

File No. 091465

Committee Item No. 4

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee

Date: January 6, 2010

Board of Supervisors Meeting

Date \_\_\_\_\_

#### Cmte Board

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#### OTHER

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Completed by: Victor Young

Date December 30, 2009

Completed by: \_\_\_\_\_

Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 25 pages. The complete document is in the file.



1 [Appropriating \$1,743,767 of Library Capital Improvements Fund Balance for the Branch  
2 Library Improvement Program in the San Francisco Public Library for Fiscal Year 2009-2010.]

3  
4 **Ordinance appropriating \$1,743,767 of Library Capital Improvements Fund Balance,**  
5 **which consists of interest earnings from General Obligation Bond proceeds sold for**  
6 **the Branch Library Improvement Program and rent income from the Visitacion Valley**  
7 **Public Library, to fund capital projects at the Bayview and Visitacion Valley Library**  
8 **locations as part of the Branch Library Improvement Program in the San Francisco**  
9 **Public Library for Fiscal Year 2009-2010.**

10  
11 Be it ordained by the People of the City and County of San Francisco:

12  
13 Section 1. The sources of funding outlined below are herein appropriated to reflect the  
14 funding available for Fiscal Year 2009-2010.

15  
16 **SOURCES Appropriation**

Fund	Index Code/ Project Code	Subobject	Description	Amount
3C PLI LOC – Library Capital Improvements – Local Fund	*CON3CPLILOC CLBBL2 RV	99999B	Fund Balance from Interest Earnings from G.O. Bond Proceeds	\$1,683,967

1	Fund	Index Code/ Project Code	Subobject	Description	Amount
3	3C PLI LOC –	*CON3CPLILOC	99999B	Fund Balance from	\$59,800
4	Library Capital	CLBBL2 BU		Rent Income at	
5	Improvements –			Visitacion Valley	
6	Local Fund			Library	
7	<b>Total SOURCES Appropriation</b>				<b>\$1,743,767</b>

8

9 Section 2. The uses of funding outlined below are herein appropriated in the Subobject 06700

10 Buildings; Structures and Improvement Project - Budget, and reflects the projected uses of

11 funding to support the funding of capital projects at the Bayview and Visitacion Valley Library

12 locations as part of the Branch Library Improvement Program in the San Francisco Public

13 Library for Fiscal Year 2009-2010.

14

15 **USES Appropriation**

16	Fund	Index Code / Project Code	Subobject	Description	Amount
18	3C PLI LOC –	410327	06700	Capital Projects for Bayview	\$1,743,767
19	Library Capital	CLBBL2 BU		Construction Contract and	
20	Improvements –			Visitacion Valley	
21	Local Fund				
24	<b>Total USES Appropriation</b>				<b>\$1,743,767</b>

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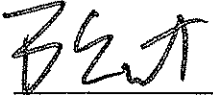
FUNDS AVAILABLE


APPROVED AS TO FORM:

BEN ROSENFELD

DENNIS J. HERRERA, City Attorney

Controller

By: 

By: 

Deputy City Attorney

Date: 12/15/2009

**DATE:** December 14, 2009  
**ANALYST:** Manish Goyal

**ANALYSIS OF SUPPLEMENTAL APPROPRIATION REQUEST**

**S.A. #** **DEPARTMENT:** Public Library

**AMOUNT REQUESTED:** \$1,743,767  
**AMOUNT APPROVED:** \$

**POSITIONS REQUESTED:** 0  
**POSITIONS APPROVED:**

**FUNDING SOURCES:** 2008 Branch Library Improvement Program bond sale proceeds and the Library Preservation Fund

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**SUBJECT:**

Ordinance appropriating \$1,743,767 of Library capital improvements fund balance for the Branch Library Improvement Program (BLIP) in the San Francisco Public Library for Fiscal Year 2009-2010.

**BACKGROUND:**

After the voters approved the Branch Library Improvement Bond in 2000, the San Francisco Public Library undertook BLIP – a multi-year improvement program that uses bond revenues to provide the public with seismically safe, accessible, technologically updated, and code compliant City-owned branch libraries in every neighborhood. Projects include the renovation of 16 branch libraries, the acquisition of a Support Services Center, the replacement of four leased branch libraries with City-owned buildings, the replacement of three branch facilities with new buildings and the construction of a new branch library in Mission Bay.

In 2007, the San Francisco Library Commission increased the Bayview project budget from \$3.6 million to between \$9.9-410.3 million. Additionally the scope changed from modest renovations of the branch to purchase of an adjacent property and building a new 1-story branch. The Library expects to go out to bid in January of 2010 and award contracts in February. Of the \$1,743,767 requested amount, \$1,683,967 would be used to fund the contract. These funds currently exist as un-appropriated BLIP funds.

Additionally, the Library wishes to use \$59,800 of the \$1,743,767, which is un-appropriated rental income paid to the Visitacion Valley Branch from a private business on the Library property, for the renovation of the Visitacion Valley Branch, which is currently undergoing renovations.

**FUNDING SOURCES AND USES:**

Funding for this \$1,743,767 supplemental appropriation will come from G.O bond interest income (\$1,683,967) and from rent paid to the Visitation Valley Branch (\$59,800) from a private business located on the Library property.

**RECOMMENDATION:**

The Mayor's Budget Office recommends approval of the Library's supplemental request.

**FISCAL IMPACT:**

The supplemental request will have no impact on the General Fund.





**Item # 4**  
**File 09-1465**

**Department(s):**  
 Public Library, Department of Public Works (DPW)

## EXECUTIVE SUMMARY

### Legislative Objectives

- The proposed ordinance would appropriate \$1,743,767 of Library Capital Improvements Fund Balance, which includes \$1,683,967 in General Obligation bond interest earnings and \$59,800 in rental income from the Visitacion Valley Branch Library to fund capital projects at the Bayview and Visitacion Valley Branch Libraries as part of the Branch Library Improvement Program (BLIP) in the Public Library's FY 2009-2010 budget.

### Fiscal Impacts

- The Board of Supervisors previously appropriated a total of \$187,166,352 for the Branch Library Improvement Program (BLIP). If the proposed ordinance is approved, the BLIP budget appropriation would increase by \$1,743,767 to \$188,910,119.

### Key Points

- The proposed ordinance would provide \$59,800 from Visitacion Valley rental income to allow the Public Library to continue construction of the Visitacion Valley Branch Library.
- The proposed ordinance would provide \$1,683,967 to allow the Public Library to construct a new Bayview Branch Library. However, the Public Library may not require the entire appropriation of \$1,683,967 given that (a) the Public Library has not yet received the construction bids for the Bayview Branch Library, (b) there is a current significantly improved bid climate for construction contracts, which may result in reduced construction costs, (c) the Library Commission has not yet approved an increased budget for the new Bayview Branch Library, and (d) the Branch Library Improvement Program has an existing \$5,709,790 Program Reserve of previously appropriated surplus funds available for this project.

### Recommendations

- Approve the requested \$59,800 appropriation from the Visitacion Valley Branch Library's rental income for construction of the new Visitacion Valley Branch Library.
- Continue the requested \$1,683,967 of additional General Obligation Bond interest for the new Bayview Branch Library to the call of the Chair.

## BACKGROUND/MANDATE STATEMENT

### *Background and Legal Requirements:*

In November 2000, San Francisco voters approved a \$105,865,000 General Obligation Bond to renovate and construct branch libraries within the City in an effort to (a) make the branch libraries seismically safe, (b) make the branch libraries ADA accessible and (c) meet the needs of diverse communities. The Branch Library Improvement Program (BLIP) is a joint project of the San Francisco Public Library (Public Library) and the Department of Public Works (DPW), which consists of 16 renovations<sup>1</sup>, eight new buildings<sup>2</sup>, and a support services facility. In November 2007, San Francisco voters approved Proposition D, authorizing the issuance of Lease Revenue Bonds to be repaid with Library Preservation Funds<sup>3</sup> to complete the renovation and construction of branch libraries under BLIP. On April 1, 2009, the Library completed the first sale of \$34,056,156 in lease revenue bonds to fund the six remaining branch library improvement projects at Anza, Merced, Golden Gate Valley, Ortega, Bayview and North Beach.

### *Department's Response to Requirements:*

All Branch Libraries: To date, the Public Library has completed the renovations of the following eight branch libraries: Eureka Valley, Excelsior, Marina, Noe Valley, Richmond, Sunset, West Portal and Western Addition. The newly renovated Bernal Heights Branch Library is scheduled to reopen in January, 2010. The renovations of the following seven branch libraries are anticipated to be completed within the next two fiscal years: Anza, Golden Gate Valley, Merced, Park, Presidio, Parkside and Potrero. The BLIP has also completed the site acquisition and construction of the new support services facility, and new Glen Park, Portola, Ingleside, and Mission Bay Branch Libraries. The construction of the remaining new Bayview, North Beach, Ortega, and Visitacion Valley Branch Libraries are anticipated to be completed within the next three fiscal years.

Bayview Branch Library: In December of 2008, the City acquired a vacant building and land located at 5027-5033 Third Street (adjacent to the existing Bayview Branch Library at 5075 Third Street) to demolish both the existing and vacant buildings and construct a new Bayview Branch Library. The existing Bayview Branch Library will remain open until construction commences, estimated for May of 2010. The new Bayview Branch Library is scheduled to open in November of 2011. The proposed total budget and funding sources of \$11,830,795 for the acquisition, design and construction of the Bayview Branch Library is shown in Table 1 below.

<sup>1</sup> Branch libraries being renovated includes Anza, Bernal Heights, Eureka Valley, Excelsior, Golden Gate Valley, Marina, Merced, Noe Valley, Park, Parkside, Potrero, Presidio, Richmond, Sunset, West Portal and Western Addition.

<sup>2</sup> Construction of new branch libraries includes Bayview, Glen Park, Ingleside, Mission Bay, North Beach, Ortega, Portola and Visitacion Valley.

<sup>3</sup> In June 1994, the voters approved Proposition E, which created the Library Preservation Fund for a period of 15 years, and defined the Fund as the sum of (a) the "baseline" which would not be less than the amount appropriated to the Library's budget in FY 1992-1993, and (b) the "set-aside" which would equal 2.5 percent of Property Tax revenues received by the City.

**Table 1: Funding Sources for the new Bayview Branch Library**

<b>Property Acquisition Costs</b>	
FY 2007-2008 Library Preservation Funds*	\$374,095
FY 2008-2009 Library Preservation Funds*	796,700
Branch Library Improvement Program General Obligation Bond, 3 <sup>rd</sup> Series*	40,000
<b>Subtotal</b>	<b>\$1,210,795</b>
<b>Design and Planning Costs</b>	
Branch Library Improvement Program General Obligation Bonds and Bond Interest*	\$ 1,079,995
FY 2006-2007 Library Preservation Funds*	55,910
Branch Library Improvement Program Lease Revenue Bonds*	2,639,078
<b>Subtotal</b>	<b>\$3,774,983</b>
<b>Construction and Construction Management Costs</b>	
Branch Library Improvement Program General Obligation Bonds and Bond Interest**	\$5,161,050
Branch Library Improvement Program General Obligation Bond Interest (subject of the proposed ordinance)	1,683,967
<b>Subtotal</b>	<b>\$6,845,017</b>
<b>Total</b>	<b>\$11,830,795</b>

Source: Public Library

\* Previously appropriated by the Board of Supervisors for the Bayview Branch Library for a total of \$4,985,778.

\*\* The \$5,161,050 has previously been appropriated by the Board of Supervisors for other branch library projects.

Visitacion Valley Branch Library: In September of 2003, the City acquired property located at 201 Leland Avenue to construct a new Visitacion Valley Branch Library, which commenced in June of 2009. The Public Library is currently leasing space for the existing Visitacion Valley Branch Library at 45 Leland Avenue, which will remain open to the public during the construction of the new Visitacion Valley Branch Library. Once the new Visitacion Valley Branch Library is completed, the existing Visitacion Valley Branch Library will close, and the lease will be terminated. The new Visitacion Valley Branch Library is scheduled to open in November of 2011. The proposed budget and funding sources of \$13,398,281 for the acquisition, design and construction of the Visitacion Valley Branch Library is shown in Table 2 below.

<b>Table 2: Funding Sources for the new Visitacion Valley Branch Library</b>	
<b>Property Acquisition Costs</b>	
Branch Library Improvement Program General Obligation Bonds and Bond Interest*	\$2,245,732
<b>Subtotal</b>	<b>\$2,245,732</b>
<b>Design and Planning Costs</b>	
Branch Library Improvement Program General Obligation Bonds and Bond Interest*	\$2,145,018
Visitacion Valley Rents*	222,570
FY 2008-2009 Library Preservation Funds*	550,000
<b>Subtotal</b>	<b>\$2,917,588</b>
<b>Construction and Construction Management Costs</b>	
Branch Library Improvement Program General Obligation Bonds and Bond Interest*	\$6,383,161
FY 2008-2009 Library Preservation Funds*	1,792,000
Visitacion Valley Rents (subject of the proposed ordinance)	59,800
<b>Subtotal</b>	<b>\$8,234,961</b>
<b>Total</b>	<b>\$13,398,281</b>

Source: Public Library

\* Previously appropriated by the Board of Supervisors for the Visitacion Valley Branch Library.

## DETAILS OF PROPOSED LEGISLATION

### Description

The proposed ordinance would appropriate \$1,743,767 of Library Capital Improvements Fund Balance, which includes \$1,683,967 in GO bond interest earnings and \$59,800 in rental income from the Visitacion Valley Branch Library to fund capital projects at the Bayview and Visitacion Valley Branch Libraries as part of the Branch Library Improvement Program (BLIP) in the Public Library's FY 2009-2010 budget.

The proposed appropriation would contribute to the construction costs for the Bayview and Visitacion Valley Branch Libraries, as shown in Tables 1 and 2 above.

## FISCAL IMPACTS

As detailed in Table 3 below, the Board of Supervisors previously appropriated a total of \$187,166,352 for the Branch Library Improvement Program (BLIP).

**Table 3: Branch Library Improvement Program Appropriations**

Source of Funds	Existing Appropriation	Proposed Appropriation	New Appropriated Balance
General Obligation Bonds	\$105,865,000		105,865,000
General Obligation interest earnings	5,352,613	\$1,683,967	7,036,580
Lease revenue bonds	34,056,156		34,056,156
Library Preservation Fund	13,501,427 <sup>4</sup>		13,501,427
Friends of the Library <sup>5</sup> donation	16,000,000		16,000,000
State Proposition 14 grant monies <sup>6</sup>	9,710,784		9,710,784
Earthquake Safety Bonds <sup>7</sup>	2,400,000		2,400,000
Visitacion Valley Rental Income <sup>8</sup>	222,570	59,800	282,370
190 9th Street rental Income <sup>9</sup>	57,802		57,802
<b>Total</b>	<b>\$187,166,352</b>	<b>\$1,743,767</b>	<b>\$188,910,119</b>

Source: Public Library

If the proposed ordinance is approved, the BLIP budget appropriation would increase by \$1,743,767, or 1 percent from \$187,166,352 to \$188,910,119.

<sup>4</sup> The \$13,501,427 of Library Preservation Funds includes a \$2,000,000 advance of anticipated Visitacion Valley Developer Impact Fees. On November 18, 2005, Sections 319 through 319.7 was added to the Planning Code to impose a \$4.58 per square foot fee on new residential development in the Visitacion Valley area, to establish a Visitacion Valley Community Facilities and Infrastructure Fund to mitigate impacts from residential development on public infrastructure in Visitacion Valley including libraries, streets, playgrounds, recreational facilities, and community centers. The Public Library's FY 2008-2009 budget included an advance of the anticipated \$2,000,000 Visitacion Valley Developer Impact Fee from the Library Preservation Funds, which was approved by the Board of Supervisors.

<sup>5</sup> The Friends of the San Francisco Public Library is a member-supported nonprofit organization that advocates, fundraises, and provides support for the Library and related literary and educational programs.

<sup>6</sup> Proposition 14 is a State voter approved bond measure for \$350,000,000 for construction and renovation of public library facilities to expand access to reading and literacy programs and expand access to public library services.

<sup>7</sup> Proposition 122, a State voter approved bond measure provides \$300,000,000 for the reconstruction, seismic retrofitting, repair, replacement, and relocation of state and local government buildings which are considered unsafe due to earthquake-related dangers.

<sup>8</sup> In September of 2003, the City purchased 201 Leland Avenue with the Super Fair Market grocery store on it for construction of a new Visitacion Valley Branch Library. As part of the purchase agreement, the grocery store owners rented the store and land from the City under a leaseback agreement, until January 30, 2009. Such rental income must be used to fund the new Visitacion Valley Branch Library.

<sup>9</sup> After the purchase of the building, the Public Library rented out space in the Support Service Center, located at 190 9<sup>th</sup> Street, to another City agency before moving in the library operation services.

**POLICY ISSUES****The additional budget for the Bayview Branch Library will be approved by the Library Commission, pending appropriation by the Board of Supervisors, and receipt of the construction bids**

On June 19, 2008, the Library Commission determined that renovation of the existing Bayview Branch Library was inadequate to meet the needs of the Bayview/Hunters Point neighborhood<sup>10</sup> and approved an expanded scope to construct a new Bayview Branch Library and acquire property adjacent to the existing branch. In March 2007, the Library Commission was notified that the Bayview Branch Library project would increase from \$3.6 million to between \$9.9 million and \$10.3 million if a new branch library was constructed, rather than the originally planned renovation. However, as shown above, the current estimated cost of a new Bayview Branch Library has increased to \$11,830,795.

According to Ms. Amber Vasché, Financial Administrator of DPW, the expanded scope of the Bayview Branch Library and the planning and design costs were approved by the Library Commission on June 19, 2008, but the proposed expanded budget of \$11,830,795, including construction costs, have not yet been approved by the Library Commission. According to Ms. Mindy Linetzky, Bond Program Administrator at DPW, the Library Commission has not approved the \$11,830,795 budget for the Bayview Branch Library because all monies that would be used for the Bayview Branch Library had not yet been appropriated by the Board of Supervisors. The Library Commission's existing approved budget for the Bayview Branch Library is \$4,985,778. Ms. Vasché advises that if the proposed ordinance is approved, the Public Library will submit a request to the Library Commission to transfer \$5,161,050 of the total \$5,709,790 in previously appropriated BLIP Program Reserve monies<sup>11</sup> to fund the proposed construction of the Bayview Branch Library. The existing approved budget of \$4,985,778 for the Bayview Branch Library, as shown in the Attachment, provided by Ms. Vasché, the requested appropriation of \$1,683,967 from General Obligation Bond Interest earnings and the anticipated future transfer \$5,161,050 from the Program Reserve totals the estimated expanded budget of \$11,830,795.

The Public Library posted an Advertisement for Bids on December 29, 2009 to demolish the existing and vacant buildings, conduct hazardous material abatement and construct a new one-story library building. Bids are due on February 3, 2010 and DPW anticipates awarding the

<sup>10</sup> Renovating the existing Bayview branch library would be inadequate because the existing library (a) is not ADA compliant, (b) has 7,287 square feet of space, but needs approximately 10,000 square feet of space, and (c) is not structurally sound.

<sup>11</sup> BLIP Program Reserve monies are remaining funds previously appropriated to other, now completed, branch library projects.

contract to the winning bidder in February of 2010, which would not be subject to Board of Supervisors approval<sup>12</sup>.

### **The Branch Library Improvement Program (BLIP) Budget**

According to the City's Ten-Year Capital Plan 2010-2019, the BLIP forecast budget is \$201.5 million, with approximately \$10 million coming from a second sale of revenue bonds primarily for the Bayview and North Beach projects. Since October 2001, the BLIP budget has increased by \$68,235,000, or 51.2 percent, from \$133,265,000 to \$201,500,000 in October of 2008.

According to Ms. Linetzky, the BLIP budget has increased due to (a) changes in the scope of renovations and construction of various branch libraries and (b) underestimation of construction and property acquisition costs. Ms. Linetzky advises that due to community requests and assessments of branch library needs, the scope changed (a) for the Bayview, North Beach, and Ortega Branch Libraries from renovation of three existing buildings to construction of three new buildings, (b) for the Parkside Branch Library from renovation of the existing building to renovation and expansion of the existing building, and (c) for the Presidio Branch Library to include major exterior repairs. In addition, Ms. Linetzky advises the construction and property acquisition estimates conducted in 1999 were significantly lower than the actual costs of many of the construction and property acquisitions.

According to Ms. Linetzky, because of the improved bid climate for construction, the Public Library has attained savings from the Eureka Valley, Anza, Merced, and Golden Gate Valley Branch Libraries renovation or construction projects. Such savings and the proposed appropriation of \$1,683,967 will allow the Public Library to have sufficient funds to cover the Bayview project without needing to issue a sale of Lease Revenue Bonds. A second sale of Lease Revenue bonds is anticipated to occur in early 2011 to complete the new North Beach branch library.

### **POLICY CONSIDERATION**

Given that (a) the Library has not yet received the construction bids for the Bayview Branch Library, (b) there is a current significantly improved bid climate for construction contracts, which may result in reduced construction costs, (c) the Library Commission has not yet approved an increased budget for the new Bayview Branch Library, and (d) the Branch Library Improvement Program has an existing \$5,709,790 Program Reserve of previously appropriated surplus funds available for this project, as shown in the Attachment, the Budget Analyst recommends the requested \$1,683,967 of additional General Obligation Bond interest be continued to the call of the Chair.

<sup>12</sup> In accordance to Section 6.1 of the City's Administrative Code, public works construction contracts can be signed by the Director of DPW if approved initially by the Mayor or the Mayor's designee.

**RECOMMENDATIONS**

1. Approve the requested \$59,800 appropriation from the Visitacion Valley Branch Library' rental income for construction of the new Visitacion Valley Branch Library.
2. As discussed above under Policy Consideration, continue the requested \$1,683,967 of additional General Obligation Bond interest for the new Bayview Branch Library to the call of the Chair.



*SR* Harvey M. Rose

cc: Supervisor Avalos  
Supervisor Mirkarimi  
Supervisor Chu  
President Chiu  
Supervisor Alioto-Pier  
Supervisor Campos  
Supervisor Daly  
Supervisor Dufty  
Supervisor Elsbernd  
Supervisor Mar  
Supervisor Maxwell  
Clerk of the Board  
Cheryl Adams  
Controller  
Greg Wagner



**A2. APPROVED PROJECT BUDGET AND SCOPE**  
**[Revised November 19, 2009]**

Branch/Project Name	Baseline (10/01)	2002 MOU (6/02)	Approved (4/08)	Approved (10/08)	Approved (11/09)	Scope (9/08)
Anza	4,740,000	4,503,000	6,345,000	6,870,350	7,726,324	Renovation and/or Expansion
Bayview*	3,820,000	3,529,000	1,550,000	2,346,700	4,985,778	Site Acquisition and New Construction*
Bernal Heights	5,350,000	5,082,500	5,943,000	5,943,000	5,743,000	Renovation and/or Expansion
Eureka Valley	4,580,000	4,351,000	5,522,000	5,522,000	4,422,000	Renovation and/or Expansion
Excelsior	3,820,000	3,629,000	3,594,441	3,594,441	3,594,441	Renovation and/or Expansion
Glen Park	4,570,000	4,668,000	5,488,200	5,488,200	5,487,518	Site Acquisition and New Construction
Golden Gate Valley*	5,340,000	5,073,000	1,000,000	1,287,550	11,432,325	Renovation and/or Expansion*
Ingleside	4,570,000	4,430,000	7,034,000	7,034,000	7,034,000	Site Acquisition and New Construction
Marina	4,110,000	3,904,500	3,924,500	3,924,500	3,898,319	Renovation and/or Expansion
Merced*	4,200,000	3,990,000	550,000	1,267,000	5,410,462	Renovation and/or Expansion*
Mission Bay	3,350,000	3,350,000	3,817,805	3,817,805	3,737,573	Site Acquisition and New Construction
Noe Valley	4,410,000	4,189,500	5,707,318	5,707,318	5,480,954	Renovation and/or Expansion
North Beach*	3,460,000	3,287,000	950,000	1,182,500	3,500,000	New Construction*
Ortega*	3,560,000	3,382,000	1,130,000	1,727,300	10,020,492	New Construction*
Park	1,310,000	1,244,500	1,585,000	1,631,850	1,631,850	Renovation and/or Expansion
Parkside	2,880,000	2,736,000	4,927,000	5,074,210	4,352,400	Renovation and/or Expansion
Portola	4,570,000	4,430,000	6,190,800	6,190,800	6,190,800	Site Acquisition and New Construction
Potrero	4,230,000	4,018,500	5,155,250	5,155,250	5,155,250	Renovation and/or Expansion
Presidio	1,530,000	1,453,500	2,395,000	2,449,750	4,181,646	Renovation and/or Expansion
Richmond	7,630,000	7,428,500	13,711,500	13,711,500	13,711,500	Renovation and/or Expansion
Sunset	1,490,000	1,415,500	1,510,000	1,510,000	1,459,109	Renovation and/or Expansion
Visitacion Valley	5,320,000	5,158,500	11,410,000	11,752,000	13,398,281	Site Acquisition and New Construction
West Portal	4,110,000	3,904,500	4,574,500	4,574,500	4,420,981	Renovation and/or Expansion
Western Addition	3,430,000	3,258,500	4,348,500	4,348,500	4,304,817	Renovation and/or Expansion
Support Cntr / Brooks Hall	9,080,000	8,626,000	8,867,578	8,867,578	8,867,578	Site Acquisition and New Construction
Program Wide Services	6,770,000	6,770,000	9,989,081	9,989,081	14,374,905	NA
Relocation / Moving	4,360,000	4,360,000	655,000	655,000	522,559	NA
Furniture Allowance	15,000,000	15,000,000	16,411,700	16,411,700	16,411,700	NA
Program Reserve	1,675,000	6,182,500	3,075,813	5,075,813	5,709,790	NA
<b>TOTALS</b>	<b>133,265,000</b>	<b>\$133,265,000</b>	<b>147,362,986</b>	<b>153,110,196</b>	<b>187,166,352</b>	

\* Per Library Commission action on March 15, 2007, the budgeted funds for five remaining projects were reduced and re-allocated to eleven active and upcoming projects. In May, 2009, the Library Commission took action to fully fund three of those projects (Merced, Anza, and Ortega) and fund soft costs only for the remaining two projects (Bayview and North Beach) through the first series of Lease Revenue Bonds authorized by Prop D on the 2007 ballot.

Branch/Project Name	Forecast 5%	Forecast 8%				
Bayview	9,890,000	10,260,000				
North Beach	7,750,000	8,400,000				
Program Wide Services	13,800,000	13,800,000				

