



APPROVED **ACCEPTED** **PENDING**
DENIED **PRESENTED** **MODIFIED**
BY THE SANTA CLARA COUNTY LIBRARY DISTRICT JOINT POWERS AUTHORITY
BY: *Virginia L. Johnson*
DATE: 1/25/24 **SECRETARY**

JPA Board
January 25, 2024

Item 5.b.

**JOINT POWERS AUTHORITY
BOARD TRANSMITTAL**

DATE: January 25, 2024
TO: JOINT POWERS AUTHORITY BOARD
FROM: Jennifer Weeks, County Librarian
SUBJECT: **Approve the Ten-Year Capital Maintenance Plan**

RECOMMENDED ACTIONS

It is recommended that the Board approve the Ten-Year Capital Maintenance Plan with an associated \$3,912,000 transfer from Fund Balance to fully fund the designated Capital Maintenance Reserve.

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 projects in excess of \$25,000 that are anticipated over the next ten years. This 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, etc.). 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 anticipated throughout the Santa Clara County Library District. Actual approval for expenditure of these reserved funds occurs during the review and acceptance of the annual operating budget in April and June.

Significant additions in the current CMP include revised estimates for children's spaces improvements.

Budget and Reserves

Upon adoption of the Fiscal Year 2023-24 operating budget, the amount in the Building Reserve designated for the CMP was \$10,727,000. A transfer from Fund Balance in the amount of \$3,912,000 will increase this reserve to \$14,639,000 to fully fund the projects listed herein, while reducing the undesignated fund balance to \$53,718,807.

	CAMPBELL	CUPERTINO	GILROY	LOS ALTOS	MILPITAS	MORGAN HILL	SARATOGA	WOODLAND	SSC	YEAR TOTAL
2024-2025										
Carpet Replacement					403,000	249,000				
Roof Replacement				587,000			799,000			
Public Furniture			145,000							
Lighting Controls/Fixture Upgrade		1,000,000								
Paint interior		114,000		85,000						
HVAC Replacement			27,000							
Children's Play Spaces		292,000	349,000	150,000	324,000	200,000	312,000			
Fleet Replacement									317,000	
Misc. Emergency Work									50,000	
Total	0	1,406,000	521,000	822,000	727,000	449,000	1,111,000	0	367,000	5,403,000
2025-2026										
Fire Panel Upgrade										
Rebuild Air Handlers		100,000		50,000						
Replace Server Room HVAC				17,000						
Paint interior			146,000			86,000				
Paint Exterior			142,000	101,000						
Carpet Replacement		650,000								
Furniture, Fixtures & Equipment	1,059,000								343,000	
Misc. Emergency Work									50,000	
Total	1,059,000	750,000	288,000	168,000	0	86,000	0	0	393,000	2,744,000
2026-2027										
Server Room HVAC Replacement										
Boiler and Burner Overhaul							15,000			
Relocate boiler					20,000	45,000				
BMS Software Upgrade					19,000					
Paint interior				32,000						
Paint Exterior							114,000			
Carpet Replacement			441,000						49,000	
Misc. Emergency Work									50,000	
Total	0	0	441,000	32,000	39,000	45,000	129,000	0	99,000	785,000

	CAMPBELL	CUPERTINO	GILROY	LOS ALTOS	MILPITAS	MORGAN HILL	SARATOGA	WOODLAND	SSC	YEAR TOTAL
2027-2028										
Paint Interior									99,000	
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		283,000	
Fleet Replacement									50,000	
Misc. Emergency Work									432,000	715,000
Total	0	0	165,000	48,000	0	0	70,000	0		
2028-2029										
Carpet Replacement										
Interior Paint				250,000				45,000		
Reconstruct 2nd Floor Intake					75,000			22,000		
HVAC Unit Replacement					78,000					
Solar upgrades			55,000				50,000		50,000	
Misc. Emergency Work									50,000	
Total	0	0	55,000	250,000	153,000	0	50,000	67,000	100,000	675,000
2029-2030										
Carpet Replacement									115,000	
Server Room HVAC Replacement									78,000	
BMS software upgrade			32,000		32,000	32,000	32,000		80,000	
Misc. Emergency Work									50,000	
Total	0	0	32,000	0	32,000	32,000	32,000	0	323,000	451,000
2030-2031										
Paint Interior										
Fire Alarm System Replacement					111,000					
HVAC Replacement						55,000			54,000	
Server Room HVAC Replacement			28,000							
AC Pair Replacement			27,000							
Exhaust Fan Replacement							26,000			
Fleet Replacement									477,000	
Misc. Emergency Work									50,000	
Total	0	0	55,000	0	111,000	55,000	26,000	0	581,000	828,000

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