

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: CHIEF EXECUTIVE OFFICE

BOARD AGENDA # *B-5

Urgent Routine

AGENDA DATE November 20, 2001

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT: APPROVAL TO PROCEED WITH DESIGN TO REMODEL THE FORMER BREUNERS BUILDING AND RELATED ITEMS FOR THE SALIDA REGIONAL LIBRARY.

STAFF RECOMMENDATIONS:

1. AUTHORIZE THE CHIEF EXECUTIVE OFFICE TO PROCEED WITH DESIGN TO REMODEL THE BREUNER'S BUILDING FOR THE SALIDA REGIONAL LIBRARY PROJECT.
2. AUTHORIZE THE CHIEF EXECUTIVE OFFICE TO NEGOTIATE AND EXECUTE A CONTRACT ON BEHALF OF THE BOARD FOR ARCHITECTURAL SERVICES WITH ARCHITECTURAL PLUS, OF MODESTO, IN THE AMOUNT OF \$150,750.
3. APPROVE THE ATTACHED PROJECT SCHEDULE AND BUDGET OF \$2.35 MILLION. AUTHORIZE THE AUDITOR/CONTROLLER TO ESTABLISH A NEW CAPITAL PROJECT FUND AND TRANSFER \$750,000 FROM TOBACCO TAX SETTLEMENT FUNDS AND \$1,600,000 FROM LIBRARY PFF FUNDS.

(Continued on Page 2)

FISCAL IMPACT:

On September 18, 2001, the Board approved the Library building purchase of \$4,200,000 and project for \$2.35 million. As noted in the September 18 agenda as approved by the Board, it was concluded that an outside funding source was necessary to support the construction program and ongoing operation of the sites. Therefore, it is expected that General Fund support will be needed in future years to successfully implement the Library Master Plan. The strategy to implement the long-range plan will fund projects by the use of cash reserves, public facility fees, and long-term financing.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS: No. 2001-881

On motion of Supervisor Caruso, Seconded by Supervisor Blom and approved by the following vote,

Ayes: Supervisors: Mayfield, Blom, Simon, Caruso, and Chair Paul

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

MOTION:

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

By: Christine Ferraro Deputy

File No.

APPROVAL TO PROCEED WITH D REGIONAL DESIGN TO REMODEL THE FORMER BREUNERS BUILDING AND RELATED ITEMS FOR THE SALIDA LIBRARY

PAGE 2

STAFF
RECOMMEN-
DATIONS:
(CON'T)

4. AUTHORIZE THE CHIEF EXECUTIVE OFFICE TO NEGOTIATE AND EXECUTE CONTRACTS FOR MISCELLANEOUS CONSULTING SERVICES NEEDED FOR THE DESIGN, SUCH AS SOIL TESTING, ESTIMATING, HAZMAT, ETC., THAT MAY BE REQUIRED AS LONG AS THEY ARE WITHIN BUDGET.

FISCAL
IMPACT:
(CON'T)

The Library Master Plan identified projects to be completed over the next five years. For the Salida Library Project, the total cost for the acquisition of the building and the property was \$4,200,000, plus the cost of the County's share of title insurance and closing costs. Renovation of the building structure (painting, lighting, carpets, etc.) will cost approximately \$30 per square foot. When added to the costs of designers and other consultants, the total project cost for renovation will be approximately \$2,350,000.

Funding for one-time costs of the Salida Library Project will come from a combination of resources, including Public Facility Fees, various Library funds, and external financing. The Community Center portion of the project will be funded by \$750,000 in Tobacco Tax Settlement Funds, which was approved by the Board of Supervisors on June 12, 2001.

DISCUSSION:

On July 10, 2001, the Board of Supervisors approved the Library Facilities Master Plan. As part of that action, the Board authorized the Chief Executive Officer to negotiate and execute a real property agreement for the purchase of property in Salida to house a regional library. A community meeting was held on June 30, 2001, to review the County's overall service and facility needs in the Salida area. The public and members of the Salida Municipal Advisory Council (MAC) in attendance at the community forum were overwhelmingly supportive of this project. On September 18, 2001, the Board of Supervisors approved the purchase of the Breuners building and its renovation.

The Salida area is identified as having the greatest unmet need for Library services in Stanislaus County, due in part to the substantial growth of the northwest area of the county along the Highway 99 corridor. An existing branch library of 850 square feet, with a maximum occupancy of 10 persons is a leased facility in Salida, is inadequate to meet present needs. The Library Facilities Master Plan recommended development of a Regional Library in the Salida area as the highest priority.

An existing retail furniture showroom facility on Sisk Road adjacent to Broadway Avenue in Salida was available and presented a unique opportunity to create the County's first regional library facility envisioned in the Library Master Plan. The 56,146 square-foot facility is appropriately sized to permit development of a 25,000 square-foot library space, and a 5,000 square-foot community center meeting facility. Additionally, the Salida facility could accommodate the Library Technical Services unit, presently located at the Modesto Main Library. (Technical Services provides book processing, shipping, receiving, mending, and other "behind-the-scenes" support of the entire Library branch network.) Relocation of the Technical Services unit out of the Modesto Main Library will free up approximately 15,000 square feet of space for expanded public services at the Main Library at 1500 I Street in Modesto. The Salida "community center" space is intended to provide multiple purposes assembly facilities for the general public. No such facilities currently exist in the Salida area of the County.

Proposition 35 was implemented into law in January 2001. It requires that architectural and engineering services be procured by means of a fair, selection process. The services are to be engaged on the basis of demonstrated competence and qualifications plus at fair and reasonable prices.

The County's selection process included issuing request for qualifications. A standard was developed for submitting qualifications, establishing experience profiles, resume formats, and specific project information. The process defined selection criteria, and established two phases with a Screening Panel and a Selection Recommendation Panel that identified the highly-qualified firms and the firm with the best qualifications respectively.

The County has a need for architectural and engineering services for both *small and large projects*. A survey was performed by other counties to determine the types of professional service agreements being used. We found they use On Call contracts with purchase orders for small projects and prequalification of architects for large projects. In March of this year a RFQ solicitation included the prequalification of architects for large projects.

In addition, a RFQ solicitation was issued for separate On Call (small project) professional service needs. These were for services such as architecture, mechanical engineering, electrical engineering, structural engineering, testing, hazmat, estimating, and code consulting. Responses were received to the RFQ at the end of March. A total of 75 firms submitted for ten separate On Call contracts, and 44 architectural

firms submitted for the large project architect prequalifications. Screening Panels reviewed the documentation of all submissions and developed the highly-qualified short list (4-6 firms) for each of the ten On Call categories, and prequalified architect registers for the large project types.

The architectural register includes 27 firms, including both local and out of town firms. They are grouped as follows: General office, courts and related facilities, detention and residential facilities, hospital and clinics, and parking.

This professional services procurement fully satisfies the requirements of Proposition 35, and approval of the CEO to award the On Call contracts will provide the tools necessary as needed for small project professional services.

The Salida Library architectural services is the first to use the Large Project Register. On September 18, 2001, a letter requesting interest in the architectural services for the Salida Library was issued to the prequalified firms on the Architectural Register. Four firms expressed interest and interviews were held on October 31, 2001. Based on the interviews and the pricing, Architecture Plus, of Modesto, California is recommended for selection.

This report requests authorization to proceed with design and construction in accordance with the attached budget and schedule. Since the Board meeting on September 18, 2001, a more detailed scope has been developed after review and analysis of the project requirements plus existing conditions. The attached schedule, which forms part of the project (design and construction) plan for Board approval. Also provided is a breakdown of the total (remodel) project budget of \$2,350,000, including a construction budget of \$1,652,000. Negotiation and execution by the staff on behalf of the Board of the architectural contract to Architecture Plus is also requested. Staff will return to the Board for approval of the Contract Documents prior to bidding.

POLICY
ISSUES:

Authorization for staff to proceed with the proposed remodel for the Salida Regional Library is consistent with the Board of Supervisors' direction toward implementation of the Library Master Plan recommendations, and the Board's goals and priorities to ensure a safe and healthy community, promote efficient government operations, and model community leadership.

APPROVAL TO PROCEED WITH D REGIONAL ESIGN TO REMODEL THE FORMER BREUNERS
BUILDING AND RELATED ITEMS FOR THE SALIDA LIBRARY
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STAFFING

IMPACT:

Chief Executive Office Capital Projects Division, as well as staff from departments included in the Downtown Facilities Plan, will continue to comprise the Project Team.

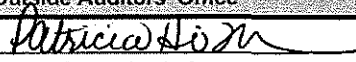

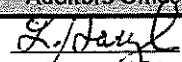
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Template Style: Single Journal Entry
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Database: PRODUCTION
Organization: Stanislaus Budget Org

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	NOV-01	2009	0061100	63256	0000000	000000	000000	000000	5000.00	
	NOV-01	2009	0061100	63430	0000000	000000	000000	000000	15492.00	
	NOV-01	2009	0061100	63640	0000000	000000	000000	000000	10000.00	
	NOV-01	2009	0061100	64200	0000000	000000	000000	000000	7500.00	
	NOV-01	2009	0061100	64210	0000000	000000	000000	000000	30912.00	
	NOV-01	2009	0061100	64220	0000000	000000	000000	000000	153914.00	
	NOV-01	2009	0061100	64600	0000000	000000	000000	000000	75000.00	
	NOV-01	2009	0061100	66210	0000000	000000	000000	000000	2500.00	
	NOV-01	2009	0061100	74080	0000000	000000	000000	000000	500.00	
	NOV-01	2009	0061100	74130	0000000	000000	000000	000000	500.00	
	NOV-01	2009	0061100	74190	0000000	000000	000000	000000	500.00	
	NOV-01	2009	0061100	74370	0000000	000000	000000	000000	1000.00	
	NOV-01	2009	0061100	80300	0000000	000000	000000	000000	1652000.00	
	NOV-01	2009	0061100	80311	0000000	000000	000000	000000	45455.00	
	NOV-01	2009	0061100	80315	0000000	000000	000000	000000	7000.00	
	NOV-01	2009	0061100	80355	0000000	000000	000000	000000	10000.00	
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\$75K

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Departments Outside Auditors' Office		Data Entry	Auditors 0
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Prepared by	Supervisor's Approval	Keyed by	Prepared By
Date	Date	Date	Date

19-Oct-01
 Salida Regional Library and Community Center
 Conceptual Project Budget

DESCRIPTION	BUDGET
DESIGNERS & CONSULTANTS	
Arch & Engr Fees	\$ 153,914
Other Design Consultants (Acoustics, Lighting, etc	15,492
Programming	\$ 40,000
Professional Services - Estimating	\$ 7,500
Contracts - Consultants - Inspection	\$ 5,000
Engineering Services	\$ -
Environmental Impact Reports	\$ -
Code Required Testing Firms	\$ -
Construction Manager	\$ 75,000
Inspectors	30,912
Geotechnical Services	-
Surveys	\$ -
Subtotal Design & Consultant	\$ 327,818
CONSTRUCTION & EQUIPMENT	
Infrastructure (Streets & Traffic, Utility Service)	\$ -
Utility Connections (Fees Charged by Utility Companies)	\$ -
Site Clearing & Preparation	\$ -
Construction	\$ 1,652,000
Construction	\$ -
On Site Improvements	\$ 45,455
Sitework	\$ -
Signage & Graphics	\$ 10,000
Design & Construction Contingency	\$ 169,746
Data & Communication	\$ 50,000
Art In Public Places	\$ -
Equipment	\$ -
Furniture, Fixtures, & Equip	\$ -
Office Equipment	\$ -
Computer Equipment	\$ 20,000
Alarm / Security Systems	\$ -
Fences	\$ -
Subtotal Constr & Equipment	\$ 1,947,201
PERMITS & FEES	
Building Permits	\$ 2,500
Misc Expenses	\$ 2,500
Office Supplies	\$ 1,500
Outside Printing Services	\$ 5,000
Postage	\$ 500
Accounting, & Finance	\$ -
Outside Auditing	\$ -
Security Services	\$ -
Legal Fees	\$ 10,000
Moving / Relocation Expenses	\$ 7,500
Publications & Legal Notices	\$ -
Rents & Leases	\$ -
Meeting Allowance	\$ -
Other Travel Expenses	\$ -
Owner Contingency	\$ 35,982
Govt Fund Bill Auditor	\$ -
Govt Fund Bill Purchasing	\$ -
PW Engineering Services	\$ -
Long Distance Calls	\$ -
Non Systems Charges	\$ -
Central Services Printing	\$ 500
Quick Copy Services	\$ -
Mail Room Postage Meter	\$ -
Mail Room Services	\$ -
Data Processing Services	\$ 500
Pickup & Delivery	\$ 500
Stores Office Supplies	\$ 1,000
Centrex Calls Costing	\$ -
Subtotal Permits & Fees	\$ 67,982
LAND ACQUISITION	
Site Selection	\$ -
Real Estate Assessment & Legal Fees	\$ -
Surveys & Investigations	\$ 7,000
Land Costs	\$ -
Abatement & Demo Consultant	\$ -
Site Clearing & Preparation	\$ -
Subtotal Land Acquisition	\$ 7,000
TOTAL EXPENDITURES	\$ 2,350,000

Salida Regional Library

Draft Project Schedule

