



APPROVED

ACCEPTED

PENDING

DENIED

PRESENTED

MODIFIED

JPA Board
February 12, 2026
Item 5.d.

BY THE SANTA CLARA COUNTY LIBRARY
DISTRICT JOINT POWERS AUTHORITY

BY: Virginia Johnson
SECRETARY

DATE: 2/12/26

**JOINT POWERS AUTHORITY
BOARD TRANSMITTAL**

DATE: February 12, 2026

TO: JOINT POWERS AUTHORITY BOARD

FROM: Jennifer Weeks, County Librarian

SUBJECT: Approve the Capital Maintenance Plan and adjusted plan parameters

RECOMMENDED ACTIONS

Approve the Capital Maintenance Plan and adjusted plan parameters.

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 included 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.

On January 23, 2025 the Board approved the combining of the former Technology Replacement and Improvement Plan into the Capital Maintenance Plan. The technological upgrades to the libraries, business IT systems, special projects and security will be included in the CMP.

The proposed CMP will continue to follow the ten year cycle and it will be inclusive of all projects in excess of \$100,000 and including, but not be limited to, HVAC repair and 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, lighting, painting, carpet and furniture improvements in addition to large technological upgrades and large capital projects. Costs for planned maintenance in years five through ten will not be estimated due to market variability.

As always, the CMP approval does not constitute approval to expend funds; instead, this plan provides the basis for the establishment of a Capital Maintenance Reserve based on estimated needs throughout the Library District. Actual approval for expenditures of these reserved funds occurs during the review and acceptance of the annual operating budget in April and June.

FISCAL IMPLICATIONS

The proposed CMP will guide, if needed, any required designation of reserves requests which will be presented within the Proposed Budget for the Board's action in April each year.

	CAMPBELL	CUPERTINO	GILROY	LOS ALTOS	MILPITAS	MORGAN HILL	SARATOGA	WOODLAND	SSC/Nest	DISTRICT	YEAR TOTAL
2025-2026											
Interior	New Building								New Building		3,237,000
Carpet Replacement		400,000						200,000			
Paint Interior				100,000							
Public Furniture/Lighting	675,000	150,000							212,000		
Staff Furniture	(included above)	500,000			500,000		500,000		(included above)		
Exterior											378,000
Paint Exterior			278,000						100,000		
Building Mechanical Systems											350,000
Fire Panel Upgrade											
Replace HVAC							350,000				
Technology Improvements											6,526,400
Special Project - AMHS	812,350	1,576,300		888,250		789,800	1,093,950	365,750			
Special Project - ILS Replacement										200,000	
AV Systems Upgrades					200,000	200,000	200,000		200,000		
Fleet Replacement											1,700,000
Outreach Vehicle (go go biblio replace)	200,000	200,000	200,000	200,000	200,000	200,000	200,000				
Bookmobile (replacing oldest)									300,000		
Total	1,487,350	2,626,300	278,000	988,250	500,000	789,800	1,943,950	565,750	512,000	200,000	12,191,400
2026-2027											
Interior			Renovation								1,775,000
Carpet Replacement											
Paint Interior			146,000			115,000	114,000	100,000	100,000		
Public Furniture/Lighting			250,000			450,000					
Staff Furniture			250,000					250,000			
Courtyard & Patio Furniture				150,000							
Exterior											850,000
Paint Exterior			150,000			150,000	150,000				
Roof Replacement						400,000					
Building Mechanical Systems											0
Boiler and Burner Overhaul											
HVAC Replacement											
Technology Improvements											2,600,000
AV Systems Upgrades		200,000	200,000	200,000							
Special Project - ILS Replacement										2,000,000	
AV Courtyard/Patio				100,000							
Fleet Replacement											
Total	0	200,000	996,000	350,000	0	1,115,000	264,000	350,000	0	2,000,000	5,225,000
2027-2028											
Interior			Renovation								100,000
Paint Interior									100,000		
Carpet Replacement			450,000	250,000					350,000		
Public Furniture/Lighting				500,000			350,000				
Staff Furniture				500,000		500,000		250,000			
Exterior											0
Paint Exterior											
Building Mechanical Systems											238,000
HVAC Unit Replacement			138,000								

	CAMPBELL	CUPERTINO	GILROY	LOS ALTOS	MILPITAS	MORGAN HILL	SARATOGA	WOODLAND	SSC/Nest	DISTRICT	YEAR TOTAL
BMS Software Upgrade				100,000							
HVAC Equipment Replacement											
Technology Improvements											2,000,000
ILS System Replacement										2,000,000	
Fleet Replacement											0
Bookmobile (large one)										500,000	
Total	0	0	588,000	1,350,000	0	500,000	350,000	250,000	450,000	2,000,000	2,338,000
2028-2029											
Interior											0
Carpet Replacement											
Interior Paint											
Exterior											0
Paint Exterior											
Building Mechanical Systems											0
HVAC Unit Replacement											
Technology Improvements											1,000,000
Public Tech Upgrades										1,000,000	
Fleet Replacement											0
Total	0	0	0	0	0	0	0	0	0	1,000,000	1,000,000
2029-2030											
Interior											1,604,000
Paint Interior			146,000	100,000	111,000	100,000					
Carpet Replacement					403,000	249,000	380,000		115,000		
Exterior											236,000
Paint Exterior		135,000		101,000							
Building Mechanical Systems											552,000
Server Room / HVAC Replacement					420,000					132,000	
Technology Improvements											2,500,000
Public Tech Upgrades										2,500,000	
Fleet Replacement											0
Total	0	135,000	146,000	201,000	934,000	349,000	380,000	0	0	132,000	4,892,000
Capital Building Projects Ongoing FY2025-2030	Campbell Library Renovation anticipated opening Spring of 2026	Cupertino Aquarium Refresh anticipated opening in Fall 2027	Gilroy Library Renovation for Teen & Community Spaces anticipated opening Fall of 2027	LALE Courtyard Project anticipated opening Fall 2027 Los Altos Library Renovation anticipated opening Fall of 2028				Woodland Patio Project anticipated opening Fall 2027	Nest Learning & Literacy Center anticipated opening Spring of 2026		