

APPROVED

ACCEPTED

PENDING

DENIED

PRESENTED

MODIFIED

JPA Board
January 23, 2025



**BY THE SANTA CLARA COUNTY LIBRARY
DISTRICT JOINT POWERS AUTHORITY**

Item 4.d.

BY: Virginia Johnson
SECRETARY
DATE: 1/23/25

**JOINT POWERS AUTHORITY
BOARD TRANSMITTAL**

DATE: January 23, 2025
TO: JOINT POWERS AUTHORITY BOARD
FROM: Jennifer Weeks, County Librarian
SUBJECT: **Approve the Ten-Year Capital Maintenance Plan**

RECOMMENDED ACTIONS

Approve the Ten-Year Capital Maintenance Plan to include the Technology Improvements.

BACKGROUND/REASONS FOR RECOMMENDATION

On October 24, 2013, the Board approved the establishment of a Ten-Year Capital Maintenance Plan ("CMP") and an associated financial reserve. The CMP includes all capital maintenance related to projects in excess of \$25,000 that are anticipated over the next ten years. The designated reserve differs from regular, annual maintenance projects that are included in the annual operating budget, including, but not limited to HVAC maintenance, plumbing, electrical, elevator maintenance, carpet and upholstery cleaning, pest management, window and door repair, fire sprinkler testing and maintenance, roofing inspections and repairs, alarm system monitoring and repairs. The CMP does not constitute an approval to expend funds; instead, this plan provides the basis for the establishment of a Capital Maintenance Reserve based on estimated needs throughout the district. Actual approval for expenditures of these reserved funds occurs during the review and acceptance of the annual operating budget in April and June.

Formerly, the Technology Replacement and Improvement Plan was a separate informational only report presented in January. The three-year Technology Replacement and Improvement plan is set to conclude in June of 2025, therefore the future Technology Improvements which include technological upgrades to the libraries, business IT systems and security and large technology special projects will be included in the CMP.

FISCAL IMPLICATIONS

The proposed Capital Maintenance Plan will guide the required designation of reserves request which will be presented within the Proposed Budget for the Board's action in April.

	CAMPBELL	CUPERTINO	GILROY	LOS ALTOS	MILPITAS	MORGAN HILL	SARATOGA	WOODLAND	SSC/Nest	DISTRICT	YEAR TOTAL
2024-2025											
Interior											1,996,000
Carpet Replacement					403,000	249,000					
Paint Interior		114,000		85,000							
Public Furniture			145,000								
Lighting Controls & Fixture Upgrade		1,000,000									
Exterior											1,386,000
Roof Replacement				587,000				799,000			
Building Mechanical Systems											350,000
HVAC Replacement								350,000			
Special Projects											1,190,000
Children's Play Spaces - Prep Work		205,000	244,000	106,000	227,000	139,000	219,000	N/A	N/A	N/A	
Emergency Work/Misc										50,000	
Technology Improvements											4,358,490
Technology for Public Use										530,000	
Business IT Systems & Security										500,000	
Special Projects - AMHS			936,650		1,345,850					1,045,990	
Fleet Replacement										366,000	366,000
Total	0	1,319,000	1,325,650	778,000	1,975,850	388,000	1,368,000	0	0	2,491,990	9,646,490
2025-2026											
Interior											2,002,000
Carpet Replacement		400,000	200,000								
Paint Interior											
Public Furniture	1,059,000								343,000		
Exterior											292,000
Paint Exterior			142,000	101,000					49,000		
Building Mechanical Systems											167,000
Fire Panel Upgrade		100,000									
Rebuild Air Handlers				50,000							
Replace Server Room HVAC				17,000							
Special Projects											200,000
Emergency Work/Misc							150,000			50,000	
Technology Improvements											5,526,400
Special Project - AMHS	812,350	1,576,300		888,250		789,800	1,093,950	365,750			
Special Project - ILS Replacement										200,000	
Fleet Replacement											
Total	1,871,350	2,076,300	342,000	1,056,250	0	789,800	1,243,950	365,750	392,000	250,000	8,187,400
2026-2027											
Interior											1,037,000
Carpet Replacement			441,000								
Paint interior			146,000			86,000	114,000				
Public Furniture			250,000								
Exterior											0
Paint Exterior											
Building Mechanical Systems											131,000
Relocate boiler					19,000						
Boiler and Burner Overhaul					20,000	45,000					
Server Room HVAC Replacement							15,000				
BMS Software Upgrade				32,000							

	CAMPBELL	CUPERTINO	GILROY	LOS ALTOS	MILPITAS	MORGAN HILL	SARATOGA	WOODLAND	SSC/Nest	DISTRICT	YEAR TOTAL
Special Projects											50,000
Emergency Work/Misc										50,000	
Technology Improvements											4,000,000
Special Project - ILS Replacement										4,000,000	
Fleet Replacement											
Total	0	0	837,000	32,000	39,000	131,000	129,000	0	0	4,050,000	5,218,000
2027-2028											
Interior											99,000
Paint Interior									99,000		
Exterior											0
Paint Exterior											
Building Mechanical Systems											213,000
HVAC Unit Replacement			138,000								
HVAC Equipment Replacement			27,000								
Server Room HVAC Replacement				28,000							
New Exhaust Fans				20,000							
Fire Alarm System Replacement							70,000				
Special Projects											50,000
Emergency Work/Misc										50,000	
Technology Improvements											4,000,000
ILS System Replacement										4,000,000	
Fleet Replacement											283,000
Total	0	0	165,000	48,000	0	0	70,000	0	99,000	4,050,000	4,645,000
2028-2029											
Interior											317,000
Carpet Replacement				250,000				45,000			
Interior Paint								22,000			
Exterior											155,000
Solar upgrades			55,000				50,000			50,000	
Building Mechanical Systems											153,000
Reconstruct 2nd Floor Intake					75,000						
HVAC Unit Replacement					78,000						
Special Projects											50,000
Emergency Work/Misc										50,000	
Technology Improvements											1,000,000
Public Tech Upgrades										1,000,000	
Fleet Replacement											0
Total	0	0	55,000	250,000	153,000	0	50,000	67,000	0	1,100,000	1,675,000
2029-2034											
Interior											1,655,000
Paint Interior	80,000		146,000	85,000	111,000	86,000					
Carpet Replacement					403,000	249,000	380,000			115,000	
Exterior											236,000
Paint Exterior		135,000		101,000							
Building Mechanical Systems											1,086,000
Server Room / HVAC Replacement			83,000		420,000	20,000				132,000	
Exhaust Fan Replacement							26,000				
Fire Alarm System Replacement						55,000					
AC Pair Replacement			27,000								

	CAMPBELL	CUPERTINO	GILROY	LOS ALTOS	MILPITAS	MORGAN HILL	SARATOGA	WOODLAND	SSC/Nest	DISTRICT	YEAR TOTAL
BMS software upgrade			32,000		32,000	32,000	32,000			80,000	
Second Floor Duct System										60,000	
Boiler Replacement							55,000				
Special Projects											250,000
Misc. Emergency Work										250,000	
Technology Improvements											2,500,000
Public Tech Upgrades										2,500,000	
Fleet Replacement										981,000	981,000
Total	80,000	135,000	288,000	186,000	966,000	442,000	493,000	0	0	637,000	6,708,000