

### Library Building Improvements

Most Contra Costa County Library facilities are owned by the cities in which they are located. Those cities are responsible for facility maintenance costs. However, libraries in unincorporated areas (El Sobrante, Kensington and Rodeo) and the following three cities are owned by the county: Antioch, Pinole, and Ygnacio Valley. Apart from the El Sobrante Library, the county-owned library facilities have a significant amount of deferred maintenance as a result of the Library needing to choose between funding extremely expensive facility repairs and upgrades or funding library services and open hours. The Library has always chosen to prioritize services and open hours with its very limited funding.

The following basic data points show how much deferred maintenance is estimated for each facility compared to their annual maintenance costs along with a snapshot of how many items are borrowed from each facility in a typical non-COVID year.

<b>Branch</b>	<b>Year Built</b>	<b>Square Feet</b>	<b>Deferred Maintenance Estimate</b>	<b>Annual Maintenance</b>	<b>items borrowed annually</b>
Antioch	1968	11,000	\$2,607,500	\$474,861	80,000
Kensington	1965	5,094	\$1,748,750	\$120,156	65,000
Pinole	1974	17,098	\$1,918,750	\$114,053	68,000
Ygnacio Valley	1975	13,202	\$1,665,000	\$292,339	267,000
Rodeo	1920	864	\$160,000	\$25,718	4,800

A one-time allocation of \$8.1 million will address much-needed and long-overdue facility repairs and upgrades, such as installing air conditioning at the Kensington Library and upgrading the HVAC systems at the Pinole, Ygnacio Valley and Rodeo Libraries. Aging, out-of-date plumbing, data and electrical systems will be replaced at all of the above facilities, which will be more energy and water efficient and also result in long-term cost savings. HVAC improvements will enable libraries to act as cooling centers during extreme heat events and ensure the libraries can stay open during those extreme heat events. Upgraded data and electrical systems will increase the capacity for modern technology and allow patrons and staff the flexibility to use devices where they are needed for public events or personal computing.

Addressing these deferred maintenance needs will create more uplifted and inviting spaces, put into place systems, fixtures and technology that will use the public's money more efficiently, ensure the long-term stability of the facilities, and support library patrons' current technology needs.

### Recommendation

A one-time allocation of \$4 million is recommended to support these highly used libraries. This allocation will not only improve the user experience but will also free-up resources for other library use.