

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

DEPT: Chief Executive Office

BOARD AGENDA # \*B-10

Urgent

Routine

AGENDA DATE May 25, 2010

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval to Amend the Contract for the Completion of a Topographical Survey for Phase III Tenant and Site Improvements at the Nick W. Blom Salida Library with Pacific Design Associates, Inc.

STAFF RECOMMENDATIONS:

1. Amend the contract for the completion of a topographical survey for Phase III Tenant and Site Improvements at the Nick W. Blom Salida Library with Pacific Design Associates, Inc. in the amount not to exceed \$4,500.
2. Authorize the Project Manager to sign Amendment One to the agreement with the Pacific Design Associates, Inc. for the completion of a topographical survey for Phase III Tenant and Site Improvements at the Nick W. Blom Salida Regional Library.
3. Authorize the Project Manager to cancel the request for proposals for professional surveyor services.

FISCAL IMPACT:

On February 16, 2010, the Board approved a contract for professional architectural design services for the development of a comprehensive scope of work for Phase III Tenant and Site Improvements at the Nick W. Blom Salida Library to Pacific Design Associates, Inc. for the lump sum amount not to exceed \$185,652.

At that time, the Board also authorized the release of Request for Proposals (RFP) for professional services such as Surveyor and Soils Engineer as long as they are within the approved budget.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2010-326

On motion of Supervisor O'Brien, Seconded by Supervisor Chiesa

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, and Chairman Grover

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

MOTION:

*Christine Ferraro*

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

**FISCAL IMPACT: (Continued)**

At this time, the Chief Executive Office is returning to the Board to seek approval to amend the contract for the completion of a topographical survey for Phase III Tenant and Site Improvements at the Nick W. Blom Salida Library with Pacific Design Associates, Inc. in the amount not to exceed \$4,500. With the Board's approval of this amendment, the contract with Pacific Design Associates, Inc. will increase from \$185,652 to \$190,152. With the Board's approval of these actions both the project budget and funding plan remain unchanged.

There is no additional impact to the General Fund associated with this item. Recommendations for final scope, design and actual cost estimates will be returned to the Board of Supervisors prior to seeking bids for construction.

**DISCUSSION:**

Project Background

In May of 2003, the County opened the Nick W. Blom Salida Regional Library. The Board of Supervisors approved the acquisition and renovation of the facility and was completed in two phases at a cost to date of \$7.4 million. During Phase I, \$6.9 million was spent on the acquisition of the land, building, remodeling and refurbishing the new library facility. During Phase II, \$580,254 was spent on critically needed roof repairs.

The County financed \$6.6 million through the issuance of the 2004B Certificate of Participation for the project. Pursuant to the reimbursement resolution, loan proceeds of \$4.2 million were used to reimburse the Library for the original costs for the acquisition of the land and building. The remaining \$2.4 million was redeposited into the Library Public Facility Fees (PFF) fund to reimburse PFF for Phase I and Phase II renovations.

At the completion of the original renovation to open this regional library branch, it was planned that a future phase would be necessary to remodel the existing staff restrooms and breakroom; remodel the mail building lobby and space designated as a future café/vendor area; and to make site improvements needed for the parking lot, irrigation system and site areas; as well as make modifications to the lighting and electrical systems to allow the Community Room to have the ability to independently select half of the room lighting, enabling use of multimedia presentations; and limited lighting controls at the staff entrance.

A second phase was planned to ensure that the first phase could be fully funded within funds available for the initial project, and to manage the overall delivery of several key capital projects underway at the same time, including the Gallo Center for the Arts, 12<sup>th</sup>

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Street Office Building and Parking Garage, and the Paradise Medical Office Remodeling Project.

The Salida Library project is necessary to fix the heating and air conditioning system, repair the deteriorating parking lot, and bring the staff restrooms up to current handicapped standards.

The existing heating and air conditioning system is very old and energy inefficient and has to be replaced. It is continually breaking down and requires parts and maintenance on an on-going basis. There will be a big reduction in energy consumption with the new system which will be a cost savings for the County. The parking lot surface is deteriorating to the point that it cannot be patched any longer and the area drains are so old that they clog up causing lakes to form around them during the slightest rain storm. The staff restrooms need to be repaired and brought up to current handicapped standards. Several rooms need to be finished (i.e., ceilings, walls and carpet) that were left unfinished due to lack of funding during the phase II remodel.

The new heating and air conditioning system will provide the required level of comfort for the staff and patrons whom work and visit the library and, at a greater level of energy efficiency. The parking lot surface and drainage system is becoming a hazard to the public and the library employees. The road widening work of Sisk Road by Cal Trans has created a circulation problem within the parking lot that also needs to be addressed. The staff restrooms are currently not useable. The staff is currently using the public restrooms in the main lobby. The unfinished rooms currently used by staff and patrons need to be finished for climate control and sound control.

The major objectives to be completed during Phase III include the following:

- Design and remodel existing staff restrooms and break room;
- Design and remodel basic improvements to a portion of the main building lobby and space designated as a future café/vendor area;
- Site improvements to include landscaping and irrigation;
- Parking Lot Improvements;
- Add Canopy at entry doors to future tenant area;
- Repair or replacement of the HVAC System; and
- Entry Canopy

Improvements to the parking lot are related to the State Route 219 Widening Project. On April 17, 2007, the Board approved a right-of-way contract with the State of California for the purchase of 0.12 acres of right-of-way in front of the Nick W. Blom Salida Library, for the sum of \$197,000. Proceeds from the purchase are recommended to be allocated towards the needed parking lot, landscape and lighting improvements.

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Current Design Team Activities

At this time, the Chief Executive Office is returning to the Board to seek approval to amend the contract for the completion of a topographical survey for Phase III Tenant and Site Improvements at the Nick W. Blom Salida Library with Pacific Design Associates, Inc. in the amount not to exceed \$4,500. With the Board's approval of this amendment, the contract with Pacific Design Associates, Inc. will increase from \$185,652 to \$190,152. Recommendations for final scope, design and actual cost estimates will be returned to the Board of Supervisors prior to seeking bids for construction.

On February 16, 2010, the Board authorized the release of request for proposals (RFP) for professional services such as surveyor and soils engineer as long as they are within the approved budget.

During the month of April, 2010, staff from the Library, the Chief Executive Office, Capital Projects, and Pacific Design Associates, Inc. participated in several design team meetings. A copy of the existing Nick W. Blom Salida Regional Library site plan was provided to the Pacific Design's design team to redesign the east parking lot. The existing site plan of the east parking lot shows the locations of the curbs, sidewalks, parking stall layouts, planters, light poles, and catch basins. Through a series of design team meetings that were conducted, staff identified the existing site plan calculations do not correspond with the actual existing conditions. It was determined through these meetings, that in the recent past, modifications were completed to the east parking lot; however, subsequent changes aren't reflected on any current drawings in the County's archives.

At this time, the Project Manager is requesting Board approval to cancel the RFP for professional surveying, and to amend the contract with Pacific Design Associates, Inc. to complete a topographic land survey of the site. This will provide the design team with an up-to-date and accurate site plan from which to develop the new parking lot design. The original RFP that was planned was not released and therefore there were no respondents.

Upon completion, the updated topographic land survey completed by Pacific Design Associates, Inc. will reflect current mathematical calculations of the elevation grades of the existing parking lot drainage system that will be incorporated into the overall design plans and specifications that will be presented to the Board for approval prior to proceeding to the construction phase of the project. With the Board's approval of these actions, the project budget and funding plan remain unchanged and will be funded within existing appropriations previously approved by the Board.

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**POLICY ISSUES:**

The Stanislaus County Free Library operates 13 branches for educational and recreational purposes. The Board should consider if approval of the project supports the Board of Supervisors' stated priorities of A Strong Local Economy and Efficient Delivery of Public Services.

**STAFFING IMPACT:**

Existing Chief Executive Office Capital Projects staff will assist with the project management and coordination of the project in partnership with the Library staff.

**STAFF CONTACT:**

Patricia Hill Thomas, Chief Operations Officer. Telephone: (209) 525-6333

AGREEMENT BETWEEN THE COUNTY OF STANISLAUS  
AND PACIFIC DESIGN ASSOCIATES, INC  
FOR THE NICK W. BLOM SALIDA LIBRARY PHASE III

AMENDMENT NO. 1

The Agreement between the **County of Stanislaus** ("County") and **PACIFIC DESIGN ASSOCIATES, INC** for the **NICK W. BLOM SALIDA LIBRARY PHASE III** dated April 6, 2010 (collectively, the "Agreement") is hereby amended as follows:

**1. Scope of Work** Modify Appendix A – Scope of Work as follows:

Add Paragraph 11. **Topographic survey:**

“Provide the topographic survey of the site necessary for the proper design of the parking lot improvements described in paragraph 1.1 of the Agreement.”

**2. Compensation** Modify Paragraph 2.1 **Total Compensation:**

Add the following to Option 1, Schematic Design Option including Basic Services and ODC’s

“Topographic Survey \$4,500”

Modify TOTAL ALL FOUR PHASES to read “\$190,152”

Except as specifically modified herein, the Agreement shall remain in full force and effect as written. To the extent that any provision of this Amendment No. 1 conflicts with any provisions of the Agreement, this Amendment No. 1 shall control.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day first mentioned above.

**STANISLAUS COUNTY**

Approved as to Form

By Patricia Hill Thomas  
Patricia Hill Thomas  
Chief Operating Officer/  
Assistant Executive Officer

By John P. Doering  
John P. Doering  
County Counsel

**PACIFIC DESIGN ASSOCIATES, INC**

By Don Phillips  
Don Phillips, President