

California State Library Building Forward Grant Application: Chinatown Branch Library

GENERAL APPLICATION INSTRUCTIONS & QUESTIONS ([Application Guidelines](#))

The full application is online at: <https://www.library.ca.gov/grants/buildingforward>. The applicant organization (city, county, or library district) will need to create a login and profile in order to access the application. *Reminder: One application may be submitted per facility. Applicant organizations with more than one site should submit one application for each site under the organization's profile.*

Part 1: Basic Information

Project Title

San Francisco Public Library Chinatown Branch Renovation

Project Summary (Maximum of 50 words)

The project supports community needs through innovations in delivery of library collections, programs, and learning. Physical improvements include ADA improvements, an expanded program room, larger teen space, energy efficient lighting and HVAC systems, provision for shelter from smoke and heat events, and new furnishings/ finishes.

Requested Grant Amount

\$7,930,087

Library Jurisdiction

City and County of San Francisco

Library Facility Name and Address

Chinatown Branch Library, 1135 Powell Street, San Francisco, CA 94108

Is the facility leased?

No

Project Contact

Maureen Singleton,
Chief Operating Officer, SFPL;
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415-557-4248

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Part 2: Project Detail & Implementation

Project Description (Maximum of 350 words)

San Francisco Public Library's Chinatown Him Mark Lai Branch is a Carnegie library built in 1921. In 1996, a major renovation and expansion was completed, and the branch was seismically retrofitted to that time's standards and expanded to twice its original size. The project delivered improvements but does not meet today's library building standards. Important life safety and sustainability improvements are needed for the building to support contemporary library services, and the Chinatown Branch Renovation Project will deliver those for San Francisco's Chinatown community, which has a CPM of 27.67.

Some priority life-safety improvements were made to the Chinatown Branch during the 1990s renovation, but significant vulnerabilities remain. The fire protection system of the renovated building will receive an updated Emergency Voice/Alarm Communication (EVAC) system. Seismic performance will be upgraded to current code. The current building is not designed to meet hazards of heat and poor air quality. Per San Francisco's Hazards and Climate Resilience Plan, more investments are needed in public facilities to establish weather and clean air respite centers. The obsolete HVAC system will be replaced, delivering fully air-conditioned and filtered air to the entire facility.

The renovation will be designed in accordance with California Title 24 standards and San Francisco's green building requirements, be LEED Gold Certified, and advance the City's Climate Action Plan goals, seeking to achieve net zero greenhouse gas emissions by 2040. The building will be fully electric, eliminating natural gas heating, and taking advantage of San Francisco's municipal hydroelectric power. The project includes rooftop solar panels with a battery storage system, providing renewable power and allowing the library to "peak shave" by charging batteries during off-peak hours. The batteries can provide a degree of standby power in the event of a power outage.

Outstanding maintenance needs will be addressed, especially in the building's exterior envelope. Historic terra cotta decoration on the main façade and entry stair has decayed from water intrusion and will be restored and repaired.

Project Status

Planning is 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. (Maximum of 200 words)

Planning: The planning phase is largely a city-staffed endeavor from defining scope and program needs to conceptual design, renderings, public engagement, and final design product. City staff are from the Library as well as San Francisco Public Works (PW). Consultants are used for project cost estimating.

Construction: The construction contract will be a best value bid process and will be issued in late March or early April 2022. The PW Bureau of Construction Management will manage project

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construction. PW/BCM is highly experienced and expert with major construction projects throughout the City. The Library will have a Capital Projects Manager regularly on site, facilitating prompt, effective communication between Public Works and Library Administration regarding the progress of the work.

Project Management: The PW Bureau of Architecture will provide project management services and will engage with Library staff, including the Capital Projects Manager, for overall project management services.

Briefly describe any past relevant capital improvements to the facility, including the year completed. (Maximum of 200 words)

In 1996, a major renovation and expansion was completed during which the branch was seismically retrofitted to that time's standards and expanded to approximately twice its original size by building a two-story addition. In addition to expanding the library footprint, the project delivered a reprogramming of library space with a community meeting room and story-room available for programs and special events, but the building no longer meets contemporary library service needs.

How will your project address conditions that negatively impact your library's ability to deliver needed services? (Maximum of 200 words)

Remove a little-used mezzanine, adds a new staircase, greatly improves sightlines and circulation so patrons can navigate the building more easily.

Provide larger program room, important to this community.

Restore the historic Carnegie reading room, which was marred by insensitively designed previous improvements.

Provide air conditioning and filtration so library can remain open on excessive heat and/or smoke days.

Upgrade restrooms to current ADA standards.

Improve lighting for better reader comfort.

Upgrade staff spaces and equipment for quicker materials turn around and other services to patrons.

Describe how your project contributes to: sustainability, inclusive access, and/or the ability of the facility to adapt to evolving needs. (Maximum of 200 words)

Electrification and Decarbonization: Natural gas used in buildings is a greenhouse gas with 80 times the warming potential of CO₂. The Chinatown Branch Library is part of the decarbonization movement and the switch to all electric power. City-owned buildings in San Francisco receive power from 100%

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renewable sources including Hetch Hetchy Power which is hydroelectric.

Onsite Renewable Energy: This project will provide a 23 kW rooftop solar photovoltaic panel system with battery storage which will provide standby power.

Resiliency: The renovation provides replacement HVAC system for the current system which is at end of life. Air conditioning is essential to the building remaining open during extreme heat days which in the past could have resulted in closures. The mechanical systems will feature enhanced filtration (MERV 13 filters) which will reduce impacts from bad outdoor air quality such as wildfire smoke events.

USGBC LEED: The project will seek LEED Gold certification.

Inclusive Access: This project will be fully accessible in accordance with the Americans with Disabilities Act, the California Building Code, and local ordinances. The main entry as well the entry to the Community Room will be fully accessible. All restrooms will be gender inclusive.

Project Implementation Plan (Upload)

[Chinatown Project Implementation Plan.pdf](#)

Supporting Documentation (Upload):

[2022-0318 LIB Grant Application Chinatown Background sent.pdf](#)

[2018 01-26 Feasibility Study View R1.pdf](#)

Part 3: Budget and Funding

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

\$29,400,000

Project Budget Detail (Upload)

[Chinatown Budget Plan.pdf](#)

Describe the basic elements of the budget, how the budget was created, and the methodology for any project contingency. (Maximum of 200 words)

The budget was created by Public Works and utilizes their standard budget development approach which is in three categories:

(1) Total Construction Cost

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(2) Project Controls and Services

(3) Owner Provided Items

Total Construction Cost (TCC) includes direct construction costs, construction mark-ups, and supporting construction costs. Direct construction costs represent individual trade costs before mark ups. Mark ups include escalation, general conditions and contractor overhead and profit. Supporting construction costs include public art, new utilities, and hazardous material abatement costs.

Project Controls and Services represents the project soft costs including professional fees, project and construction management, permit fees, inspections, and project data such as geotechnical, hazardous material reports, and surveys.

Owner Provided Items is for equipment procured outside of the construction contract. These include the Furnishings, Fixtures and Equipment (FFE) budget which includes furniture, technology equipment, and specialty equipment.

Cost estimating was created by a professional estimator from full construction documents (drawings and project manual).

The contingency included in the budget plan is the Change Order Contingency which is included as the last item in the TCC. The value is 5% and is prorated to each trade in the plan proportional to the overall value of TCC.

Project funding from other sources

\$21,469,913

Has funding from all other sources been secured?

No

If no, please explain: (maximum of 150 words)

The San Francisco Library Preservation Fund (LPF) will cover most of the renovation project costs. San Francisco voters renewed the LPF for a 15-year term in November 2007 to construct, maintain, and operate library facilities. The FY23 budget request of \$7.96 million will fully fund the project and \$3.0 million in FY24 will cover assumed cost inflation. The budget request should be approved by the Board of Supervisor in July 2022. The Friends of the San Francisco Public Library (Friends), a 501(c)(3), traditionally raises monies to fund furniture, fixtures, and equipment (FF&E) for our capital projects. The estimated \$1.4 million for FF&E will be secured via a local legislative process closer to the construction bid phase. State grant funds for Chinatown would permit SFPL to reallocate LPF monies to our Ocean View capital project, which has a gap of \$14.5 million, and a CPM of 26.43.

List other project funding sources, including any sources and amounts for matching funds and any related requirements to obtaining funds. (Maximum of 200 words)

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The San Francisco Library Preservation Fund (LPF) will cover most of the total project costs for the Chinatown Branch Library renovation. San Francisco voters renewed the LPF for a 15-year term in November 2007 to construct, maintain, and operate library facilities. The LPF will fund the required match of \$7.93 million. Allocation of local funds for the Chinatown project is done via the city's budget process. The FY23 budget request of \$7.96 million will fully fund the project and \$3.0 million in FY24 will cover assumed cost inflation. The budget request should be approved by the Board of Supervisor in July 2022. The Friends of the San Francisco Public Library (Friends), a 501(c)(3), traditionally raises monies to fund furniture, fixtures, and equipment (FF&E) for our branch capital projects. The estimated \$1.4 million for FF&E will be secured via a local legislative process closer to the construction bid phase. State grant funds for Chinatown would permit SFPL to reallocate LPF monies from the Chinatown project to our Ocean View capital project, which has a gap of \$14.5 million, and a CPM of 26.43.

If applicable, describe past attempts to fund this project, including other funding sources sought and key obstacles to secure funds. (Maximum of 200 words)

The San Francisco Public Library has allocated Library Preservation Fund monies for the Chinatown Branch Library renovation project over several fiscal years through the city's annual budget process. These grant funds would assist the Library in fully funding project costs and permit the San Francisco Public Library to reallocate Library Preservation Fund monies in our Chinatown project to our Ocean View Branch Library capital project, which has a funding gap of \$14.5 million, and a CPM of 26.43.

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 (Maximum of 200 words)

If grant funding is not approved, or if only a portion of the requested funding for the project is awarded, the project will be fully funded by the Library Preservation Fund. Using the Library Preservation Fund to cover the total cost of the project would come at an opportunity cost to other important capital projects in the San Francisco Public Library's portfolio, potentially delaying that work.

Part 4: Match Requirement

Are you able to match grant funds on a dollar-for-dollar basis?

Yes.

Letter from Finance Director or equivalent verifying availability match funds (Optional at time of application submission. Required if a grant is awarded.)

[Chinatown Verifying Match Letter - FINAL - Signed.pdf](#)

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Part 5: Certification and Signature

Authorized Representative Name, Title and Signature

"I certify that I have read and approved this application." Maureen to authorize.

Authorizing Resolution (Optional at time of application submission. Required if a grant is awarded.)

Not included at this time.

ATTACHMENTS AND UPLOADS

A Project Implementation Plan and Budget are required as part of the application. Templates for these forms are available online at: <https://www.library.ca.gov/grants/buildingforward>. Other documentation may be submitted as part of your application to support requests or narrative.

Project Implementation Plan (Required)

[Chinatown Project Implementation Plan.pdf](#)

Budget Detail (Required)

[Chinatown Budget Plan.pdf](#)

Supporting Documentation demonstrating why the work is needed and/or planning progress made to-date such as photos, videos, or planning documents. (Optional, but highly recommended. Maximum of 3 accepted.)

[2022-0318 LIB Grant Application Chinatown Background sent.pdf](#)

[2018_01-26 Feasibility Study View R1.pdf](#)

Authorizing Resolution (Optional for application submission. Required if a grant is awarded):

Not included at this time.

Letter from Finance Director or equivalent verifying the availability of match funds. (Optional at time of application submission. Required if a grant is awarded.)

Attachment E- [Chinatown Verifying Match Letter - FINAL - Signed.pdf](#)