



Piedmont Avenue Branch Library

**Community Meeting  
May 29, 2012**



*City of*  
**OAKLAND**  
*California*

Agenda Items

1. Cost of moving versus cost of remaining for 5 years
2. Status of negotiations with current landlord
3. Potential availability of funds in FY 2012-13 for current site
4. Terms of lease with OUSD
5. Long term vision for Library within Piedmont Ave neighborhood
6. What site alternatives considered for relocation
7. Project schedule for relocation, including design public input
8. Comparison of other branch library rent payments



## Piedmont Avenue Branch Library



*City of*  
**OAKLAND**  
*California*

# Where are we and How did we get here?



Piedmont Avenue Branch Library

# How did we get here?



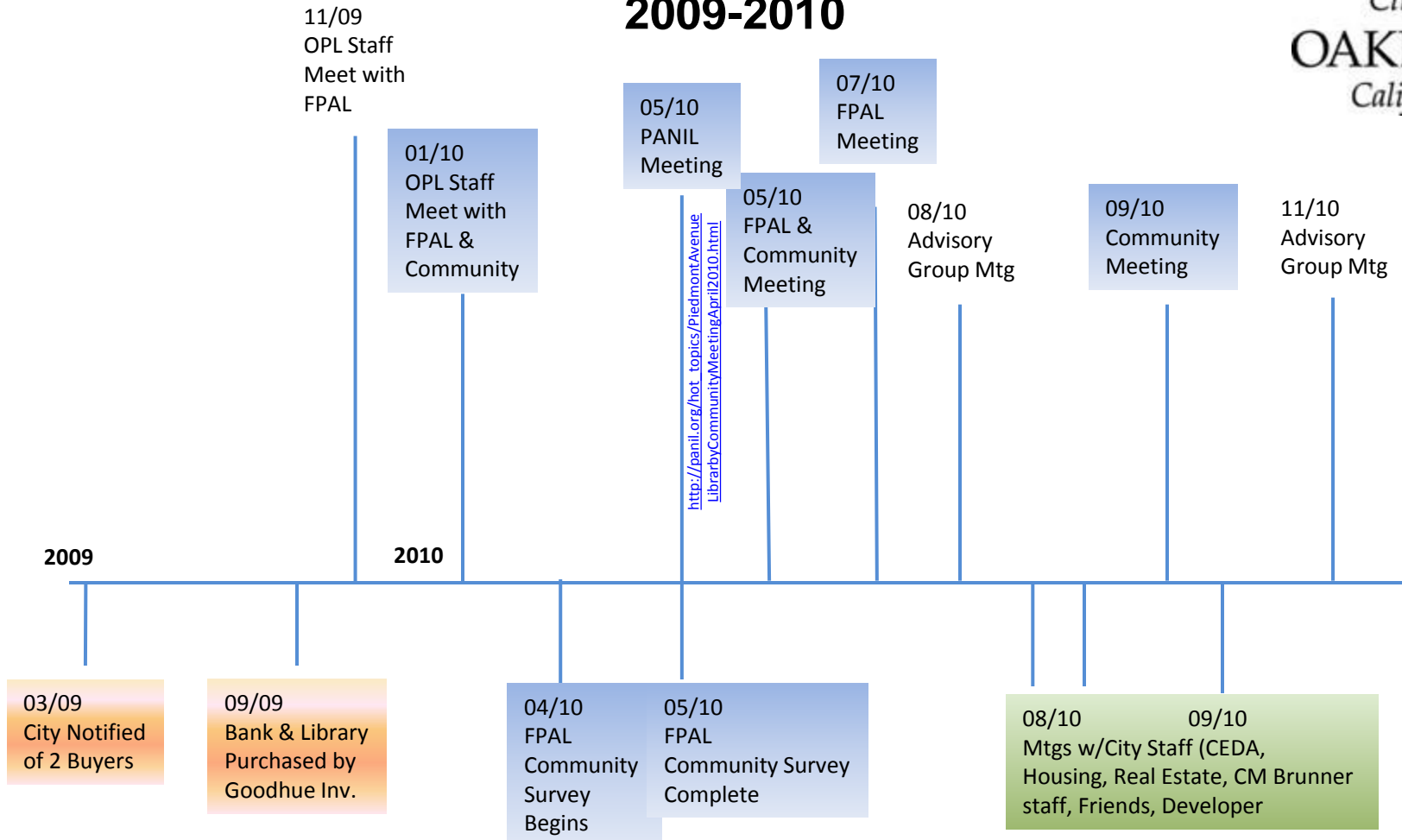
City of  
OAKLAND  
California

| ACTION  | DATES                         | Additional Comment   |
|---|-------------------------------|--|
| City notified of action regarding new site acquisition                    | March 2009                    | CM Brunner office, City Administrator and OPL informed of this action and two buyers' interest   |
| Piedmont Avenue Library purchased by new owner                            | September 2009                | Citibank, N.A. sells site: bank facility & library facility to Goodhue Property Investments  |
| Discussions with new owner regarding lease                                | September 2009 – April 2010   | Several months of negotiation with Real Estate and Library re terms and costs. <b>Difficult Negotiations involving annual CPI costs, Triple Net. City determines it cannot continue long term leasing of building</b>  |
| Staff, Community, Developer, Friends Meetings                             | October 2009 – February, 2011 | <ul style="list-style-type: none"> <li>• Meetings with Real Estate, City Attorney, CM Brunner staff</li> <li>• Meetings with Friends, CM Brunner, CM Brunner staff</li> <li>• Meetings with CEDA Housing staff, PWA staff, Building Developer, Friends</li> <li>• Meetings with PANIL</li> <li>• Meetings with Friends</li> <li>• Community Meetings</li> <li>• Meetings with OUSD, Schools, PTA</li> <li>• Meetings with Advisory Group re Library</li> </ul> |
| Lease Agreement goes to City Council                                      | April 2010; November 2010     | Lease Agreement approved by City Council. Initial rent is \$4,250/month; One year term Nov 1, 2010 – October 31, 2011 with one year renewal option. Current rent is \$4,900/month. Measure Q pays for lease.   |
| Library, OUSD, PWA Meetings   | February 2011 - Current       | Meetings and Discussion re move of the Piedmont Avenue Library to a modular building on the site of the Piedmont Avenue Elementary School. OUSD and the City of Oakland agree to a Joint-Use Lease Agreement   |
| Joint-Use Lease Agreement goes to OUSD Board & City Council               | June 2012*                    | The Joint-Use OUSD/City Oakland Lease Agreement, once approved by both agencies, allows the City to make improvements at the site and move the Library   |
| Tenant Improvements, ADA improvements, etc.                               | June – Sept 2012*             | Upon approval of the OUSD Board and City Council, the City will begin the necessary improvements (electrical, cabling, ADA access, security alarm, etc.)   |
| Preparations for closure and move of the Piedmont Ave Library for 2 weeks | Sept-October 2012*            | Piedmont Ave Branch Library opens at new location with service to the public and to the Piedmont Ave Elementary School   |

\* Approximate Timeframe

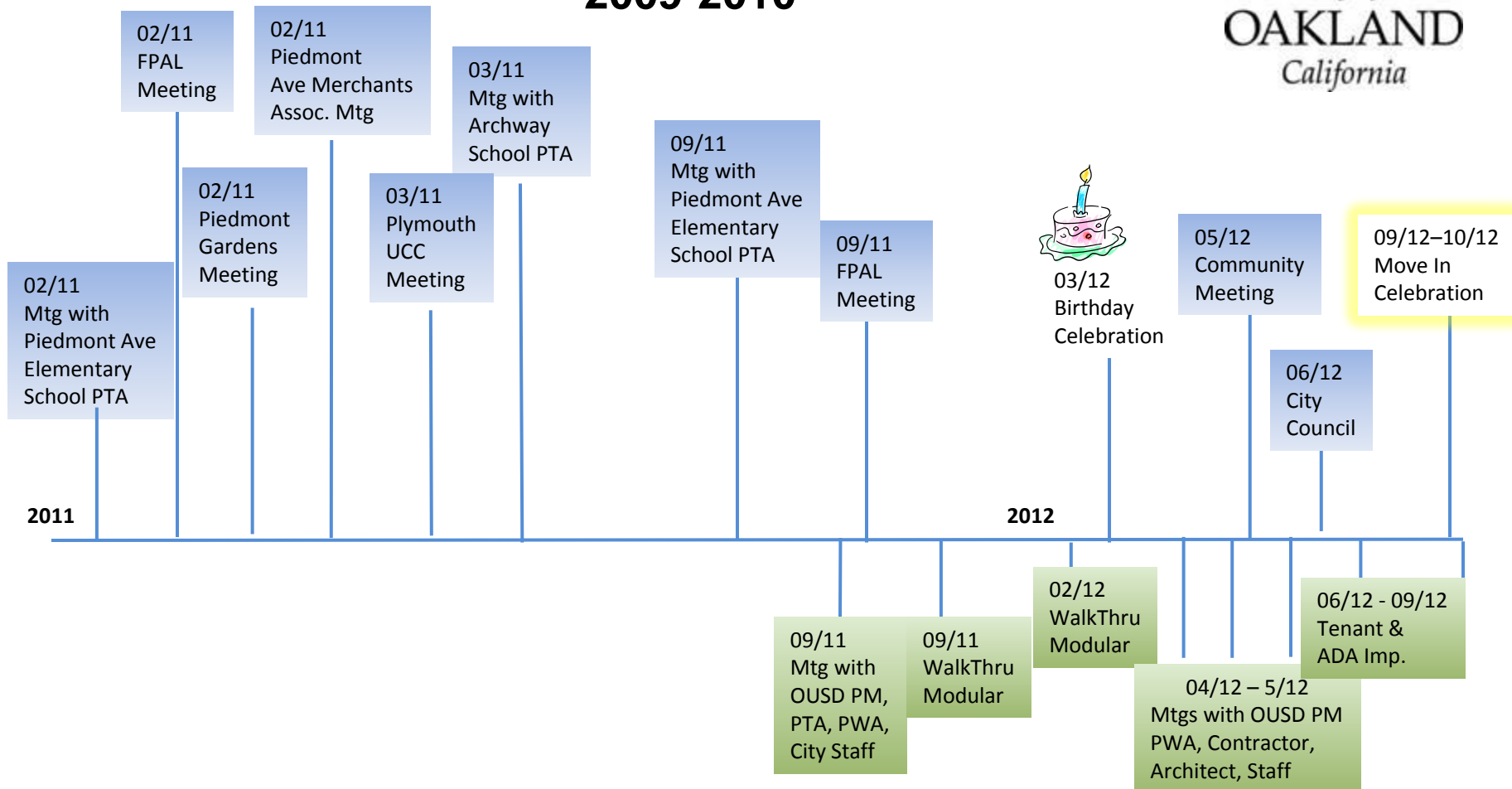


## Piedmont Ave Library Planning Process Timeline 2009-2010

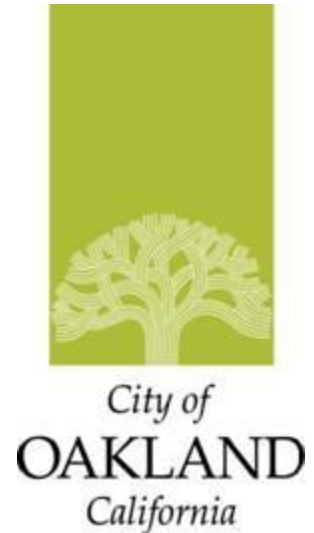




## Piedmont Ave Library Planning Process Timeline 2009-2010



## **Piedmont Ave Library Planning Process 2009-2012**



For over two years, since January 2010, the Oakland Public Library has discussed several options with the community. Short- and long-term options have included:

- Stay in the current site
- Rent another less expensive property on or near Piedmont Avenue
- Move into a modular facility
- Relocate the Library into a multi-use development
- Close the Library
- Move into the Broadway/MacArthur Redevelopment area
- Build a new Library
- Buy a building for renovation along Piedmont Avenue



# Where are we?

OUSD  
 Lease

Current

Parking  
 Lot /1

| Annual Rent | Relocation Costs      | Add'l Costs Description   | Recurring Annual utility Costs | Landlord Improvements or Provisions   | Total Five Years inc. Add'l Costs | Total Ten Years inc. Add'l Costs |
|-------------|-----------------------|---|--------------------------------|---|-----------------------------------|----------------------------------|
| \$30,000    | \$180,000 - \$200,000 | ADA access; taxes; utilities; security fence Moving, Furniture, etc. included in Relocation Costs | \$5,300                        | Inc. Reinforce floor structure, pest abatement, repairs to structural elements (plumbing, electrical, heating), Restrooms, A/C, Custodial | <b>\$356,500</b>                  | <b>\$533,000</b>                 |
| \$58,800    | \$0                   | Repairs; Maintenance, plumbing, taxes, etc.   | \$20,400                       | None. City responsible for all maintenance except foundation & roof   | <b>\$396,000</b>                  | <b>\$792,000</b>                 |
| \$66,562    | \$197,000             | Permits, power; utility hookups, etc.   | \$13,600                       | N/A   | <b>\$633,408</b>                  | <b>\$1,178,616</b>               |

/1 Lease of Modular with Parking Revenue Loss



## Where are we?

On Tuesday, June 12, 2012, City Council Life Enrichment Committee will consider a recommendation from staff to adopt a resolution:

- Authorizing the City Administrator to enter into a five-year Joint-Use Lease with Oakland Unified School District (OUSD), effective February 1, 2012 or commencing upon delivery of modular building to the City;
- Authorizing the City Administrator to enter into the Lease with no escalator clause, and with custodial services, plumbing, electrical and heating system maintenance provided by OUSD; all utilities shall be paid by the City
- Authorizing the City to move the Library from its current location at 160 41<sup>st</sup> Street to a modular facility on the site of the Piedmont Ave Elementary School at 4314 Piedmont Ave;
- Appropriating \$2,500 per month from Measure Q funds for lease payments for Fiscal Year 2012-2013; and
- Appropriating funding not to exceed \$200,000 from OPL Fund 7540, Project No. 0000000 in order to effect the move into the modular facility.



# COPY OF POWERPOINT PRESENTATION USED AT COMMUNITY MEETINGS

Beginning early 2010: [http://panil.org/hot\\_topics/PiedmontAvenueLibrarybyCommunityMeetingApril2010.html](http://panil.org/hot_topics/PiedmontAvenueLibrarybyCommunityMeetingApril2010.html)



Piedmont Avenue Library  
Community Meetings

Sponsors: Friends of Piedmont Ave Library  
Piedmont Ave Neighborhood Improvement League



## SUMMARY

- Tenant since March 1932
- Current Lease of \$1.00 per month
- September 2009, Citibank sold property
- New Owner: Goodhue Property Investments
- Existing Lease expires October 2010
- New Lease of \$4,250 per month; November 2010
- City Council has approved new 1-year lease & 1-year option.
- Funding beyond June 2011 to be addressed in FY 2011-13

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## Piedmont Avenue Library Options Discussion

### Shorter Term

- Stay in Current Location & Pay Rent (~\$51K/year)
- Move to Another Location & Pay Less Rent & Less Space
- Move into Portable Building: School or Parking Lot
  - Lease: ~\$21K/one time; ~\$1500/month + tax
  - Purchase: ~\$102K + tax
- Close the Library



### Longer Term

- Move closer to a Redevelopment Area

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## Piedmont Avenue Library Options Discussion

### Longer Term

#### Option 1

- Move closer to a Redevelopment Project Area
- Projects in these redevelopment areas can take advantage of tax increment financing and other special powers
- Broadway/MacArthur Redevelopment Project Area
  - Potential Location: Broadway & 41<sup>st</sup>
  - Potential Location: Piedmont Ave & Broadway
  - Potential Location: Broadway & MacArthur



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## Piedmont Avenue Library Options Discussion

### **Longer Term**, contd.

#### Option 1

Move the Library into a RDA

Broadway/MacArthur Redevelopment Area:

**J. Mora Moss** House, built 1864

Mosswood Park

Bought by Oakland, 1912

CA Historical Landmark

Carpenter Gothic Style Victorian Mansion



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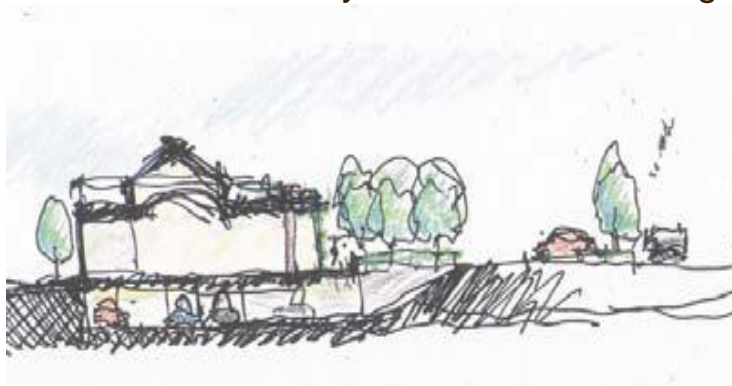
## Piedmont Avenue Library Options Discussion



### Longer Term, contd.

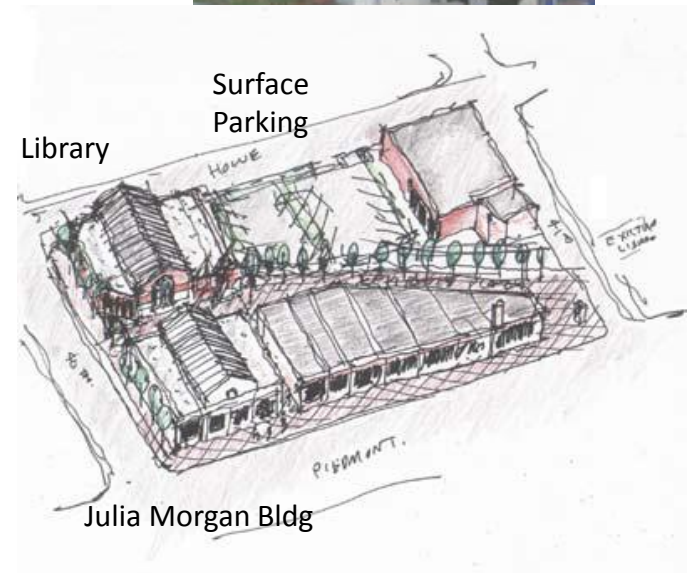
#### Option 2

- Build a new Library or remodel a building



Under-building parking

-Use



Julia Morgan Bldg

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## Piedmont Avenue Library Options Discussion

### Longer Term, contd.

#### Option 2

- Build a new Library or remodel a building
  - Possible: 3770 Piedmont Ave (Merritt Building)



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## Piedmont Avenue Library Options Discussion



### Longer Term, contd.

#### Option 2

- New Location: Where in neighborhood?

### Taxing District

- Establish a Mello-Roos Taxing District to accomplish above
  - Mello-Roos establishes a special tax for authorized purposes and bonds
  - Based on \$10M project costs; 25 year length of bond
    - Piedmont Area only: Cost range: ~\$55-\$157/yr
    - Piedmont Area & the City of Piedmont: Cost range: ~\$43/yr-\$91/yr
- The above Mello-Roos estimates are dependent on final district boundaries being established*



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- ✓ 4. Terms of lease with OUSD
- ✓ 5. Long term vision for Library within Piedmont Ave neighborhood
- ✓ 6. What site alternatives considered for relocation
- ✓ 7. Project schedule for relocation, including design public input
- ✓ 8. Comparison of other branch library rent payments (per sq ft)
  - a) Cesar Chavez: \$1.97
  - b) Eastmont: \$1.20
  - c) Current site: \$2.50



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Questions?