

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

DEPT: Chief Executive Office

BOARD AGENDA:6.1  
AGENDA DATE: February 12, 2019

**SUBJECT:**

Approval of Matters Related to Empire Branch Library Replacement Project: Project Funding Strategy; Proceeding to Completion of Design; and Transfer of Funds

**BOARD ACTION AS FOLLOWS:**

**RESOLUTION NO. 2019-0091**

On motion of Supervisor Olsen \_\_\_\_\_, Seconded by Supervisor DeMartini \_\_\_\_\_  
and approved by the following vote.

Ayes: Supervisors: Olsen, Chiesa, Berryhill, DeMartini, and Chairman Withrow \_\_\_\_\_

Noes: Supervisors: None \_\_\_\_\_

Excused or Absent: Supervisors: None \_\_\_\_\_

Abstaining: Supervisor: None \_\_\_\_\_

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

**MOTION:**

ATTEST:  \_\_\_\_\_  
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
AGENDA ITEM**

DEPT: Chief Executive Office

BOARD AGENDA:6.1  
AGENDA DATE: February 12, 2019

CONSENT

CEO CONCURRENCE: YES

4/5 Vote Required: Yes

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**SUBJECT:**

Approval of Matters Related to Empire Branch Library Replacement Project: Project Funding Strategy; Proceeding to Completion of Design; and Transfer of Funds

**STAFF RECOMMENDATION:**

1. Approve the Library Financing Strategy Plan for the Empire Branch Library Replacement Project.
2. Approval to proceed to complete the recommended design for the Empire Branch Library Replacement 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 General Contractor Teams for the project.
4. Direct the Auditor-Controller to increase the Empire Branch Library Replacement Project budget by \$51,116 in the approved Project Plan using Public Facilities Fees, as detailed in the attached Budget Journal.

**DISCUSSION:**

The current Empire Library is housed in a modular building, located at 18 South Abbie Street in Empire. The building is in constant need of repair and has exceeded its useful life. On March 28, 2017, the Board of Supervisors accepted a parcel located at 98 I Street in Empire, California from the Empire Community Hall Association, with the intention of using it for the relocation of the Empire Library. This property is located in the Empire Community Park, adjacent to the Empire Pool and local elementary schools, making it an ideal location for the new library.

A visioning session, hosted by Supervisor Olsen, for a new library in Empire was held on January 17, 2018. The Board approved proceeding with the project on January 30, 2018 and awarded a design contract to LDA Partners on June 26, 2018. Since June 2018 the County's Project Team has been working side by side with LDA to create a conceptual design for the Empire Library Project.

The Empire Branch Library Replacement Project is part of a series of facility upgrades for the Library System. The Board of Supervisors have approved the remodel/upgrade of the Turlock Branch Library and approved appropriations to create a Maker Space in the Modesto Library.

The Empire Branch Library Replacement Project is estimated to cost \$3.9 million dollars. Funding for this project is available in Library Fund Balance, Public Facilities Fees and General Fund-Fund Balance, which has been assigned for this purpose.

The project team presented the recommended conceptual design at an Empire Library Community Meeting, hosted by Supervisor Olsen on January 09, 2019. During this meeting LDA presented a detailed rendering of the proposed 4,731 square foot facility which will move the Library from the aging modular to a permanent building. Features include a new teen space, children's space, exterior courtyard, a community/multi-purpose room, adult collection and staff areas. The conceptual design focuses on creating a central community hub that includes the Library, Empire Pool, park, and adjacent schools.

Following the presentation by LDA, the project team engaged in a robust and positive question and answer/feedback session with the Community. Feedback received included the desire for a bus stop, additional parking and access to a community room by all, and recognition of the donation of land by the Empire Community Hall Association. The Project Team is taking into consideration all suggestions and comments provided by the community. Feedback received from these meetings have been incorporated into the current design.

In addition, several community members attended the November 6, 2018 Board of Supervisors meetings and expressed the desire for increased public safety presence in Empire. The current project design incorporates a Stanislaus County Sheriff's substation within the library, which will allow the Sheriff to close its current location which is in an aging modular facility.

At this time, the Chief Operations Officer, acting as the Project Manager is recommending that the Empire 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. Using this method, the Project Team believes that the design with the greatest amount of square footage possible and best design features within the funds available will be achieved.

## Next Steps

If approved, the Project Manager will authorize LDA to proceed to the next phase of design to develop bridging documents for the Empire Library Project. The Project Manager is also recommending that the Board of Supervisors approve the use of the Design-Build method of construction.

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.

It is anticipated that staff will return to the Board of Supervisors within the next few months with a recommendation to approve the bridging design documents prepared by LDA and release a Request for Proposals to Design Build teams. The project team is looking forward to returning to the Board of Supervisors in Summer 2019 to recommend the award of a design-build construction contract. Construction is expected to be completed in summer 2020.

### **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 fund balance.

### **FISCAL IMPACT:**

The estimated cost for the Empire Library Project is \$3,921,262. This recommended action requests the Board of Supervisors approve the financing strategy for the Empire Library Project as follows:

<b>PROJECT FUNDING SOURCES</b>	<b>AMOUNT</b>
Library Fund Balance	\$2,649,537
Public Facilities Fees - Library	371,725
Public Facilities Fees - Sheriff	400,000
General Fund	500,000
<b>Total Funding Provided</b>	<b>\$3,921,262</b>

<b>PROJECT COSTS</b>	<b>AMOUNT</b>
Project Design and Administration	\$873,560
Library Construction (including contingencies and FF&E)	3,047,702
<b>Total Uses</b>	<b>\$3,921,262</b>

Library Fund Balance: The use of \$2,649,537 of Library Fund balance would be used for the Empire Library Project.

Public Facilities Fees - Library: On October 18, 2018 the Public Facilities Fees (PFF) Committee met and approved the use of PFF-Library funds for the Turlock and Empire Library Projects. The Project Manager is recommending that \$371,725 of PFF funds be used for the Empire Library Project.

It is also envisioned that PFF fees will be available to fund the estimated \$400,000 needed to relocate the Sheriff's substation from the current modular in Empire to the new library. Staff are preparing an Agenda Item for the PFF Committee's consideration and will return to the Board to appropriate the funds at a later date.

General Fund Assignment: This funding strategy recommends using \$500,000 of General Fund-Fund Balance, which has been assigned for this purpose.

The above financing strategy was presented on October 1, 2018 to the Board's Capital Facilities Committee, 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.

Request to Adjust the Project Budget

Of the total estimated costs \$3,921,262, the Board approved \$460,950 on June 26, 2018. Additional \$51,116 is being requested per this agenda item. The estimated remaining costs of \$3,409,196 will be requested for approval at the beginning of the construction phase.

The \$51,116 in appropriations will be funded by Public Facilities Fees-Library, as detailed in the budget journal, which is attached.

**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 Empire 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. Telephone: (209) 525-6333

**ATTACHMENT(S):**

1. Budget Journal



# Stanislaus County Board of Supervisors February 12, 2019

Approval of Matters Related to Empire  
Branch Library Replacement Project: Project  
Funding Strategy; Proceeding to Completion  
of Design; and Transfer of Funds



**Patricia Hill Thomas**  
Stanislaus County  
Chief Operations Officer



*Libraries allow children to ask questions about the world and find the answers. And the wonderful thing is that once a child learns to use a library, the doors to learning are always open.*

*– Laura Bush*





**Current Location**  
18 South Abbie Street  
Empire, California



# Project Background

- On March 28, 2017, the Stanislaus County Board of Supervisors approved the acceptance of donated property.
- Donated property located at 98 I Street, Empire, CA. Site is adjacent to Empire Park/Pool and Schools.
- Property was donated by the Empire Community Hall Association.
- The Board of Supervisors also approved the concept of relocating the Empire Branch Library to the donated property.

# Project Background

- On January 17, 2018 a second Empire Library Community Vision Session was hosted by Supervisor Olsen.



# Project Background

- On June 26, 2018 the Board of Supervisors authorized the Chief Operations Officer to execute a contract with LDA Partners, Inc., of Stockton, California (LDA) for design services.
- On January 9, 2019 the Project Team presented the conceptual design at an Empire Library Community Meeting, hosted by Supervisor Olsen.
  - Feedback is being considered and will be incorporated into the project as much as possible.

# Financing Strategy

❖ Project Cost estimated at \$3,921,262

Project Sources	AMOUNT
Library Fund Balance	\$2,649,537
Public Facilities Fees–Library	\$371,725
Public Facilities Fees–Sheriff*	\$400,000
General Fund–Fund Balance	\$500,000
<b>Total Sources</b>	<b>\$3,921,262</b>

\* Requires Approval of PFF Committee

# Design-Build

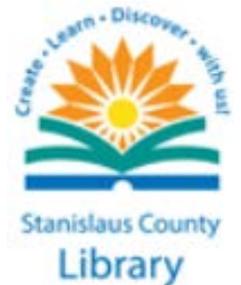
- Public Contract Code 22162 allows local governments to procure design-build contracts for public works in excess of \$1 million.
- Advantages of the design-build method can include:
  - Reduced project costs
  - Expedited Completion
  - Affording design features that are not achievable through the traditional design-bid-build method.

# Design-Build

## 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 to build the Empire Branch Library.

**Diane McDonnell**  
Stanislaus County Library  
Director



# Empire Library:

## Connecting Us With Our Community And The World.



# Project Design Focus

- Expand Children Services
- Dedicated Teen Services
- Expanded Adult Services
- Community Meeting Space
- Innovative Technology
- Additional Storage



# Project Progress

- ▶ The Conceptual design focuses on creating a central community hub that includes the Library, Empire Pool, park, and adjacent schools.
- ▶ Comments from the Empire Library Community Meeting, hosted by Supervisor Olsen on January 9, 2019 are being taken into consideration including:
  - Bus Stop in front of the library
  - Additional, direct parking and access to the community room

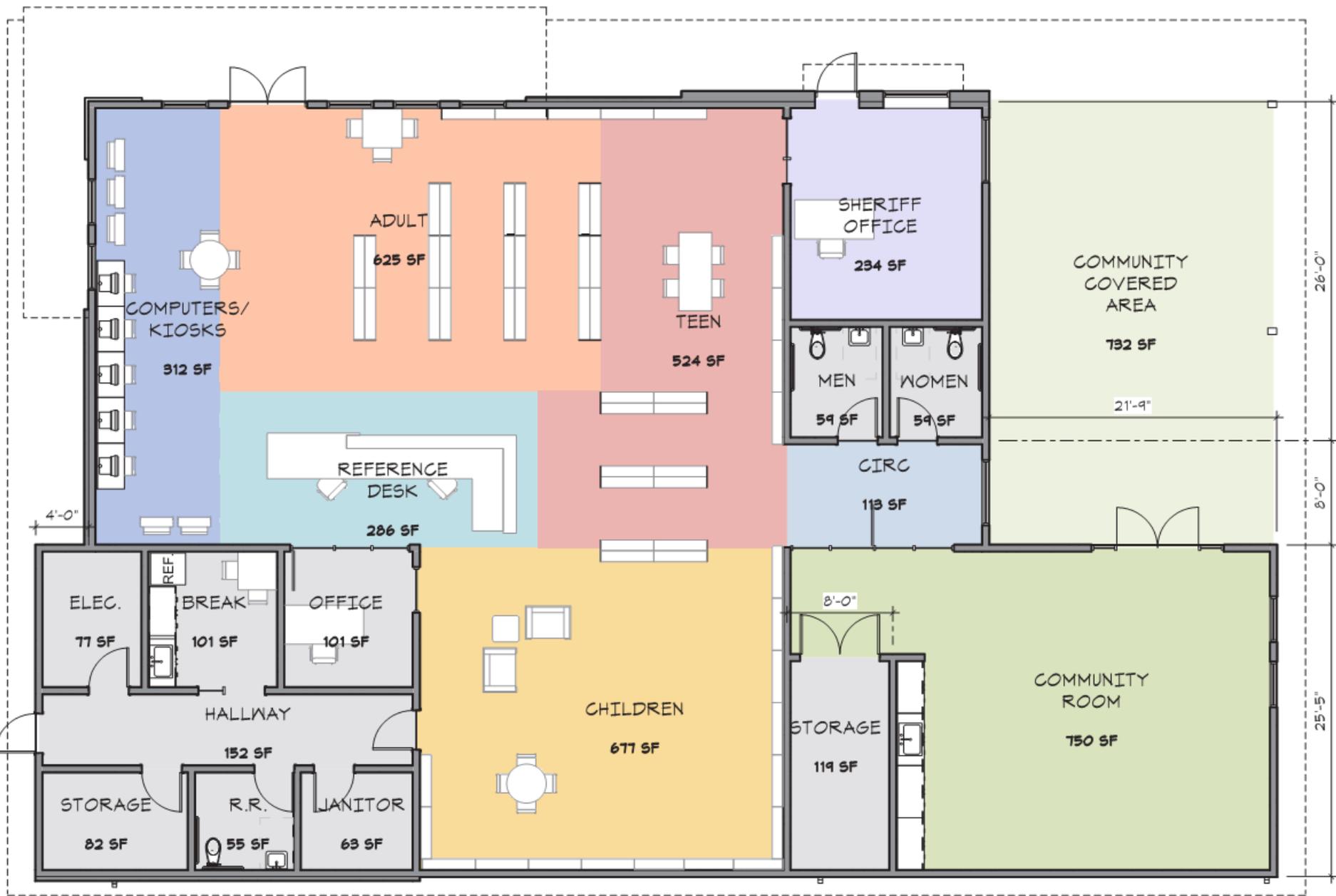
**Eric Wohle**  
LDA Partners  
Architect

# Project Design Features

- ▶ The design being presented today focuses on the integration of the Library, Empire Pool, and Park a central hub for the community.













# Schedule – Looking Ahead

- ▶ Design Build (DB) Team Prequalification: Winter 2019
- ▶ Design Build Team Selection: Spring 2019
- ▶ Completed Final Design: Summer 2019
- ▶ Construction Begins: Fall 2019
- ▶ Construction Complete: Spring 2020

# Recommendations

1. Approve the Library Financing Strategy Plan for the Empire Branch Library Replacement Project.
2. Approval to proceed to complete the recommended design for the Empire Branch Library Replacement Project using the Design-Build construction method as allowed by California Public Contract Code, Section 22162.

# Recommendations Continued

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 General Contractor Teams for the project.
4. Direct the Auditor-Controller to increase the Empire Branch Library Replacement Project budget by \$51,116 in the approved Project Plan using Public Facilities Fees, as detailed in the attached Budget Journal.

# Thank You & Questions

