

# South Davis Library Update

July 12, 2022

# Background

- 2013-2015: South Davis Ad Hoc Committee for Library Services
  - Committee surveyed community to identify library needs in South Davis
- 2017: Library's Facilities Master Plan completed
  - The consultant reviewed existing data on public library use needs, and the work of the Ad Hoc Committee, and recommended construction of a new South Davis Library in Phase 1 of the Master Plan
- 2019: South Davis Ad Hoc Committee for Library Services was reconvened
  - WMB Architects was selected to do community outreach and design conceptual renderings for a South Davis Library facility
  - Focus groups and meetings with stakeholders from Yolo County, City of Davis, DJUSD, and local nonprofits were held. Joint use facility options were explored
- 2021: Conceptual renderings were delivered
- 2022: Financing options for the construction and operation of a new South Davis Library are being reviewed by County and Library staff
  - Current recommendation is for a 16,500 square foot library in Walnut Park
    - Estimated cost for construction is \$21.7 million
    - Estimated cost for operation exceeds \$1 million annually

# Need

- Use at Mary L. Stephens Branch Library is at capacity and its location does not allow for expansion. The need for an additional library facility is detailed in the *County of Yolo Strategic Space Utilization Study* (2014), the *Yolo County Library Facilities Master Plan* (2017), and recommended by the *South Davis Ad Hoc Committee for Library Services* (2015) and (2022).
- Construction of a new library would more effectively meet the needs of the growing population in South Davis and buffer use of the Mary L. Stephens Davis Branch Library.
- 95618 Zip Code: 23% of residents live below the federal poverty level. Of these residents, 63% of householders have not completed high school (2020 American Community Survey)
- Montgomery Elementary: 49% of students socioeconomically disadvantaged, 32% are English Learners, 59% Hispanic/Latinx, 4% Asian (2021 California School Dashboard)
- Pioneer Elementary: 15% socioeconomically disadvantaged, 8% English Learners, 13% Hispanic/Latinx, 23% Asian (2021 California School Dashboard)
- Frances Ellen Watkins Harper Junior High: 32% socioeconomically disadvantaged, 8% English Learners, 32% Hispanic/Latinx, 16% Asian (2021 California School Dashboard)

# South Davis Library Location

- The County of Yolo and City of Davis have identified Walnut Park (2700 Lillard Dr.) as a potential location for the Library.
- A previous MOU between the City and County would need to be renewed to move forward with this location.
- The value of the land is estimated to be \$4,165,000



# Conceptual Design

- WMB Architects created conceptual renderings for a 16,500 square foot building with library collection areas, a community meeting room, and classroom space for programming
- WMB Architects developed an estimated project budget, which has been projected to \$21,720,000 if construction began in 2024
- Library proposed to be open 6 days/week, including 4 evenings, for a total of 53 hours, and operated by 8.5 FTE





# Potential Grant Funding

- In March 2022, the CAO and Library applied for \$8,783,400 toward construction costs of the South Davis Library through the California State Library's *Building Forward Library Infrastructure Program*
- The grant requires a \$1 for \$1 match, and certain project costs are ineligible for grant funding or match credit, including landscaping/patio costs, public art, and furniture, fixtures, and equipment
- Grant awards will be announced in August 2022
- County staff plan to come back to the Board to accept grant funds if awarded
- If awarded, funds must be spent by March 2026
- There may be another opportunity if *Building Forward* funds are not awarded to the project in Round 1

# Funding Sources for Construction

- For initial financing calculations, we included the following funding sources:
  - \$5,000,000 in accumulated Davis Library Mello Roos proceeds
  - \$2,261,617 in Development Impact Fees
- Note: \$2,000,000 for construction of a new library from the developer of the Davis Innovation Sustainability Campus (DISC) project was rejected by voters on June 7.

# Library Mello Roos History

- The boundaries of CFD No. 1989-1 match the boundaries of the Davis Joint Unified School District, excluding Solano County
- In November 1989, voters approved Measure B to issue \$4.1m in bonds to expand the facilities and services of the Davis Branch Library, with a special tax of \$42.00 per parcel
- In November 2007, voters approved Measure P to issue \$7.5m in bonds to maintain the Davis Branch Library's hours; expand its collection, resources, and children's services; enlarge and modernize the building; and to authorize library services in South Davis, with a special tax of \$88 per parcel (\$44 per unit for multifamily parcels) and a 2% increase each year
  - Voter turnout: 32.8% (13,011 of 39,666 registered voters)
  - Passage rate: 73.2%
- The tax rate increases 2% each year
- For 2022-23, the Mello Roos tax rates are \$116.11 for single family residential parcels and \$58.05 per residential unit for multi-family residential parcels
- As long as the Mello Roos tax provides for ongoing operations, there is no sunset date

# Financing

- Our current Library budget and Mello Roos tax **does not currently** provide enough money to construct and operate a library in South Davis
- To pay for operations of both the Mary L. Stephens Davis Branch Library and the South Davis Library, along with debt service payments for existing debt and new debt to construct the library, the current tax would need to be replaced with an amended tax.
- The new tax would need 2/3 approval by voters.
- The County is working with consulting firm, Government Financial Strategies, to determine Mello Roos tax service area and the tax amount per parcel.
- If the Board is supportive, here is a possible financing timeline for a new South Davis Library:
  - March 2024 – new Mello Roos election
  - Early summer 2024 – issue debt
  - Late summer 2024 – begin construction
  - August 2025 (at the earliest) – finish construction
  - November 2025 (at the earliest) – open the library