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

DEPT: Chief Executive Office

BOARD AGENDA:7.4
AGENDA DATE: December 11, 2018

SUBJECT:
Approval of the Turlock Library Expansion Project Funding Strategy, Proceeding to the 
Bridging Design Phase of the Project, Authorize the Chief Operations Officer to Issue a 
Request for Statements of Qualifications for Design Build Teams, and Related Actions

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2018-0619

On motion of Supervisor ____________ , Seconded by Supervisor ____________ 
and approved by the following vote,
Ayes: Supervisors: ____________
Noes: Supervisors: ____________
Excused or Absent: Supervisors: ____________
Abstaining: Supervisor: ____________

1) X Approved as recommended
2) ______ Denied
3) ______ Approved as amended
4) ______ Other:

MOTION:

ATTEST: ELIZABETH A. KING, Clerk of the Board of Supervisors
THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM

DEPT: Chief Executive Office

BOARD AGENDA: 7.4
AGENDA DATE: December 11, 2018

CONSENT

CEO CONCURRENCE: YES

4/5 Vote Required: Yes

SUBJECT:
Approval of the Turlock Library Expansion Project Funding Strategy, Proceeding to the Bridging Design Phase of the Project, Authorize the Chief Operations Officer to Issue a Request for Statements of Qualifications for Design Build Teams, and Related Actions

STAFF RECOMMENDATION:


2. Approval to proceed to Bridging Design phase for the Turlock Branch Library Expansion Project using the Design-Build construction method as allowed by California Public Contract Code, Section 22162.

3. Authorize the Chief Operations Officer, acting as Project Manager to complete and issue a Request for Statements of Qualifications (RFSOQ) to prequalify Design-Build teams for the project.

4. Direct the Auditor-Controller to adjust the Turlock Branch Library Expansion Project budget by $2,033,398 in the approved Project Plan using $1,115,175 of Public Facilities Fees and $918,223 of Library Fund Balance, as detailed in the attached Budget Journal.

5. Authorize the Chief Operations Officer to negotiate the final cost of remaining project options and execute an amendment with WRNS Studios Inc., of San Francisco, California so long as it is within the range of cost previously approved by the Board of Supervisors.

6. Authorize the Chief Operations Officer, acting as Project Manager to negotiate and sign work authorizations, amendments and procure professional services needed in this phase of the project, so long as they are within the project budget.
DISCUSSION:

On March 6, 2018 the Board of Supervisors authorized the Chief Operations Officer to finalize and execute a contract with WRNS Studio Inc., of San Francisco, California (WRNS) for design services for the Turlock Library Expansion and Renovation Project (Turlock Library Project). Since March 2018 the County’s Project Team has been working side by side with WRNS to create a conceptual design for the Turlock Library Project considering feedback provided by the Turlock Community during a Turlock Branch Library Visioning session held on March 25, 2017.

At this time, the Chief Operations Officer as the Project Manager is recommending that the Turlock Branch Library Expansion and Renovation Project (Turlock Library Project) proceed to the next steps using the design-build construction method.

Public Contract Code Section 22162 allows a local agency, with approval of its governing body, to procure design-build contracts for public works projects in excess of $1 million. The advantages of the design-build method can include reduced project costs, expedited completion, and design features that are not achievable through the traditional design-bid-build method.

In a design build construction method, a design build team is formed where the Project Architect of Record works for the Contractor. The next steps in this design-build method is to advance the current conceptual/schematic design to bridging document level and pre-qualify design-build teams. The Project Team, comprised of County staff, will coordinate completion and issuance of a Request for Statements of Qualifications (RFSOQ) and evaluate responses from design-build teams. The Project Team will return to the Board of Supervisors and make recommendations to approve a qualified list of design-build teams along with the bridging documents for each Project. Only those pre-qualified teams will be allowed the opportunity to provide a final design and cost of construction proposal to the County.

Using this method, the Project Team believes the County may retain a highly qualified design-build team that proposes a final design with the greatest amount of square footage possible and best design features within the funds available.

The Project Team presented the conceptual design at a Turlock Library Community Meeting, hosted by Supervisor Chiesa on October 16, 2018. During this meeting WRNS provided a three-dimensional “fly-through” model of the proposed 14,173 square foot facility which included views of newly created teen and children’s space, an interior courtyard, a new community/multi-purpose room and re-designed space for the adult collection and staff areas. The conceptual design blends the building’s existing architecture with the new addition while retaining the site’s park-like setting.

The Project Manager also provided an overview of the financing strategy for the project, acknowledged project cost limitations due to the rising cost of construction throughout the State of California, and discussed using the design-build method of construction.
The Project Team engaged in a robust question and answer/feedback session with the Community. Feedback received included the desire for additional square footage, future growth, entrances, parking and area specific input. Since the community meeting, the Schematic design now reflects some additional square footage into the project (some in the base design and others as additive alternates), improved entrance parking with a drop off zone, and future growth opportunities that could be constructed now if the budget allows or in the future. The Project Team is also taking into consideration all suggestions and comments with regards to parking, sound proofing and storage as work on the bridging documents begin.

Next Steps
If approved, the Project Manager will authorize WRNS to proceed to the next option in their contract to allow the design firm to develop bridging documents for the Turlock Library Project. The Project Manager is also recommending that the Board of Supervisors approve using the Design-Build method of construction and authorize the release of an RFSoQ to pre-qualify Design Bid Teams.

It is anticipated that staff will return to the Board of Supervisors in May 2019 with a recommendation to approve the bridging documents, pre-qualify design-build teams and authorization to release a Request for Proposals to those pre-qualified teams. Staff anticipates returning to the Board of Supervisors in Fall 2019 to recommend the award of a design-build contract and construction is expected to be completed in Spring/Summer 2021.

POLICY ISSUE:
The Board of Supervisors directs the actions to initiate, plan and complete the County’s Capital Improvement projects. The Board of Supervisors approval is required for appropriations of unbudgeted fund balance and for the transfer of appropriations between budget units.

FISCAL IMPACT:
The estimated cost for the Turlock Library Project is $12,965,638. This recommended action requests the Board of Supervisors’ approval of the financing strategy for the Turlock Library Project as follows:
## PROJECT SOURCES

<table>
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<tr>
<th>Source</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Library Fund Balance</td>
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<td>Internal Borrowing from Tobacco Endowment Fund</td>
<td>$6,300,000</td>
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<td>Public Facilities Fees</td>
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<td>General Fund (Deferred Maintenance)</td>
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<td>General Fund Assignment</td>
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<td><strong>Total Sources</strong></td>
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## PROJECT COSTS

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<td>Services and Supplies</td>
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<td>Cost Applied Charges (CAP)</td>
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<td>Construction (including contingencies and FF&amp;E)</td>
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<td><strong>Total Uses</strong></td>
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</table>

### Financing Strategy Specifics:

**Library Fund Balance:** The use of Library Fund Balance in the amount of $3,550,463 has been approved in the Final Budget 2018/2019-2019/2020 for the expansion and renovation of library facilities. These funds are specifically recommended for the Turlock Library Project. A portion of the debt payment for the internal borrowing of $6.3 million from the Tobacco Endowment Fund, $226,000 annually, is also planned from Library Fund Balance.

**Tobacco Endowment Fund:** An internal borrowing of $6.3 million from the County’s Securitized Tobacco Endowment Funds is planned. On September 26, 2018 the Project Manager presented a financing strategy for the Turlock Library Project to the County’s Debt Advisory Committee, which was unanimously approved. The annual debt service payment for this internal borrowing is expected to be $426,000. Funds for this annual debt service payment are planned from Public Facilities Fees (PFF), $200,000 and $226,000 from Library Fund Balance.

**Public Facilities Fees:** On October 18, 2018 the PFF Committee met and approved the use of $1,486,900 of PFF-Library funds for construction of both the Turlock and Empire Library projects. Of this amount, the Project Manager is recommending that $1,115,175 be used for the Turlock Library Project. The remaining $371,725 has been identified for the Empire Library Replacement project and staff will return to the Board at a later date with the complete financing strategy for the Empire Library Project.
In addition, the PFF Committee also approved the use of PFF funds for a portion of the annual debt payment of approximately $200,000 for 20 years on the $6.3 million internal borrowing from the County’s Tobacco Endowment Funds. The remaining annual debt payment of approximately $226,000, as well as any shortfall that may be experienced in the Library PFF Fund, would come from the Library Fund Balance.

**General Fund (Deferred Maintenance):** The Turlock Library was built in 1967-68. Repairs and maintenance have been performed in the last 50 years, but there are major mechanical systems that need to be replaced as a part of the Library expansion and renovation. The Final Budget 2018/2019-2019/2020 approved $1 million of General Fund budget for deferred maintenance projects. Staff recommends using $500,000 of General Fund previously approved by the Board for deferred maintenance projects to replace the heating and cooling system of the current Library facility. Staff will return to the Board at a later date to request the transfer of these appropriations.

**General Fund Assignment:** Rising construction costs throughout the State of California have been a challenge for budgeting and financing multiple capital projects this year. Due to the importance of updating and expanding the current aging Turlock Library facility to promote first rate learning, staff recommends adding $1.5 million in General Fund Assignment to the project financing. Staff will return at a later date to request the appropriation of these funds.

The above financing strategy was presented on October 1, 2018 to the Board’s Capital Facilities Committee, comprised of Supervisors Olsen and Monteith, who voted to approve the financing strategy and recommended the project be forwarded to the Board of Supervisors for consideration to proceed to the next phase of the project.

**Adjustment to Turlock Library Project Budget:**

On March 6, 2018 the Board of Supervisors approved an initial project budget of $250,000, which included $157,000 for WRNS for the initial phase of programming and schematic design. This recommended action requests to transfer $1,115,175 of approved Public Facilities Fees and $918,223 in Library Fund Balance to support the next phases of the project as detailed in the attached journal and the chart below.

<table>
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<tr>
<th>Category</th>
<th>Initial Project Budget Approved by the Board on March 6, 2018</th>
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If approved, these funds will be used to support the project through the Bridging Design and Bidding Phases. The project team will return to the Board to recommend fully funding the project at the same time as the recommendation to award a design-build contract.

**BOARD OF SUPERVISORS’ PRIORITY:**

The recommend actions are consistent with the Boards’ priorities of *Promoting First-Rate Learning Opportunities* and *Delivering Efficient Public Services and Community Infrastructure* by proceeding to the next phase of the project and ensuring the community of Turlock has a safe, comfortable, state of the art library.

**STAFFING IMPACT:**

This phase of the project will be successfully delivered by the Project Manager, Stanislaus County Librarian, Library staff, and existing Capital Projects staff.

**CONTACT PERSON:**

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

**ATTACHMENT(S):**

1. Budget Journal Turlock Library
### Upl Upl

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**Explanation:** Establish the budget for the Turlock Library Desgin-Build Project to Cover Salaries and Wages/Service and Supplies through the Design Phase of the Project.

$918,223 in funding will be transferred from the Library Fund (1651). $1,115,175 in funding will be transferred from PFF funds (2404 and 6404).

**Requesting Department:** Turlock Library

**CEO:** Patricia Hill Thomas

**Date Entry:** 12/7/2018

**Auditors Office Only:** Christopher L Barnes

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### Budget - Upload

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**Totals:** 4066796 2033398

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### Explanation

Establish the budget for the Turlock Library Design-Build Project to Cover Salaries and Wages/Service and Supplies through the Design Phase of the Project.

$918,223 in funding will be transferred from the Library Fund (1651). $1,115,175 in funding will be transferred from PFF funds (2404 and 6404).
FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN COUNTY OF STANISLAUS AND WRNS STUDIO
FOR BRIDGING ARCHITECT SERVICES RELATING TO
THE TURLOCK PUBLIC LIBRARY EXPANSION AND RENOVATION PROJECT

This First Amendment to the Professional Services Agreement between Stanislaus County ("County") and WRNS Studio ("WRNS") for Bridging Architect Services for Turlock Library ("Amendment One") is entered into as of December 21, 2018 ("Amendment Effective Date"), by and between the County and WRNS. County and WRNS shall be referred to collectively herein as "Parties," and individually as a "Party."

RECITALS

WHEREAS, the Parties entered into that certain Professional Services Agreement dated March 6, 2018 ("Agreement") relating to Bridging Architectural Services for the Turlock Library Project.

WHEREAS, the Parties desire to amend the Agreement to formalize the Construction Budget for the Turlock Library Project.

WHEREAS, the Parties have elected to proceed with the design-build project delivery method and finalize WRNS' compensation as provided in Appendix C of the Agreement.

WHEREAS, Section 25 of the Agreement provides that the Agreement and any written modification shall represent the entire and integrated agreement between the Parties.

NOW, THEREFORE, by the signatures of their authorized representatives below, the Parties agree to modify the Agreement follows:

SECTION 1. AMENDMENTS

1. Replace Paragraph 1 in Appendix C – Compensation in its entirety with the following:
   "1. Construction Budget. The construction budget, which is subject to revision by the County during the Bridging Design, is $8,157,771."

2. Replace Paragraph 2 in Appendix C – Compensation in its entirety with the following:
   "2. Total Compensation. The total compensation to the Bridging Architect shall not exceed $815,000. The amount of compensation payable for each option is set forth below. Payment shall be as specified in section 2.2, Monthly Statements.

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<thead>
<tr>
<th>Option</th>
<th>Description</th>
<th>Amount</th>
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<tr>
<td>Option 1 &amp; 2 (Expansion): Program &amp; Schematic</td>
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<tr>
<td>Option 1 &amp; 2 (Renovation): Program &amp; Schematic</td>
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<td>Option 3: Bridging Documents</td>
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<td>Option 4: Request for Proposals</td>
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<td>Option 5: Construction Administration</td>
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<td>Total Not To Exceed Compensation</td>
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   *Option 3 does not include Permit Documents

3. This Amendment One shall constitute the written County modification required by Section 25 and be incorporated into the Agreement between the Parties.

SECTION 2. AUTHORITY

Each Party represents to the other Party that this Amendment has been executed in the same manner as the Agreement.

2017-004\2396065.1
Amendment No. 1 to Agreement Between Stanislaus County and WRNS Studio
For Bridging Architectural Services for the Turlock Public Library Expansion and Renovation Project
SECTION 3. GENERAL PROVISIONS

Capitalized terms used but not defined in this Amendment shall have the meanings assigned to them in the Agreement. In the event of a conflict between any provision of the Agreement and a provision of this Amendment, the provision of this Amendment shall control. Except as otherwise amended by this Amendment, all of the terms and conditions of the Agreement shall remain in full force and effect. This Amendment may be executed in counterparts, each of which shall be deemed to be an original, and all of such counterparts shall together constitute one executed original instrument.

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

“County”

COUNTY OF STANISLAUS

By: Patricia Hill Thomas, Chief Operations Officer

“Bridging Architect”

WRNS Studio, a Corporation, licensed to do business in California

By: Pauline Souza, Vice President

Approved as to Form:

By: John P. Doering, County Counsel
Approval of the Turlock Library Expansion Project Funding Strategy, Proceeding to the Bridging Design Phase of the Project, Authorize the Chief Operations Officer to Issue a Request for Statements of Qualifications, and Related Actions
Patricia Hill Thomas
Stanislaus County
Chief Operations Officer & Project Manager
• Libraries are community treasure chests, loaded with a wealth of information available to everyone equally. – Laura Bush
Turlock Library Project Team

Patricia Hill Thomas
Project Manager

Diane McDonnell
Librarian

Keith Boggs

Tim Fedorchak
Senior Manager

Al Valencia
Construction Manager

Bryan Sontag
Library Manager

Thomas Kaps
Library Manager

Andy Johnson
Business Manager

Community and Friends of the Library

Adam Woltag WRNS Studio Architect

Patrick Cavanagh Business Manager

Rick Rodrigues Inspector of Record

Teresa Vander Veen Construction Manager

Pauline Souza WRNS Studio Project Manager

Natalie Kittner WRNS Studio Architect
Project Background

- On March 25, 2017, a Turlock Library Community Vision Session was hosted by Supervisor Chiesa.

- On March 6, 2018 the Board of Supervisors authorized a contract with WRNS Studio Inc., of San Francisco, California (WRNS) for design services for the Turlock Library Expansion and Renovation Project (Turlock Library Library Project).
Turlock Library Funding Strategy

- Project Cost estimated at $12,995,638

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>AMOUNT</th>
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</thead>
<tbody>
<tr>
<td>Staff Salaries and Wages</td>
<td>$1,639,131</td>
</tr>
<tr>
<td>Services and Supplies</td>
<td>$1,596,570</td>
</tr>
<tr>
<td>Cost Applied Charges (CAP)</td>
<td>$13,500</td>
</tr>
<tr>
<td>Construction (including contingencies and FF&amp;E)</td>
<td>$9,716,437</td>
</tr>
<tr>
<td>Total Uses</td>
<td>$12,995,638</td>
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</tbody>
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Design-Build

- Public Contract Code 22162 allows local governments to procure design-build contracts for public works in excess of $1 million.

- Advantages of the design-build method can include:
  - Reduced project costs
  - Expedited Completion
  - Affording design features that are not achievable through the traditional design-bid-build method.
Design-Build

- The design-build procurement process will require that design-build Proposers are innovative with the final design and construction project approach to meet the project budget.
NEXT STEPS:

- TODAY’s RECOMMENDATION: Issue Request for Statements of Qualifications (RFSOQ) - ensures highly qualified Contractors and Architects

- Project team will review submitted qualifications and return to the Board of Supervisors to Recommend pre-qualification of a list of design-build teams.
Project Progress

- The Project Team and Bridging Architect have worked extensively to complete the project program and schematic design.

- Challenges: Rising constructions costs have required the project team to be innovate ensure top priorities for expansion are met.
Project Progress

- The team presented the conceptual design at a Turlock Library Community Meeting, hosted by Supervisor Chiesa on October 16, 2018.

- Based on the feedback provided in that meeting, the Schematic Design has been changed to include:
  - Additional square footage (some in the base design and others as additive alternates).
  - Parking, sound proofing, storage
  - Clarification of distinctive program spaces
Diane McDonnell
Stanislaus County Library
Director
Turlock Library:

Connecting Us With Our Community And The World.
Project Design Focus

- Expand Children Services
- Dedicated Teen Services
- Expanded Adult Services
- New Community Meeting Space
- Innovative Technology
- Single Entrance
- Additional Storage
Adam Woltag
WRNS Studio
Design Partner
The design being presented today blends the building’s existing architecture with the new addition while retaining the site’s park-like setting.
Schedule – Looking Ahead

- Design Build (DB) Team Prequalification: Spring 2019
- DB Team Bid/Award Phase: Fall 2019
- Construction Drawings: Fall 2019
- Construction Completion: Spring/Summer 2021
Recommendations


2. Approval to proceed to Bridging Design phase for the Turlock Branch Library Expansion Project using the Design-Build construction method as allowed by the California Public Contract Code, Section 22162.
3. Authorize the Chief Operations Officer, acting as Project Manager to complete and issue a Request for Statements of Qualifications (RFSOQ) to prequalify Design-Build teams for the project.

4. Approval to adjust the Turlock Library Expansion and Renovation Replacement Project budget by $2,033,398 using $1,115,175 of Public Facilities Fees and $918,223 of Library Fund Balance, as detailed in the attached Journal.
5. Authorize the Chief Operations Officer to negotiate the final cost of remaining Project Options and execute an amendment with WRNS Studios Inc., of San Francisco, California so long as it is within the range of cost previously approved by the Board of Supervisors.

6. Authorize the Chief Operations Officer, acting as Project Manager to negotiate and sign work authorizations, amendments and procure professional services needed in this phase of the project, so long as they are within the project budget.
Thank You & Questions