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LARKSPUR LIBRARY AND 400 MAGNOLIA AVENUE

LARKSPUR CITY COUNCIL MEETING
October 10, 2022

**DISCUSSION ABOUT DEVELOPING THE CITY'S PARCEL AT
ROSE LANE FOR THE NEW LARKSPUR LIBRARY, OPTIONS
FOR ADDITIONAL CITY FACILITIES AT THE ROSE LANE
PARCEL, AND FUTURE USE OF THE CURRENT CITY HALL AT
400 MAGNOLIA**





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Agenda

- Recap of information presented/ discussed to date –
400 Magnolia Avenue condition
- Update - \$5.23M State Library Grant Award/
Commons Foundation ~\$5M donations
- Direction/ Next Steps –
 - Known - Library
 - TBD – 400 Magnolia Avenue



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City Hall Condition

400 Magnolia Avenue

- Several main building components are at or near end of service life (HVAC, electrical and fire alarm.)
- Building deficiencies – seismic, sprinklers, accessibility
- Failure of systems could lead to occupancy challenges and costly repairs
- \$12-18 million renovation required



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Discussions to Date

- Recap of October 20, 2021 and November 17, 2021 City Council Meetings
 - City Council Direction
 1. Library – plan for new home at Community Facilities Parcel – grant applied for.
 2. Defer decision on relocating City Offices/ Council Chambers/ options for 400 Magnolia until the outcome of the library grant is known.



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October 2022 update

City of Larkspur awarded \$5.23M State grant for library. Requires 1:1 match yielding a \$10.46M new library project. Additional \$1M State Library Grant (Levine.)

The Commons Foundation is nearing \$5M in donations.

Staff to start working towards building new library at The Commons.



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Library Grant Awards

Note that the City has been notified of grant award, but the grant rules (specifics of how we must, may and cannot use the grant monies have yet to be released

The grant application included the following items for a new 6,845 SF library at the commons (50% of the below items are eligible for grant funding)

Project Administration **\$371,106**
Project Design **\$1,113,314**
Construction **\$7,422,102**
Construction Management **\$742,210**
Contingency Allowance **\$816,431**
Project Total **\$10,465,163**

In addition, the City was awarded a \$1M Library Grant through Assemblymember Levine. These funds are dedicated to improvements not included in the \$10.46M State Library Grant.



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400 Magnolia Avenue questions

Further Discussion needed on . . .

1. Should a second building be built at the commons (in addition to the new library) for City offices and/ or Council Chambers?
2. If 400 Magnolia Avenue is not going to serve as City Hall, what types of uses would the Council entertain for the building?



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Recap of options discussed

Matrix of city operations options

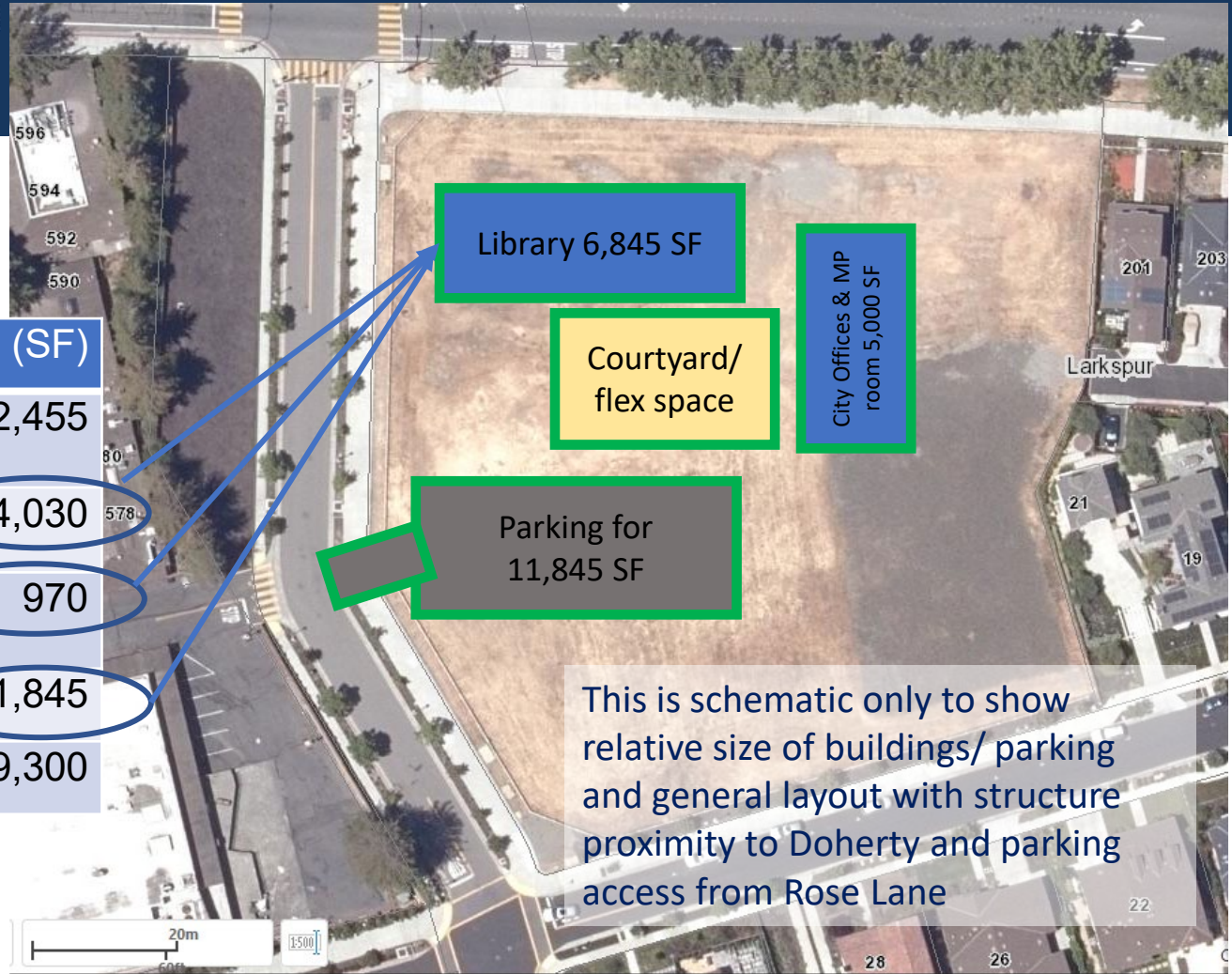
Time frame	City Offices	Library	Council Chambers
Temporary ? – this is an unknown need	Portable at CFP Portable at Piper Modular at Piper Lease space Share space as available	Portable at CFP Modular at CFP Lease space	Share space
Final	400 Magnolia CFP New construction not CFP Lease space	400 Magnolia CFP Lease Space	400 Magnolia CFP



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City Offices/ Council Chambers at CFP

	Total (SF)
City Offices	2,455
Library	4,030
Council Chambers	970
Support	1,845
Total	9,300





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Commons Foundation Sketches





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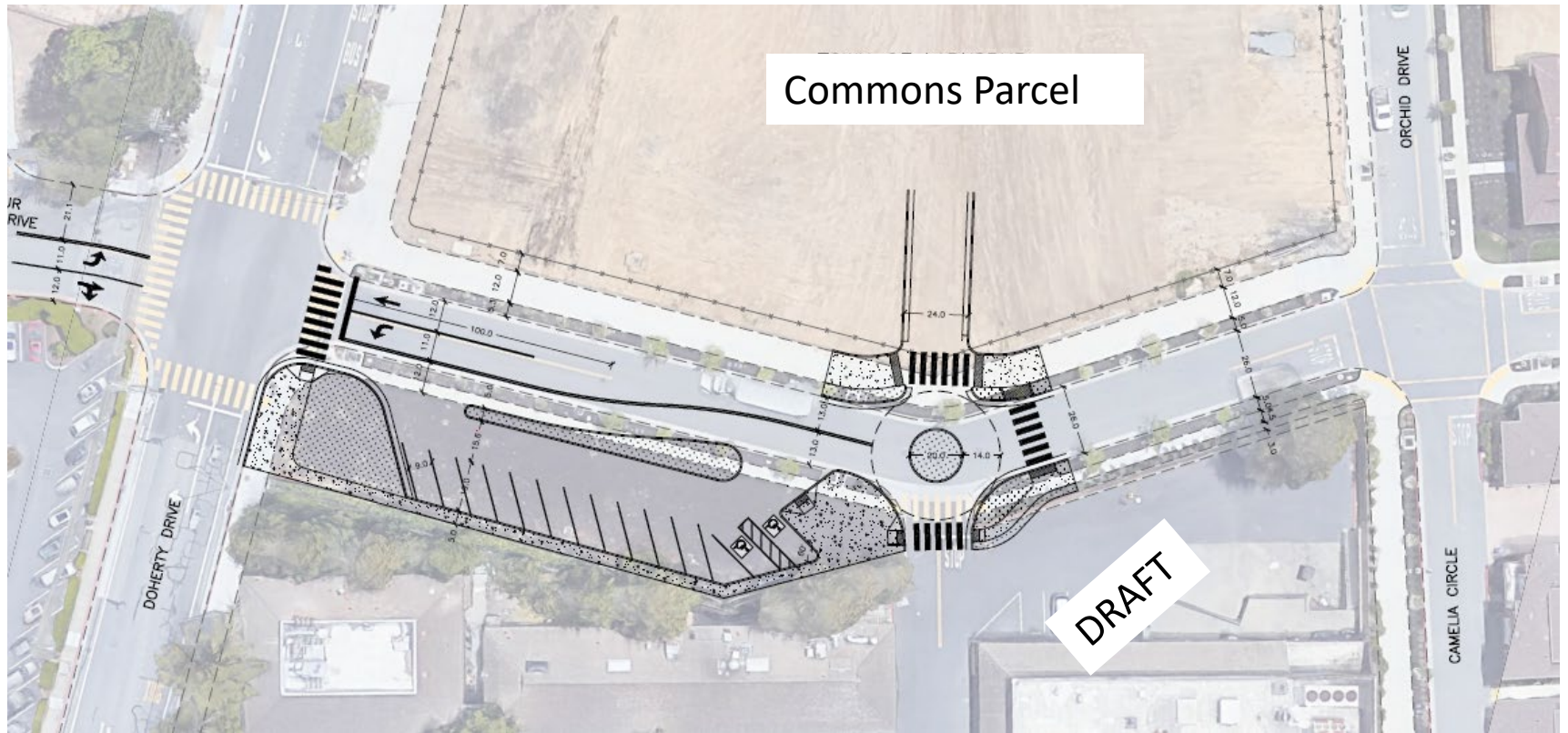
Commons Foundation Sketches





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Possible Rose Lane Reconfiguration





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Next Steps (Library)

- Staff proposes to return with (specific to library)
 1. Add new CIP project for new \$11.46 library at the Commons
 2. Award PM/ Contract to manage the RFQ/RFP/Design/Construction/Completion
 3. Develop RFQ/ RFP for Design-Build project delivery (pending grant rules publication)



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Next Steps (400 Magnolia)

- Questions to consider as the library project at the Commons moves forward
 1. Should we proceed with collocating City Offices and/ or Council Chambers at the Commons with the Library?
 2. Should the library siting account for City Hall/ future City Hall and/or future library expansion?
 3. If City Hall functions and/or Council Chambers moves out of 400 Magnolia what uses should/ should not be considered for 400 Magnolia Avenue?



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FUNDING A SECOND BUILDING

UNRESTRICTED SOURCES

General Fund Reserve – could contribute \$1-2 million

Lease Revenue Bonds – approximately \$1.5 million

SOURCES RESTRICTED BY COUNCIL POLICY

Measure C Fund Balance – \$700k

Measure B Fund Reserve – \$1.4 million

TOT Fund – \$500k



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Disaster Preparedness/Response

Overflow for Downtown