



City of Glendora
116 E. Foothill Blvd.
Glendora, CA 91741

September 2, 2026

Honorable Sasha Perez
California State Senate
1021 O Street, Suite #6720
Sacramento, CA 95814

SUBJECT: REQUEST FOR A STATE BUDGET ALLOCATION OF \$10.6 MILLION FOR CRITICAL REPAIRS TO THE GLENDORA PUBLIC LIBRARY

Dear Senator Perez,

On behalf of the City of Glendora, I respectfully request a direct State budget allocation of \$10.6 million to help fund critical improvements for the Glendora Public Library. The requested work builds upon the critical repair scope the City Council unanimously authorized for submission under Round 2 of the California State Library's Building Forward Library Facilities Improvement Program in May 2023. Although the City was not selected for that funding, subsequent evaluation has confirmed the need for the repairs and updated the estimated costs to reflect current conditions and construction pricing.

The Glendora Public Library is a two-story reinforced concrete and masonry structure encompassing approximately 27,000 square feet, constructed in 1972 and originally anticipated to serve the community for 50 years. After more than five decades of continuous use, the building has accumulated structural deficiencies, experienced persistent water intrusion, and faces aging building systems requiring major repair or replacement. Given the City's limited local funding capacity, we respectfully seek the State's partnership in preserving this essential public facility before these conditions become more disruptive and costly to address.

Summary of Structural and Facility Conditions

This request is the result of several years of evaluation and planning, not a single study or isolated concern. As the City explored potential improvements to the Bidwell Plaza, staff identified conditions that warranted additional review. Those efforts led to a series of engineering, structural, and facilities assessments to better understand the condition of the Library and its long-term needs.

While each assessment examined different aspects of the building, they consistently identified the same underlying issue, that after more than 50 years of service, the Library is experiencing





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deterioration that extends beyond what can be addressed through routine maintenance and periodic repairs. The evaluations documented structural concerns, ongoing water intrusion, aging building systems, and other deficiencies that affect the long-term performance of the Library.

The assessments also provided important context regarding the building's age and design. The Library was constructed in 1972 and was designed in accordance with the building codes in effect at that time. However, engineering standards have evolved significantly over the past five decades. Modern seismic evaluation methods and performance standards that are now considered standard practice were not part of the original design requirements. As a result, the assessments identified vulnerabilities and deficiencies that are common in facilities of this era, but which warrant attention to support the Library's long-term resilience and reliability.

Importantly, the Library continues to operate safely and remains one of the City's most heavily used public facilities. However, the consistent findings across multiple evaluations make clear that a more comprehensive investment is needed to preserve the Library and avoid more significant and costly challenges in the future.

This need is particularly important because the Library serves more than one function. In addition to providing library services to residents throughout the region, it serves as a community gathering place and cooling center and houses the City's Emergency Operations Center (EOC), which is the coordination point for emergency response activities during wildfires, earthquakes, and other major incidents. Maintaining a reliable Library therefore supports everyday public services, provides a safe and accessible community resource during extreme heat, and protects the City's ability to coordinate an effective emergency response when the facility is needed most.

Prior City Council Action and the Building Forward Grant Application

In May 2023, the City Council authorized the submittal of an application for Round 2 of the California State Library's Building Forward Library Facilities Improvement Program. The \$8 million application focused on the Library's most critical needs at that time, including structural and slab repairs, weatherproofing, and improvements to aging electrical, heating and air-conditioning, and plumbing systems, without expansion or other programmatic improvements.

The City was not selected for funding. While the program appropriately prioritized communities based on socioeconomic indicators, the outcomes of the initial funding round included awards to jurisdictions with comparatively higher income levels, while significant facility needs in communities such as Glendora remained unmet.





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Although Glendora is not categorized as a disadvantaged community under the program's criteria, the Glendora Public Library serves a broad and diverse regional population, including residents from neighboring communities that would qualify under those same metrics. As demonstrated by usage patterns, a substantial portion of Library patrons originate from surrounding cities, reflecting the facility's role as a shared regional resource that provides access to educational, technological, and community services across a wide range of socioeconomic backgrounds. Investment in this facility would therefore support not only Glendora residents, but also a broader population that relies on the Library for essential services and access to resources.

The Requested Scope of Work

The requested funding would support a comprehensive project to address the structural, weatherproofing, and building-system improvements necessary to preserve the Glendora Public Library and ensure its continued operation as a library, community gathering place, cooling center, and Emergency Operations Center. The project reflects the findings of the 2026 structural update prepared by Myers, Houghton & Partners and the City's Facility Condition Assessment, which together identify approximately \$10.6 million in needed construction improvements.

The project would strengthen structural elements, complete localized foundation and concrete repairs, address recurring water intrusion, and improve the building's overall weather protection. This work would be coordinated with the replacement or modernization of aging heating, ventilation, and air-conditioning equipment; electrical distribution and lighting; plumbing; fire-protection systems; roofing; flooring; windows; accessibility features; and related interior components. Many of these systems date to the Library's original 1972 construction and have reached or exceeded their expected service lives. Addressing these needs as part of one coordinated project would protect the City's investment, reduce the likelihood that improvements to one system would later need to be disturbed to complete work on another, and help ensure the facility remains reliable and functional.

The project would also incorporate the anchoring, protection, and operational improvements necessary for the Library to continue serving as the City's Emergency Operations Center. The Library performs that function today, and the City Council has directed that it continue doing so moving forward. EOC readiness is therefore an integral part of the project rather than a separate or optional enhancement. Mechanical, electrical, plumbing, communications, suspended ceilings, and other building components must be properly secured and capable of supporting continued operations following an emergency. These improvements will also strengthen the





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building's ability to serve the community during extreme heat, wildfires, earthquakes, and other emergencies when reliable public facilities are most critical.

The approximately \$10.6 million construction estimate does not include design, permitting, inspection, construction management, and other soft costs, which will be refined as the project is further developed. A \$10.6 million State allocation would provide the substantial funding necessary to advance this comprehensive project, address the building's recurring deterioration, modernize its critical systems, and preserve the Library as an essential community and emergency-response facility for decades to come.

The City's Financial Constraints

Over the past several years, the City Council has made a concerted effort to address long-standing infrastructure and facility needs throughout the community. Whenever possible, the City has leveraged grant funding and other outside resources to complete projects that would otherwise place significant pressure on local revenues.

Those efforts have allowed the City to make progress on a number of important priorities. At the same time, the City continues to face substantial infrastructure and facility needs, many of which have accumulated over decades. Available local resources must be balanced across streets, utilities, public safety facilities, parks, and other essential public services.

The City has secured approximately \$62 million in grant funding since 2019 and invested significantly in capital improvements throughout the community. Despite this progress, the City continues to face approximately \$50 million in deferred facility maintenance, with substantially greater long-term infrastructure and capital needs. The Glendora Public Library represents one of the most significant facility needs remaining.

The comprehensive improvements identified through the City's assessments are beyond what can reasonably be funded through existing local resources alone. A \$10.6 million State allocation would fund the identified needs and allow the work to proceed as one coordinated project. The City remains committed to contributing toward the remaining project costs and preserving this important public asset. Given the scale of the need and the regional importance of the Library, State participation is necessary to move the project forward in a timely and responsible manner.

For these reasons, the City respectfully requests the State's partnership in advancing this comprehensive project to preserve the Glendora Public Library, modernize the systems





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necessary for its continued operation, and ensure it remains a reliable community and emergency-response resource for decades to come.

Community Impact

The Glendora Public Library is one of the City's most heavily used public facilities. It provides access to books, technology, educational programming, meeting space, and other services used by residents of all ages. The Library also serves as a gathering place for community organizations, public agencies, and local events.

In addition to serving local residents, the Library functions as a regional resource. While approximately 57% of cardholders reside in Glendora, a significant share come from neighboring communities, including Covina, Azusa, San Dimas, La Verne, West Covina, and Pomona, as well as other nearby cities. This geographic diversity reflects the Library's role as a shared regional asset within the San Gabriel Valley.

In-person visitation has steadily increased, growing from approximately 156,000 annual visitors in Fiscal Year 2023 to more than 166,000 in Fiscal Year 2025. The Bidwell Forum alone hosts between 10,000 and 13,000 attendees annually. Digital usage has also expanded significantly, with more than 100,000 annual interactions across electronic databases, eBooks, audiobooks, and streaming services.

The Library's meeting spaces support a wide range of uses, including service organizations, private rentals, City operations, and other public agencies. These spaces provide affordable and accessible venues for community engagement and service delivery.

Continued investment in the Library is necessary to ensure reliable public access to these services and to maintain the facility's role in supporting community activities, cooling-center operations, and emergency response. Addressing the structural, weatherproofing, building-system, accessibility, and operational needs as one comprehensive project will help avoid service disruptions and prevent further deterioration from increasing the eventual cost of the work. For these reasons, Glendora respectfully requests that the State include a \$10.6 million allocation for the Glendora Public Library in the upcoming budget.

We welcome the opportunity to meet with your office to discuss this request and provide any additional information that may be helpful. Please contact Moises Lopez at (626) 852-5270 or via email mlopez@cityofglendora.gov to arrange a meeting.





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Respectfully,

A handwritten signature in black ink that reads "David Fredendall".

David Fredendall
Mayor

CC: Glendora City Council
 Adam Raymond, City Manager
 Moises Lopez, Assistant City Manager
 Hal Ghafari, Public Works Director/City Engineer
 Valerie Velasquez-Santoya, Assistant Public Works Director

