

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

DEPT: Chief Executive Office

BOARD AGENDA # \*B-13

Urgent

Routine

AGENDA DATE August 31, 2010

CEO Concurs with Recommendation YES  NO

4/5 Vote Required YES  NO

(Information Attached)

SUBJECT:

Approval of the Plans and Specifications for Phase III Tenant and Site Improvements at the Nick W. Blom Salida Regional Library Funded by Dedicated Public Facility Fees and CalTrans Right of Way Funds and Call for Bids on October 6, 2010, at 2:00 p.m.

STAFF RECOMMENDATIONS:

1. Approve the plans and specifications for Phase III tenant and site improvements at the Nick W. Blom Salida Regional Library prepared by Pacific Design Associates, Inc. of Modesto, California.
2. Authorize the Project Manager to issue a notice inviting bids on September 1, 2010 for the construction phase of the project, and for the Project Manager to modify the bid date if necessary.
3. Authorize the Project Manager to accept and open bids on October 6, 2010, at 2:00 p.m., and return to the Board to recommend a contract award to the lowest responsible bidder.

FISCAL IMPACT:

On April 6, 2010, the Board of Supervisors approved proceeding with the design phase for Phase III tenant and site improvements at the Nick W. Blom Salida Regional Library, and approved awarding a design and engineering contract to Pacific Design Associates, Inc. of Modesto, California at a cost not to exceed of \$185,652. The total estimated cost of this effort through the architectural design phase was estimated not to exceed \$226,359.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2010-550

On motion of Supervisor O'Brien, Seconded by Supervisor Monteith  
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) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval of the Plans and Specifications for Phase III Tenant and Site Improvements at the Nick W. Blom Salida Regional Library Funded by Dedicated Public Facility Fees and CalTrans Right of Way Funds and Call for Bids on October 6, 2010, Immediately after 2:00 p.m.

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**FISCAL IMPACT: (Continued)**

Also on April 6, 2010, the Board authorized the Project Manager to issue separate request for proposals (RFP) for additional professional services such as Surveyor and Soils Engineer provided the services could be funded within the previously approved project budget.

On May 25, 2010, the Board approved amending the contract with Pacific Design Consultants for the completion of a topographical survey for Phase III tenant and site improvements at the Nick W. Blom Salida Library in an amount not to exceed \$4,500. Staff had originally planned to award a separate contract for this work. During the course of the design, it was concluded that it was more appropriate for the coordination of this work to be completed by Pacific Design Associates, Inc. With the Board's approval of the amendment, the contract with Pacific Design Associates, Inc. increased from \$185,652 to \$190,152 for professional architectural design services and the architectural design phase of the project increased from the original estimate of \$226,359 to \$230,859. Funding for amendment was available within the previously Board approved project budget.

At this time, the Chief Executive Office is returning to the Board for approval of the plans and specifications for Phase III tenant and site improvements at the Nick W. Blom Salida Regional Library prepared by Pacific Design Associates, Inc. of Modesto, California.

Staff is also requesting approval to issue a notice inviting bids on September 1, 2010 at 2:00 p.m. for the construction phase of the project, and to modify the bid date if necessary. Staff is also requesting approval to open and evaluate bids on October 6, 2010, immediately after 2:00 p.m., and return to the Board to recommend an award to the lowest responsible bidder.

The Chief Executive Office will return to the Board to recommend a construction contract award to the lowest responsible bidder prior to beginning the construction phase of the project.

The Nick W. Blom Salida Regional Library Phase III Tenant and Site Improvement Project is estimated to cost between \$2.5 to \$3 million. The project will be funded by Nick W. Blom Salida Regional Library Fund 2009 fund balance of \$1.2 million, which is composed of dedicated funds from the original Certificate of Participation 2004B borrowing for the project, and up to \$1.7 million from Library Public Facility Fees (PFF). The use of the PFF funds was reviewed and approved by the PFF Committee on November 19, 2009. Funding for the project comes from dedicated funding that can only be used for capital improvements and may not be used to fund ongoing operational costs. There is no additional impact to the General Fund associated with this item.

Approval of the Plans and Specifications for Phase III Tenant and Site Improvements at the Nick W. Blom Salida Regional Library Funded by Dedicated Public Facility Fees and CalTrans Right of Way Funds and Call for Bids on October 6, 2010, Immediately after 2:00 p.m.

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Despite the County's current budget challenges, it is recommended that the County proceed with this project for several reasons. First, the project is funded with dedicated funds. Secondly, Phase III tenant and site improvements are much needed at the Nick W. Blom Salida Regional Library. Finally, it is anticipated that upon project completion, operational savings will be realized as a result of replacing the current HVAC system with a more energy efficient system. For these reasons, the County Librarian and Chief Executive Officer recommend proceeding with the Phase III tenant and site improvements.

## **DISCUSSION:**

### Project Background

The Board of Supervisors adopted the Library Facilities Master Plan in 2001, which recommended the construction of Nick W. Blom Salida Regional Library. As a part of that master plan, the Board approved the purchase of the 56,000 square-foot former Breuner's furniture building at 3825 Sisk Road to be remodeled into the new Nick W. Blom Salida Regional Library and Community Facility.

On September 18, 2001, the Board of Supervisors authorized the purchase of this former Breuner's furniture building. At that time, it was determined the acquisition and remodeling of the former building was less expensive compared to acquisition and development of a new library site.

The acquisition and Phase I and Phase I library improvements were completed at a cost to date of \$7.4 million which was funded through a combination of bond proceeds and tobacco settlement funds. Phase III tenant and site improvements were planned for a future date following the completion of the construction of the 12<sup>th</sup> Street Office Building and Parking Garage; Paradise Medical Office Remodeling Project, and the Gallo Center for the Arts.

The Board had previously authorized the use of \$3,470,000 in Public Facilities Fees for the Salida Library Project and this amount was transferred into the project budget. In June of 2009, \$2,482,722 was deposited back into the Library Public Facility Fee fund from bond proceeds to reimburse PFF for Phase I and II renovations. It was recommended that the use of PFF funds for Phase III come as a separate request to the PFF Committee. On November 19, 2009, the PFF Committee reviewed the request and approved the use of up to \$1.7 million in Library PFF for Phase III tenant and site improvements at the Nick W. Blom Salida Regional Library.

### Phase III Tenant and Site Improvements

#### Existing Facility Challenges

The existing heating and air conditioning system (HVAC) has outlived its useful service life. The system is energy inefficient and needs to be replaced. The system breaks down frequently and requires ongoing maintenance that is costly.

The parking lot surface has deteriorated to the point that it can no longer be patched. The area drains are old; they clog frequently, which cause lakes to form around them during the slightest rain storm.

The staff restrooms need to be repaired and brought up to current codes and 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 I remodel.

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 were recommended to be allocated towards the needed parking lot, landscape and lighting improvements.

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 Nick W. Blom Salida Regional Library Tenant and Site Improvement Project phase III objectives will address each of the deficiencies as outlined below.

#### Phase III Objectives

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;
- Complete Site Improvements to include landscaping and irrigation;
- Complete Parking Lot Improvements;
- Add Canopy at entry doors to future tenant area;
- Repair or replace the HVAC system; and
- Repair Entry Canopy

Approval of the Plans and Specifications for Phase III Tenant and Site Improvements at the Nick W. Blom Salida Regional Library Funded by Dedicated Public Facility Fees and CalTrans Right of Way Funds and Call for Bids on October 6, 2010, Immediately after 2:00 p.m.

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### Architectural Design Services

On April 6, 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. The bid documents prepared by Pacific Design have been reviewed by Capital Projects and Library staff, Code Reviewers, and the Fire Marshal. Pacific Design Associates, Inc. has employed an independent cost estimating firm, and the probable cost of construction is estimated to be within the project budget.

For cost control, the bid documents include five (5) deductive bid alternates. The recommended alternates include the following:

1. Delete the primer and sealer for the parking lot;
2. Delete the cabinets and sink in the break room; rough-in plumbing to remain;
3. Delete the skylight in the break room including the associated framing, roofing, ceiling, etc;
4. Delete the boiler; and
5. Delete the separate A/C units and controls for the community room and connect the existing duct work to the main system.

At this time, the Chief Executive Office is returning to the Board for approval of the plans and specifications for Phase III tenant and site improvements at the Nick W. Blom Salida Regional Library prepared by Pacific Design Associates, Inc. of Modesto, California.

Staff is also requesting approval to issue a notice inviting bids on September 1, 2010 at 2:00 p.m. for the construction phase of the project, and to modify the bid date if necessary. Staff is also requesting approval to open and evaluate bids on October 6, 2010, immediately after 2:00 p.m., and return to the Board to recommend an award to the lowest responsible bidder.

### Phase III Outcomes

Upon completion, replacement of the HVAC system is anticipated to create energy savings, which will reduce operating costs for the facility. Phase III renovations will also provide for the structural repair work to the existing canopy and exposed beams at the entry, and repair some of the very old and deteriorating sewer waste lines within the building. The recommended actions will allow the library to function more efficiently, provide comfort to the staff and patrons, and bring the site and building up to current code requirements.

A set of plans and specifications will be available from the Clerk of the Board of Supervisors.

Approval of the Plans and Specifications for Phase III Tenant and Site Improvements at the Nick W. Blom Salida Regional Library Funded by Dedicated Public Facility Fees and CalTrans Right of Way Funds and Call for Bids on October 6, 2010, Immediately after 2:00 p.m.  
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Once bids are received from contractors, staff will return to the Board with an update, and submit recommendations to move forward to the next phase of the project.

**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:**

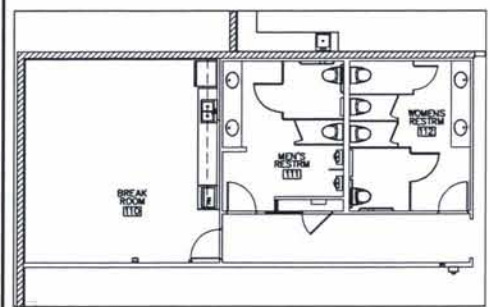
Existing Chief Executive Office Capital Projects staff, personal services contract staff and construction management staff will assist with the project management and coordination of the project in partnership with the Library staff.

**STAFF CONTACT:**

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

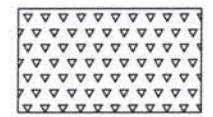
ATTACHMENTS AVAILABLE  
FROM YOUR CLERK





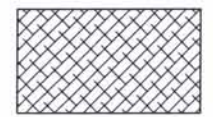
BREAK ROOM  
RESTROOMS

NOTE: SEE MECH, ELEC, STRUCTURAL, & CIVIL DRAWINGS FOR ADDITIONAL SCOPE OF WORK IN OTHER AREAS OF THE LIBRARY.



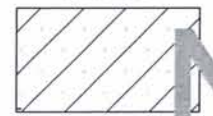
HVAC, ELEC, STRUCTURAL  
SEPARATE HVAC FOR IT AREA

HVAC, ELEC & STRUCTURAL  
WORK AREA 1



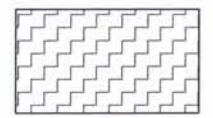
DRAINAGE, STORM WATER STORAGE, L/S CURBS, DRIVES

PARKING LOT DRAINAGE & LS  
WORK AREA 2



3-1/2 GULLIES, 6-24 GULLIES, CURB & FOOT REPAIR

WORK AREA 3  
EXTERIOR BLDG REPAIR



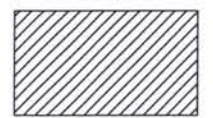
RECON EX REST ROOMS  
STOR RM WALL PLUMB, FIXTURES CEILING, FINISHES PARTITIONS COUNTERS PAINT

WORK AREA 4  
REST ROOMS



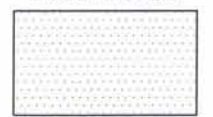
CEILING, FLOOR, WALLS, SKYLIGHT CABINETS, SINK PAINT

WORK AREA 5  
BREAK ROOM



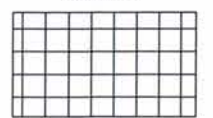
FLOORING CEILING, ELEC/DATA PAINT

WORK AREA 6  
COMPUTER TRAINING



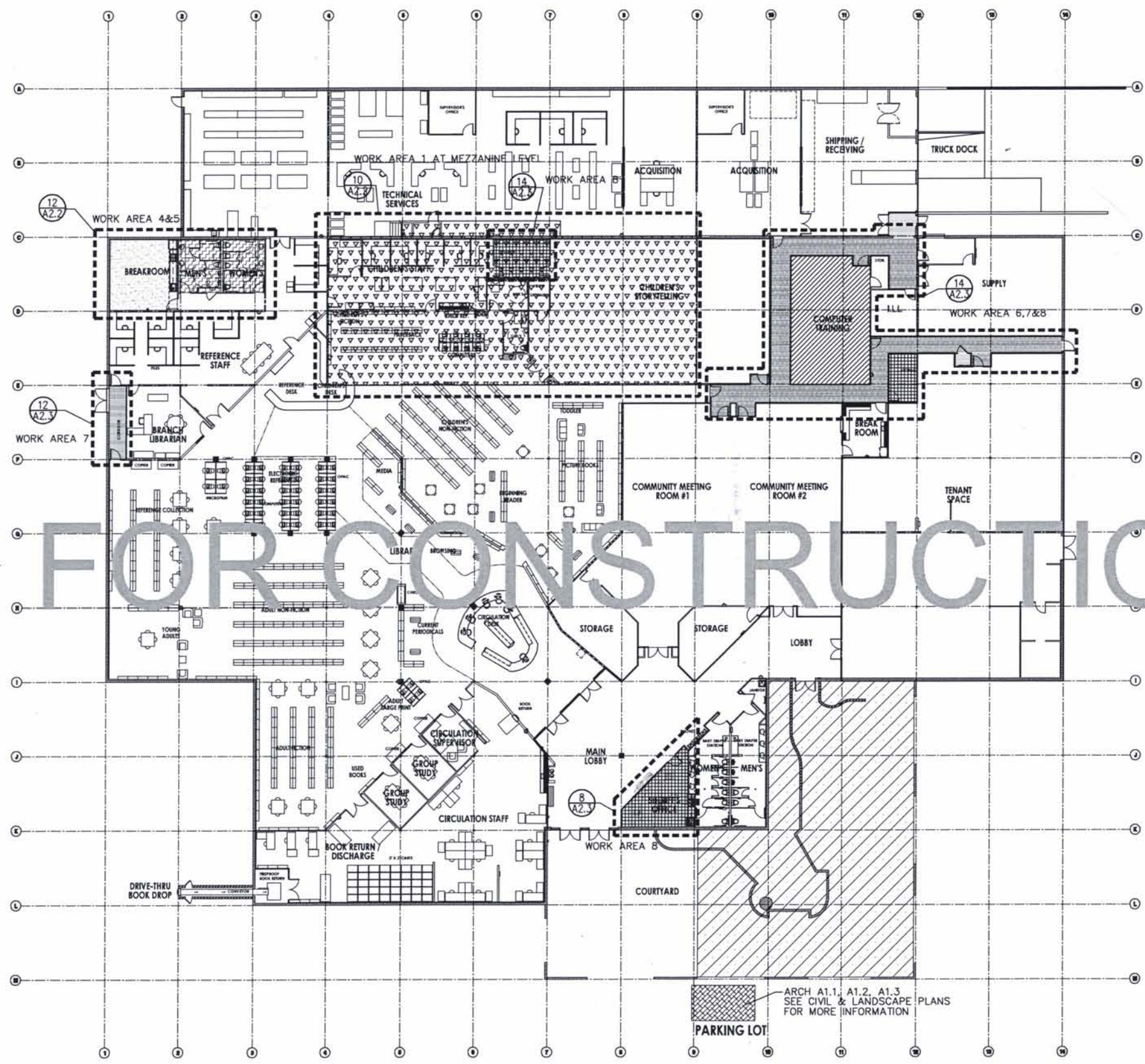
1ST FLOOR CEILING PAINT

WORK AREA 7  
HALLWAYS

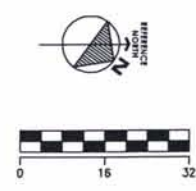


CEILING, FLOOR, BASE WINDOWS CABINETS, SINK CARPET SQUARES PAINT

WORK AREA 8  
STORAGE AREA



NOT FOR CONSTRUCTION



1010-A201

REVISIONS	BY
PC1	08-18-10

PACIFIC DESIGN ASSOCIATES, INC.  
ARCHITECTURAL PLANNING DESIGN  
DONALD W. PHELPS AIA

OVERALL FLOOR PLAN  
SCOPE OF WORK

Tenant Improvement & Site Improvements  
for:  
**NICK W. BLOM**  
**SALIDA REGIONAL LIBRARY**  
4835 Sisk Road  
Salida, California

DATE	06-03-10
SCALE	AS NOTED
DRAWN	DWP
JOB	10.03010
SHEET	A2.1

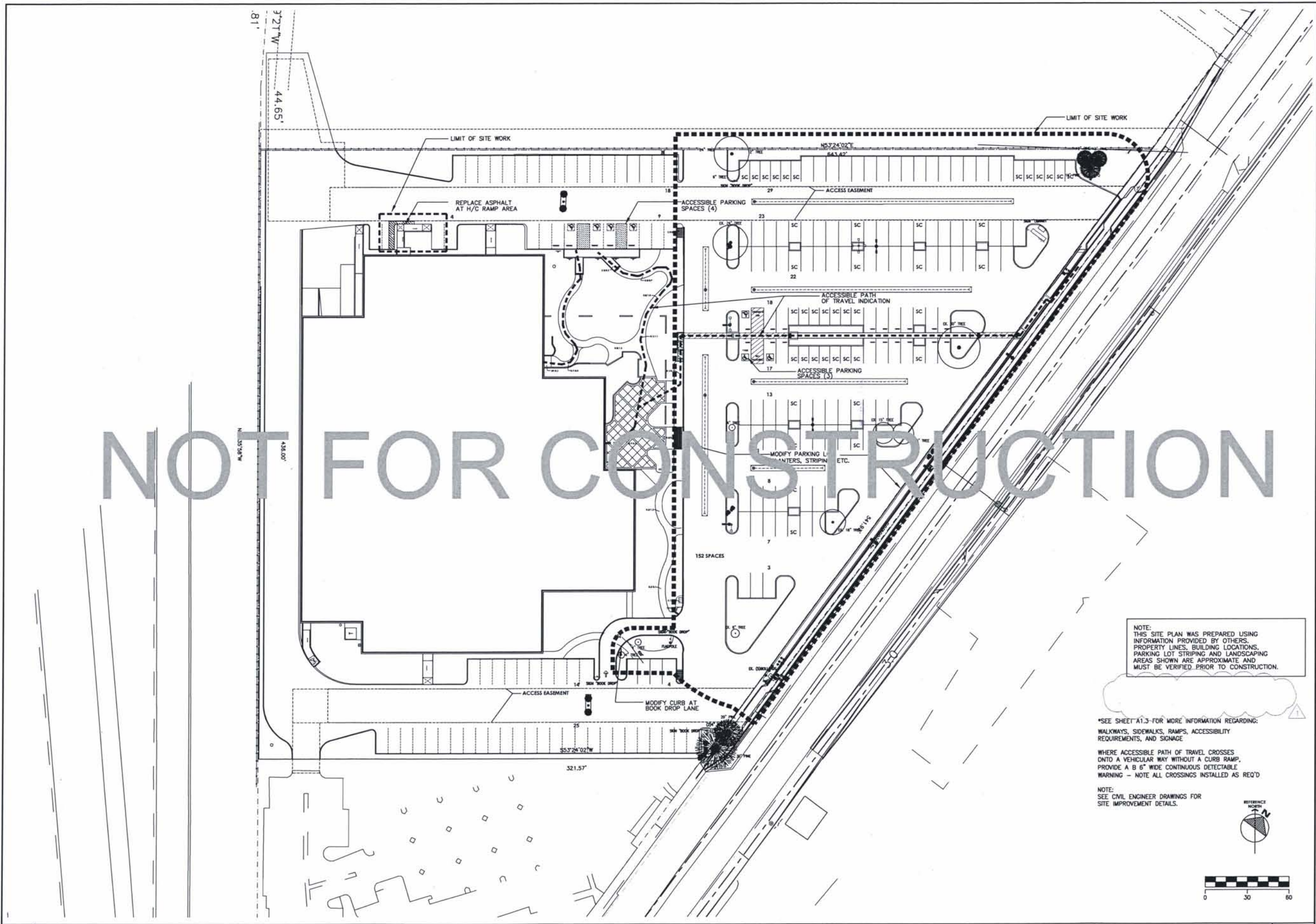
20 SCOPE OF WORK INDICATIONS

16 OVERALL FLOOR PLAN WITH SCOPE OF WORK INDICATION SEE DRAWINGS FOR SPECIFIC REQUIREMENTS

1/16"=1'-0"



NOT FOR CONSTRUCTION

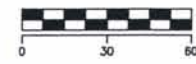


NOTE:  
THIS SITE PLAN WAS PREPARED USING  
INFORMATION PROVIDED BY OTHERS.  
PROPERTY LINES, BUILDING LOCATIONS,  
PARKING LOT STRIPING AND LANDSCAPING  
AREAS SHOWN ARE APPROXIMATE AND  
MUST BE VERIFIED PRIOR TO CONSTRUCTION.

\*SEE SHEET A1.3 FOR MORE INFORMATION REGARDING:  
WALKWAYS, SIDEWALKS, RAMPS, ACCESSIBILITY  
REQUIREMENTS, AND SIGNAGE

WHERE ACCESSIBLE PATH OF TRAVEL CROSSES  
DNTO A VEHICULAR WAY WITHOUT A CURB RAMP,  
PROVIDE A 6" WIDE CONTINUOUS DETECTABLE  
WARNING - NOTE ALL CROSSINGS INSTALLED AS REQ'D

NOTE:  
SEE CIVIL ENGINEER DRAWINGS FOR  
SITE IMPROVEMENT DETAILS.



1"=30'-0"

1010-A101	
REVISIONS	BY
▲ PCI	08-18-10
▲	
▲	
▲	
<small>THIS PLAN, SPEC AND SPECIAL SPECIFICATIONS WERE PREPARED BY THE FIRM OF PACIFIC DESIGN ASSOCIATES, INC. (PDA) FOR THE PROJECT OF THE SALIDA REGIONAL LIBRARY. THE CLIENT IS NICK W. BLOW. THE PROJECT IS LOCATED AT 4835 SISK ROAD, SALIDA, CALIFORNIA. THE PLAN IS THE PROPERTY OF PACIFIC DESIGN ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PACIFIC DESIGN ASSOCIATES, INC. © COPYRIGHT 2010</small>	
 <b>PACIFIC DESIGN ASSOCIATES, INC.</b> <small>100 N. STREET, SUITE 100, SALIDA, CALIFORNIA 92383          (951) 941-1111          WWW.PACIFICDESIGNASSOCIATES.COM</small>	
OVERALL SITE PLAN	
Tenant Improvement & Site Improvements for: <b>NICK W. BLOW</b> <b>SALIDA REGIONAL LIBRARY</b> 4835 Sisk Road Salida, California	
DATE	06-03-10
SCALE	AS NOTED
DRAWN	DWP
JOB	10.03010
SHEET	<b>A1.1</b>