Comparable \$/SF: > \$ 239 /SF = D. > \$ 26 /SF
(1/5%)		(Re-enter 10)

[Example 14 X .002 = .028 X \$ 220 /SF = \$ 6 /SF]

Adding the resulting "Additional Cost per Square Foot" figure (12A) to the "Locally Determined Construction Cost per Square Foot" figure (12B) gives the "Eligible Projected Construction Cost per Square Foot" figure (12C):

Additional	Locally Determined	Eligible Projected
12) A. Cost/SF: > \$ 26 /SF +	B. Construction \$/SF: > \$ 239 /SF =	C. Construction \$/SF: > \$ 265 /SF
(Re-enter 11D)	(Re-enter 11C)	

[Example \$ 6 /SF + \$ 220 /SF = \$ 226 /SF]

The "Eligible Projected Construction Cost" is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (12C) times the square footage of new construction:

13) The Eligible Projected Construction \$/SF: > \$ 265 /SF  
Multiplied By

14) The Square Footage of New Construction: > 23,011 SF  
Equals

15) The Eligible Projected Construction Cost: > \$ 6,097,900

If the projected construction cost estimated by the project architect is lower than the figure in Line 15, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

16) Eligible Contingency: (10% of Line 15) > \$ 609,790

**Library Project Budget** (All projects except Multipurpose Projects)

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank provided.

		<u>Eligible</u>	<u>Ineligible</u>
1)	New Construction..... >	\$ 4,195,490	\$ 0
2)	Remodeling Construction..... >	\$ 0	\$ 0
3)	Contingency..... >	\$ 609,790	\$ 358,039
4)	Appraised Value of Building..... >	\$ 0	\$ 0
5)	Appraised Value of Land..... >	\$ 1,450,000	\$ 0
6)	Site Development..... >	\$ 1,103,970	\$ 0
7)	Site Demolition..... >	\$ 25,000	\$ 0
8)	Site Permits & Fees..... >	\$ 413,911	\$ 0
9)	Site Option to Purchase Agreement..... >	\$ 0	\$ 0
10)	Furnishings & Equipment Costs..... >	\$ 1,450,049	\$ 0
11)	Signage..... >	\$ 30,000	\$ 0
12)	Architectural & Engineering Costs..... >	\$ 617,692	\$ 0
13)	Construction Cost Estimator Fees..... >	\$ 25,000	\$ 0
14)	Interior Designer Fees..... >	\$ 66,400	\$ 0
15)	Geotechnical/Geohazard Reports..... >	\$ 41,109	\$ 0
16)	Hazardous Materials Consultant Fees..... >	\$ 25,000	\$ 0
17)	Energy Audit, Structural Engineering, Feasibility & ADA Studies..... >	\$ 25,000	\$ 0
18)	Library Consultant Fee..... >	\$ 29,687	\$ 0
19)	Construction Project Management..... >	\$ 197,000	\$ 0
20)	Other Professional Fees..... >	\$ 40,000	\$ 0
21)	Local Project Administration Costs..... >	\$ 445,500	\$ 0
22)	Works of Art..... >	\$ 0	\$ 212,007
23)	Relocation Costs & Moving Costs..... >	\$ 0	\$ 0
24)	Acquisition of Library Materials..... >		\$ 1,955,825
25)	Other (Specify): <u>Emerging &amp; Small Business Development fee</u> >	\$ 0	\$ 0
26)	Other (Specify): <u>Live load test of alarm &amp; mechanical systems</u> >	\$ 0	\$ 0
27)	Other (Specify): <u>Land surveyor site survey fee</u> >	\$ 0	\$ 0
28)	<b>TOTAL PROJECT COSTS:</b> ..... >	<b>\$ 10,790,598</b>	<b>\$ 2,525,871</b>

**Sources of Project Revenue** (All projects except Multipurpose Projects)

29)	State Matching Funds (65% of Line 28 <sup>1</sup> Eligible Costs).....	>	\$	7,013,889
30)	Local Matching Funds (Line 28 Eligible Costs minus Line 29).....	>	\$	<u>3,776,709</u>
	<i>[Must also equal the total of Lines 31 - 35]</i>			
<b>Sources of Local Matching Funds:</b>				
	31) City.....	>	\$	<u>3,776,709</u>
	32) County.....	>	\$	
	33) Special District.....	>	\$	
	34) Private.....	>	\$	
	35) Other (Specify): _____	>	\$	
36)	Local Credits.....	>	\$	<u>1,846,982</u>
	Land <sup>2</sup> .....	>	\$	<u>1,450,000</u>
	A & E Fees .....	>	\$	<u>396,982</u>
37)	Adjusted Local Match [Line 30 minus Line 36].....	>	\$	<u>1,929,727</u>
38)	Supplemental Local Funds [Same as Line 28 ineligible].....	>	\$	<u>2,525,871</u>
39)	<b>TOTAL PROJECT INCOME:</b> [Add Lines 29, 30, and 38].....	>	\$	<u><b>13,316,469</b></u>

<sup>1</sup> Up to a maximum of \$20,000,000

<sup>2</sup> Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]

**Projected Library Operating Budget**

(New Public Libraries, including Conversion Projects except Multipurpose Projects)

<u>EXPENDITURES</u>		<u>INITIAL START-UP EXPENSES</u>	<u>ANNUAL EXPENSES</u>
<b>1. Salaries/Benefits</b>	>	\$ 74,977	\$ 566,164
<b>2. Facilities Costs</b>	>	\$ 8,588	\$ 112,650
Insurance			
Maintenance [Including Custodial, Trash, Landscaping, etc.]			
Security			
Utilities			
Other (Specify): _____			
<b>3. Equipment &amp; Supplies Costs</b>	>	\$ 2,000	\$ 19,350
Equipment			
Supplies			
<b>4. Materials</b>	>	\$ 1,955,825	\$ 145,000
Books, AV, Magazines, & Newspapers			
Electronic Services & Subscriptions			
Other Formats			
<b>5. Other Allocations</b> (As applicable to the proposed project)	>	\$ 23,500	\$ 7,640
Administrative/Business Office			
Branch Operations			
Circulation Services			
Facilities & Capital Coordination			
Program Planning			
Technical Services			
Other (Specify): _____			
<b>6. Miscellaneous (Other)</b>	>	\$ 5,740	\$ 20,500
<b>7. TOTAL EXPENDITURES:</b>	>	<u>\$ 2,070,630</u>	<u>\$ 871,304</u>

## Multipurpose Project Budget (With Library Project Budget) (Multipurpose Projects Only)

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank space provided.

Line Items:	A Library <sup>1</sup> Dedicated Eligible	B Library Portion of Common Eligible	C Library Total Eligible	D Library Total Ineligible	E Other <sup>2</sup> Total Ineligible
1. New Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2. Remodeling Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3. Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
4. Appraised Value of Building	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
5. Appraised Value of Land	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
6. Site Development	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
7. Site Demolition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
8. Site Permits & Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
9. Site Option Agreement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
10. Furnishings & Equipment Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
11. Signage	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
12. Architectural & Engineering Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
13. Construction Cost Estimator Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
14. Interior Designer Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
15. Geotechnical/Geohazard Reports	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
16. Hazardous Materials Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
17. Energy Audit, Structural, ADA, & Engineering Feasibility Studies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
18. Library Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
19. Construction/Project Management	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
20. Other Professional Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
21. Local Project Administration Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
22. Works of Art	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
23. Relocation Costs & Moving Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
24. Acquisition of Library Materials				\$ 0	\$ 0
25. Other (Specify): _____	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>26. Total Project Costs:</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>

<sup>1</sup> Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

<sup>2</sup> "Other" uses means any other space that does not provide for the delivery and support of public library direct services.

**Sources of Multipurpose Project Revenue (Multipurpose Projects Only)**

27.	State Matching Funds (65% of Line 26 total eligible costs <sup>1</sup> ).....	>	\$	<hr/>
28.	Local Matching Funds.....	>	\$	<hr/>
<i>[Column C, Line 26 minus Line 27. Must also equal the total of Lines 29 -33.]</i>				
<b>Sources of Local Matching Funds:</b>				
	29. City.....	>	\$	<hr/>
	30. County.....	>	\$	<hr/>
	31. Special District.....	>	\$	<hr/>
	32. Private.....	>	\$	<hr/>
	33. Other (Specify): _____	>	\$	<hr/>
34.	Local Credits.....	>	\$	<hr/>
	Land <sup>2</sup> .....	>	\$	<hr/>
	A & E Fees .....	>	\$	<hr/>
35.	Adjusted Local Match (Line 28 minus Line 34).....	>	\$	<hr/>
36.	Supplemental Local Funds (Same as Line 26 Library (D) and Other (E) Total Ineligible).....	>	\$	<hr/>
37.	<b>TOTAL PROJECT INCOME: (Add Lines 27, 28 and 36).....</b>	>	<b>\$</b>	<hr/>

<sup>1</sup> Up to a maximum of \$20,000,000

<sup>2</sup> Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]

**Projected Library Operating Budget (Multipurpose New Construction and Conversion Projects Only)**

<u>EXPENDITURES</u>		<u>INITIAL START-UP EXPENSES</u>	<u>ANNUAL EXPENSES</u>
<b>1. Salaries/Benefits</b>	>	\$	\$
<b>2. Facilities Costs</b>	>	\$	\$
Insurance			
Maintenance [Including Custodial, Trash, Landscaping, etc.]			
Security			
Utilities			
Other (Specify): _____			
<b>3. Equipment &amp; Supplies Costs</b>	>	\$	\$
Equipment			
Supplies			
<b>4. Materials</b>	>	\$	\$
Books, AV, Magazines, & Newspapers			
Electronic Services & Subscriptions			
Other Formats			
<b>5. Other Allocations (As applicable to the proposed project)</b>	>	\$	\$
Administrative/Business Office			
Branch Operations			
Circulation Services			
Facilities & Capital Coordination			
Program Planning			
Technical Services			
Other (Specify): _____			
<b>6. Miscellaneous (Other)</b>	>	\$	\$
<b>7. TOTAL EXPENDITURES:</b>	>	<b>\$</b>	<b>\$</b>

**Financial Capacity** *(New Construction and Conversion Projects Only)*

Applicants with new public library projects shall describe their financial capacity to open and maintain operation of the proposed library including anticipated revenue sources for library operations support.

The City of Sacramento and Sacramento Public Library are committed to the construction and operation of the Library for North Natomas. Additionally, this co-located joint venture includes the Natomas Unified School District and the Los Rios Community College District, both of whom are committed to the project and will participate in the funding of the collections and operating costs.

**Local Match and Supplemental:** The City of Sacramento has pledged the land for the location of this proposed library on property that is valued at \$1,450,000. Additionally, the City Council has committed \$4,605,801 from the North Natomas Public Facilities Fund to fulfill both the local match and the supplemental local funds required for this project.

**Collections:** The City of Sacramento has committed \$1,975,630 of the North Natomas Public Facilities Funds for acquisition of an outstanding opening day collection. In addition, the Sacramento Public Library, Natomas Unified School District and the Los Rios Community College District, will contribute \$180,195 to augment the opening day collection in accordance with the project budget.

**Operating Expenses:** On-going support for the new public library will be shared by the four partners in the Cooperative Agreement. The majority of these funds will come to the Sacramento Public Library from the City of Sacramento. The sources of these funds will be both City General Funds and a special assessment approved by voters within the City of Sacramento. North Natomas is a new area experiencing major growth and will generate significant new revenue for the City General Fund and the special assessment. Property tax within the area will grow as new homes are built. The Community College receives funding from the State Legislature and fees, and the School District is funded by property tax and funding from the State Legislature.

Supplemental funds for operation may be raised by private and public fundraising.

**PROJECT TIMETABLE**

**Provide the timetable for the proposed project.**

Show estimated dates of completion for future activities, as well as actual dates for activities already completed.

<u>ACTIVITY</u>	<u>DATE</u>
1. Planning and Land Use Permits Obtained (If Applicable)	> <u>N/A</u>
2. Site Acquired (Obtain Possession by Purchase, Donation or Lease)	> <u>07/01/02</u>
3. Schematic Plans Completion	> <u>01/01/05</u>
4. Design Development Plans Completion	> <u>03/01/05</u>
5. Working Drawings (90%) Completion	> <u>05/01/05</u>
6. Construction Documents Completion	> <u>06/30/05</u>
7. Project Advertised for Bids	> <u>07/01/05</u>
8. Start of Construction	> <u>01/01/06</u>
9. Estimated Mid-Point of Construction	> <u>07/01/06</u>
10. Completion of Construction	> <u>12/31/06</u>
11. Opening of Library Building to the Public	> <u>01/01/07</u>
12. Final Fiscal & Program Compliance Review Completed	> <u>03/30/07</u>

# APPLICATION CERTIFICATION

## SIGNATURES

The parties below attest to and certify the accuracy and truthfulness of the application for California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 funds. If the application is successful, the applicant agrees to execute the project on the basis of the application data provided herein including all supporting documents.

### AUTHORIZED OFFICIAL OF THE APPLICANT JURISDICTION

Signature of Mayor, Chairperson of Board of Supervisors, or Head of District, authorized to make application for the local jurisdiction.

> \_\_\_\_\_  
Signature

> \_\_\_\_\_  
Date

> \_\_\_\_\_  
Name (type)

> \_\_\_\_\_  
Title (type)

### LIBRARY DIRECTOR OF THE OPERATING LIBRARY JURISDICTION

I hereby affirm that the library jurisdiction, for which I am the administrative agent, approves of the application and will operate the facility as a public library after its completion.

> \_\_\_\_\_  
Signature

> \_\_\_\_\_  
Date

> \_\_\_\_\_  
Name (type)

> \_\_\_\_\_  
Title (type)

- ***SUBMIT COMPLETED APPLICATION FORM AND SUPPORTING DOCUMENTS ACCORDING TO INSTRUCTIONS IN SECTION 20440***

- ***MAIL APPLICATION AND SUPPORTING DOCUMENTS TO:***

***Bond Act Fiscal Officer  
Office of Library Construction  
1029 J Street, Suite 400  
Sacramento, CA 95814-2825***