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Basic Information ▾

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Please complete all required fields.

You can save as a draft and return later to complete by clicking "Save Draft" at the bottom of the page.

When you are ready to submit this step, please click the blue "Save" button at the bottom of the page.

Project Information

Project Title

New Yolo Branch Library

Project Summary

The County of Yolo is replacing a 100-year old library building that was condemned in 2017 and recently demolished due to major fire, safety, and environmental deficiencies, with a new library and community room for the underserved rural communities of Yolo, Dunnigan and Zamora.

Requested Grant Amount

The maximum grant amount is \$10 million per facility. Enter whole numbers only.

\$1,533,733

Library Information

Library Jurisdiction

YOLO COUNTY LIBRARY

Name of Library Facility

Yolo Branch Library

Facility Street Address 1

37750 Sacramento St.

Facility Street Address 2**City**

Yolo

State

US-CA

Zip Code

95697

Is the facility leased?

No

Project Contact

Person able to answer questions about this application or project.

Name

Mark Fink

Title

County Librarian

Email Address

mark.fink@yolocounty.org

Phone Number

Please use the format 123-456-7890.

530-666-8002

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Project Details ▾

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Detailed Project Information

Please tell us more about your project, how you plan to implement it, and the impact it will have.

Project Description

The historic Yolo Branch Library provided library service to the communities of Yolo, Zamora and Dunnigan for more than 100 years. Unfortunately, due to major fire, safety, and environmental deficiencies, it was condemned in 2017 and library service moved to a temporary modular facility in 2018.

After extensive community outreach and engagement, an exhaustive EIR process, and weighing multiple options for library building designs and service delivery, the county approved a plan to construct a new, larger facility to effectively serve the needs of residents.

The new 4,000 square-foot library will include:

- 400% more space to accommodate diverse library and community services;
- Full accessibility to all public areas for individuals with disabilities;
- Efficient use of heating, ventilation, and air conditioning (HVAC) systems, solar powered electricity, daylight, lighting, and natural ventilation;
- A large community room for library and community programs;
- Study rooms and distinct user group areas for children/family, teens, and adults;
- Expanded book and media collections;
- Expanded public-use computer stations;
- A covered outdoor activity area; and
- Opportunity for outdoor gardens, seating, picnic, and activity areas.

History

The Yolo Branch Library was established on December 27, 1910 as a reading room located next to Borach's Store. On September 14, 1917, the Carnegie Corporation notified the county that it would award \$3,000 to construct a library in the town of Yolo.

Noted Carnegie architect W.H. Weeks was selected to design the building and W.H. Campbell from Sacramento was selected to build it. The total building cost was \$3,400, with an additional \$1,034 provided by Yolo County for furnishings. It was one of only four California Carnegie libraries constructed of wood in the craftsman style, and opened on December 1, 1918.

The former building was listed on the National Register of Historic Places. With extensive input from the residents of Yolo, Zamora, and Dunnigan, and the Friends of the Yolo Branch Library, the new Yolo Branch Library will maintain the "look and feel" of the historic building, based on a list of character-defining features that are included in both the architectural and experiential features.

Project Status

The status of the project at the time the application is submitted.

Shovel-Ready or already in progress

List and describe the roles of all consultants involved in this project such as planning, construction, contractors, and project management. If not yet contracted, briefly detail your plan and timeline to solicit and select consultants.

The County of Yolo has contracted with the following consultants on this project:

- Buehler & Buehler to conduct a structural review of the historic Yolo Branch Library.
- Doug Davis, Principal Architect with WMB Architects, developed the architectural and construction drawings for the new Yolo Branch Library. Mr. Davis has been working on this project since its inception in 2016.
- The Yoche Dehe Wintun Nation to provide on-site cultural monitoring services during construction.
- Chris Dugan, Director of Air Quality, GHG, and Noise Services with MIG, Inc. to complete the Environmental Impact Report.
- Christopher McMorris, Principal Architectural Historian with JRP Historical Consulting, LLC to consult on the Environmental Impact Report for the new Yolo Branch Library and to develop a historic mitigation and salvage plan to be implemented in the new facility.
- Kitchell, Inc. to serve as the Construction Project Manager for the new Yolo Branch Library.
- Broward Builders, Inc. to serve as the General Contractor for the new Yolo Branch Library.

Briefly describe past relevant capital improvements to the facility, including year completed.

Due to the age and nature of the building, a structural review in 2016 conducted by Buehler & Buehler identified significant signs of foundation settlement and wood decay. Specifically, the northern end of the building settled several inches over time and the west side of the building showed signs of considerable dry rot. In addition, the siding on the building had split, cracked, and fallen away, exposing the building's structural components. The review concluded these structural deficiencies created a high risk of collapse. Additionally, the County identified issues with plumbing, electrical, fire and life safety systems, as well as Americans with Disabilities Act access and compliance issues. The building was vacated in March 2018 and services were moved to a temporary modular building.

The County of Yolo and local residents reviewed various library service alternatives. Options included rehabilitating the historic library, rehabilitating and expanding the historic library, moving library services to another location, and building a new facility. The most cost-effective option that met the goals and priorities for this project was the construction of a new library.

The Yolo Branch Library was demolished in 2021, construction commenced in September 2021, and will be completed in October 2022.

How will your project address conditions that negatively impact your library's ability to deliver needed services?

The new Yolo Branch Library will:

- Eliminate the structural, safety, disability access, and other issues identified at the former Yolo Branch Library facility;
- Construct a new, larger library building that incorporates the look, feel, character, and history of the existing Yolo Branch Library building and the Town of Yolo;
- Upgrade and improve Yolo Branch Library services to meet the Yolo County Library's Strategic Priorities and operating goals;
- Expand the Yolo Branch Library's total book and media collections; and
- Provide a community room for library programs and civic meetings, classes and services such as food distribution.

Describe how your project contributes to: sustainability, inclusive access, and/or the ability of the facility to adapt to evolving needs.

In Yolo County, only 42% of children read at grade level by third grade. According to the U.S. Census, more than 20% of Yolo County residents live in poverty, which is one of the highest rates in California.

U.S. Census data indicates 70% of Yolo residents identify as Hispanic/Latinx and a majority speak Spanish at home, and the 2021 American Community Survey showed that 39% of residents in the town of Yolo did not have home computers, and only 50% had internet access. To address these issues, the new Yolo Branch Library will offer robust internet connectivity, public computers, access to educational and vocational resources in multiple languages, a large collection of materials in Spanish, and a focus on early literacy and financial literacy. Additionally, the new building will have full accessibility to all public areas for individuals with disabilities.


The new building has been designed to adapt to evolving needs. The large community room provides an area for movie nights, library programs, and community meetings. The building includes study rooms and distinct areas for children/families, teens, and adults. Outside, there is a covered activity area, as well as the opportunity for outdoor gardens and picnic areas.

Project Implementation

Please use the Project Implementation Form to outline the steps you will take to implement your project, including approximate start and end dates. The Project Implementation template can be found online:

<https://www.library.ca.gov/grants/buildingforward>
(<https://www.library.ca.gov/grants/buildingforward>)

Project Implementation Form

project-implementation-plan_Yolo Branch.pdf 

Supporting Documentation

This is your opportunity to show us what the project is and why it is needed. This may include photos, video, reports, planning documents, etc. No more than 3 supporting documents will be accepted.


Supporting Document 1

Yolo Branch Library Structural Review - Buehler Report.pdf 

Supporting Document 2

New Yolo Branch Library Renderings.pdf 

Supporting Document 3

Yolo Branch Library Letters of Support.pdf 

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Budget and Funding ▾

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Total Project Budget (including grant, match, and additional funding)

Enter whole numbers only.

\$5,450,880

Project Budget

Please outline your project's budget by category and line item. The Project Budget template can be found online: <https://www.library.ca.gov/grants/buildingforward> (<https://www.library.ca.gov/grants/buildingforward>)

Budget Form

Building Forward Budget Plan - Yolo Branch.xlsx 

Describe the basic elements of the budget, how the budget was created, and the methodology for any project contingency.

As the new Yolo Branch Library is already being constructed, much of the budget was based on actual costs and existing contracts. To date, we have incurred \$2,197,422 in costs. The construction contract alone has an additional \$2,582,368 remaining in future costs. The remaining \$671,090 in budgeted costs include our project contingency, project management costs, inspection fees, utility design costs, public art, photovoltaic system costs, modular removal, and furniture, fixtures, and equipment. The project contingency represents only 3.7% of the project budget, and is intended to cover additional unexpected costs that arise during construction.

Project Funding

Funding from Other Sources

Including required matching funds. Enter whole numbers only.

\$3,917,147

Has funding from all other sources been secured?

Yes

List other project funding sources, including any sources and amounts for matching funds and any related requirements to obtaining funds.

The \$150,000 listed as other funding sources in the budget consists of capital campaign money raised by supporters of the Yolo Branch Library. The \$3,767,147 of applicant funds in the budget includes \$600,000 from Yolo County Library, \$1,300,000 of development impact fee revenue, \$17,147 of interest revenue, and \$1,850,000 from the County's general fund. While there are no requirements attached to these funds, the \$1,850,000 will need to be paid back to the general fund.

Funding Background

If applicable, describe past attempts to fund this project, including other funding sources sought and key obstacles to secure funds.

The County of Yolo submitted two separate requests for \$2 million to the Yocha Dehe Wintun Nation's Doyuti T'uhkama fund in 2019 and 2020. In the midst of the COVID-19 pandemic and the corresponding economic downturn, the tribe issued a moratorium on funding.

The County of Yolo submitted a Community Development Block Grant (CDBG) application for construction of the new Yolo Branch Library in 2020. The CDBG grant funding was issued on a first come, first served basis for shovel-ready projects. The Department of Housing and Community Development (HCD) who administers the grant, received \$73,810,399 in funding requests and funded \$23,000,000. Unfortunately, the application for the new Yolo Branch Library was 30th in line for funding out of 31 applications. Therefore, County staff recommended proceeding with the project absent CDBG funding.

The County of Yolo has secured \$4 million in funding for the new Yolo Branch Library project from several sources, including the County of Yolo, Yolo County Library, the Friends of the Yolo Branch Library, and a capital campaign project run by local residents. Funding from the Building Forward infrastructure grant program would be used as gap funding totaling approximately \$1.6 million for this project.

If grant funding is not approved, or if only a portion of the requested funding for the project is awarded, explain how the project will be completed.

The County of Yolo will continue to seek non-profit, private, and public grant funds. In addition, the County of Yolo may need to put together a financing package for gap funding for the project. Should the County need to finance the gap to complete the project, it will likely reduce the services that can be provided at this location as funds for operations may need to be reprioritized to pay debt service.

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Building Forward Library Infrastructure Grant Program

Budget Plan

Project

Organization:	County of Yolo
Project Title:	Yolo Branch Library
Facility:	Yolo Branch Library

Project Budget

Detail the planned project expenditures within the categories below. If requesting a match reduction, create your budget based upon your request. Match requests are not guaranteed. You may be asked to revise your budget accordingly.

Budget Category	Building Forward Funds	Applicant Funds (Including Match)	Other Funding Source	Total
Project Administration <i>Cannot exceed 10% of total grant request</i>				
Contracted Project Administration		\$150,000		\$150,000
Salaries/Wages/Benefits		\$94,233		\$94,233
Subtotal:	\$0	\$244,233	\$0	\$244,233
Planning, Design, Other Pre-Construction/Implementation Including Engineering, Environmental Review, etc.				
CEQA study & EIR		\$102,795		\$102,795
Property acquisition		\$255,450		\$255,450
Site preparation		\$15,292		\$15,292
Modular costs		\$137,564		\$137,564
Building demolition		\$71,770		\$71,770
Architectural design		\$366,029		\$366,029
Subtotal:	\$0	\$948,900	\$0	\$948,900
Construction/Implementation				
Construction Management		\$61,022		\$61,022
Construction contracts	\$1,533,733	\$1,975,155	\$150,000	\$3,658,888
Tribal & archaeological monitoring		\$20,460		\$20,460
Permits and Inspection Fees		\$93,027		\$93,027
Utility design		\$50,000		\$50,000
Public art		\$25,600		\$25,600
Photovoltaic system		\$30,000		\$30,000
Removal of modular		\$15,000		\$15,000
Furniture, fixtures, & equipment		\$100,000		\$100,000
Subtotal:	\$1,533,733	\$2,370,264	\$150,000	\$4,053,997
Project Contingency (10% max)		\$203,750		\$203,750
Total	\$1,533,733	\$3,767,147	\$150,000	\$5,450,880



County of Yolo

TOM HAYNES
Interim Chief Financial Officer

www.yolocounty.org

DEPARTMENT OF FINANCIAL SERVICES

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- *Financial Leadership*
- *Budget & Financial Planning*
- *Treasury & Finance*
- *Tax & Revenue Collection*
- *Financial Systems Oversight*
- *Accounting & Financial Reporting*
- *Internal Audit*
- *Procurement*

March 17, 2022

California State Library
Library Development Services Bureau
900 N Street
Sacramento, CA 95814-4869

RE: Availability of Grant Match Funds – Building Forward: Library Infrastructure Grant Program

Project Name: New Yolo Branch Library

Yolo County is submitting a grant application to the above-named program requesting \$1,533,733 for the New Yolo Branch Library Project. This letter confirms that the required dollar-for-dollar local cash match is available in the event the grant is awarded.

Sincerely,

Tom Haynes
Interim Chief Financial Officer



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Certification ▾

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Certification and Signature

This application is being submitted by the eligible applicant organization that will administer grant funds if awarded. The authorized representative is the person designated by the applicant organization's governing body to enter into agreements on behalf of the applicant organization. The authorized representative must certify this application before it is submitted. By typing your name below, you are signing this application electronically. You agree that the information submitted on this application is correct and true. Your electronic signature is the legal equivalent of your manual signature on this application.

Name of Authorized Representative

Name of person authorized to sign this grant application.

Chad Rinde

Title of Authorized Representative

Title of person authorized to sign this grant application.

Interim County Administrator

Signature

Authorized representative must complete the electronic signature before the application can be submitted.

Chad Rinde

Authorizing Resolution

A signed resolution by your organization's governing body designating an authorized representative and approving acceptance of grant funds is optional at the time this application is submitted. A resolution will be required if grant funds are awarded. Suggested resolution language can be found in the Building Forward grant guidelines available online at: <https://www.library.ca.gov/grants/buildingforward> (<https://www.library.ca.gov/grants/buildingforward>). If the signed resolution is available now, you may upload it here.

Authorizing Resolution (if available)

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Supplemental Budget ▾

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Supplemental Information

Complete and upload the Supplemental Budget Detail Form below. This form can be found at: <http://www.library.ca.gov/wp-content/uploads/2022/07/BuildingForwardSupplementalBudgetDetail.xlsx>
(<https://www.library.ca.gov/wp-content/uploads/2022/07/BuildingForwardSupplementalBudgetDetail.xlsx>)

Follow the instructions on the form. For reference, you can review the budget information submitted previously for this project, under the Application section.

Note: You will not be able to make changes to previously submitted information.

Supplemental Budget Detail

BuildingForwardSupplementalBudgetDetail - Yolo Branch.xlsx 

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			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
Total Project Costs	\$561,996	\$561,996	\$1,123,992

Subtotal

Item	Grant Funded	Match Funded	Total
Subtotal	\$624,413	\$624,413	\$1,248,826

Project Contingency (Maximum 10% of grant subtotal)

Item	Grant Funded	Match Funded	Total
Project Contingency	\$62,441	\$62,441	\$124,882
Total Project Contingency	\$62,441	\$62,441	\$124,882

Grant Total

Item	Grant Funding	Match Funding	Grand Total
Grand total	\$686,854	\$686,854	\$1,373,708

Eligibility/Review

Item	Grant Funding	Match Funding	Status Check
Maximum Allowable Administration Costs	\$68,685	\$68,685	Okay
Maximum Allowable Contingency	\$62,441	\$62,441	Okay
Minimum Allowable Match	N/A	\$686,854	Okay