

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 Chiesa, Seconded by Supervisor Olsen
and approved by the following vote,

Ayes: Supervisors: Olsen, Chiesa, Withrow, Monteith, and Chairman DeMartini

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: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:

1. Approve the Library Financing Strategy Plan for the Turlock Branch Library Expansion Project.
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	AMOUNT
Library Fund Balance	\$3,550,463
Internal Borrowing from Tobacco Endowment Fund	\$6,300,000
Public Facilities Fees	\$1,115,175
General Fund (Deferred Maintenance)	\$500,000
General Fund Assignment	\$1,500,000
Total Sources	\$12,965,638

PROJECT COSTS	AMOUNT
Staff Salaries and Wages	\$1,639,131
Services and Supplies	\$1,596,570
Cost Applied Charges (CAP)	\$13,500
Construction (including contingencies and FF&E)	\$9,716,437
Total Uses	\$12,965,638

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.

Category	Initial Project Budget Approved by the Board on March 6, 2018	Adjustments Made	Recommended Adjustments	Totals
Staff Salaries and Wages	\$54,000	\$(4,210)	\$1,175,348	\$1,225,138
Services and Supplies	196,000	4,107	858,050	1,058,157
Cost Allocation Plan (CAP)	0	103	0	103
Project Budget	\$250,000	0	\$2,033,398	\$2,283,398

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

Database	FMSDBPRD.CO.STANISLAUS.CA.US.PROD	DO NOT CHANGE
Balance Type	Budget	DO NOT CHANGE
Data Access Set	County of Stanislaus	DO NOT CHANGE
Ledger	* List - Text County of Stanislaus	DO NOT CHANGE
Budget	List - Text LEGAL BUDGET	DO NOT CHANGE
Category	* List - Text Budget - Upload	DO NOT CHANGE
Source	* List - Text CEO AJ	
Currency	* List - Text USD	DO NOT CHANGE
Period	List - Text DEC-18	ENTER AS MMM-YY (ALL CAPS FOR MMM) EX: NOV-11
Batch Name	Text	
Journal Name	Text JV CEO CP000547	
Journal Description	Text Budget - Upload	
Journal Reference	Text Turlock Library	
Organization	List - Text Stanislaus Budget Org	DO NOT CHANGE
Chart Of Accounts	Accounting Flexfield	DO NOT CHANGE

Upl	Fund (4 char)	Org (7 char)	Account (5 char)	GL Project (7 char)	Location (6 char)	Misc. (6 char)	Other (5 char)	Debit incr appropriations decr est revenue * Number	Credit decr appropriations incr est revenue * Number	Line Description Text
		2086	0061145	50000	0000000	000000	000000	00000	1,165,348	Salaries
		2086	0061145	50120	0000000	000000	000000	00000	10,000	PSC Salaries
		2086	0061145	62400	0000000	000000	000000	00000	84,250	Owner Contingency
		2086	0061145	62600	0000000	000000	000000	00000	1,000	Office Supplies
		2086	0061145	63000	0000000	000000	000000	00000	5,000	Prof Services
		2086	0061145	63400	0000000	000000	000000	00000	1,000	Design Consultants
		2086	0061145	63640	0000000	000000	000000	00000	49,500	Legal Fees
		2086	0061145	64100	0000000	000000	000000	00000	9,000	Abatement Consultant
		2086	0061145	64220	0000000	000000	000000	00000	535,750	Architecture & Engineer
		2086	0061145	64600	0000000	000000	000000	00000	30,000	Const Manager
		2086	0061145	64631	0000000	000000	000000	00000	5,000	Geotechnical Service
		2086	0061145	65000	0000000	000000	000000	00000	12,000	Publications
		2086	0061145	66040	0000000	000000	000000	00000	30,000	Abatement and Demo
		2086	0061145	66210	0000000	000000	000000	00000	5,000	Building Permits
		2086	0061145	67040	0000000	000000	000000	00000	36,500	Travel Exp
		2086	0061145	67200	0000000	000000	000000	00000	50,000	Utility Connections
		2086	0061145	73511	0000000	000000	000000	00000	1,750	Auditor-Controller
		2086	0061145	73512	0000000	000000	000000	00000	1,750	Purchasing
		2086	0061145	74110	0000000	000000	000000	00000	550	Mail Room
		2086	0061145	46600	0000000	000000	000000	00000	2,033,398	XFER IN
		1651	0037320	85850	0000811	000000	000000	00000	918,223	XFER Out
		2404	0061220	85850	0000000	000000	000000	00000	1,095,552	XFER Out
		6404	0064100	85850	0000000	000000	000000	00000	19,623	XFER Out
Totals:									4066796	2033398

Tip: This is not the end of the Template. Unprotect the sheet and insert as many rows as needed.

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).

Requesting Department		CEO		Data Entry		Auditors Office Only	
Andrew Johnson		Patricia Hill Thomas				Christopher L Barnes	
Prepared by		Supervisor's Approval		Keyed by		Prepared By	
12/3/2018		12/7/2018				12/3/2018	
Date		Date		Date		Date	

**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.

Option 1 & 2 (Expansion): Program & Schematic	\$ 88,000.00
Option 1 & 2 (Renovation): Program & Schematic	\$ 69,000.00
Option 3: Bridging Documents	\$ 460,600.00
Option 4: Request for Proposals	\$ 164,500.00
Option 5: Construction Administration	\$ 32,900.00
Total Not To Exceed Compensation	\$ 815,000.00."

* 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.

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

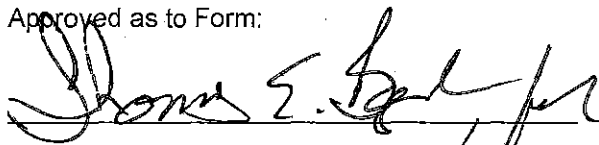
"Bridging Architect"

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

Stanislaus County Board of Supervisors December 11, 2018

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

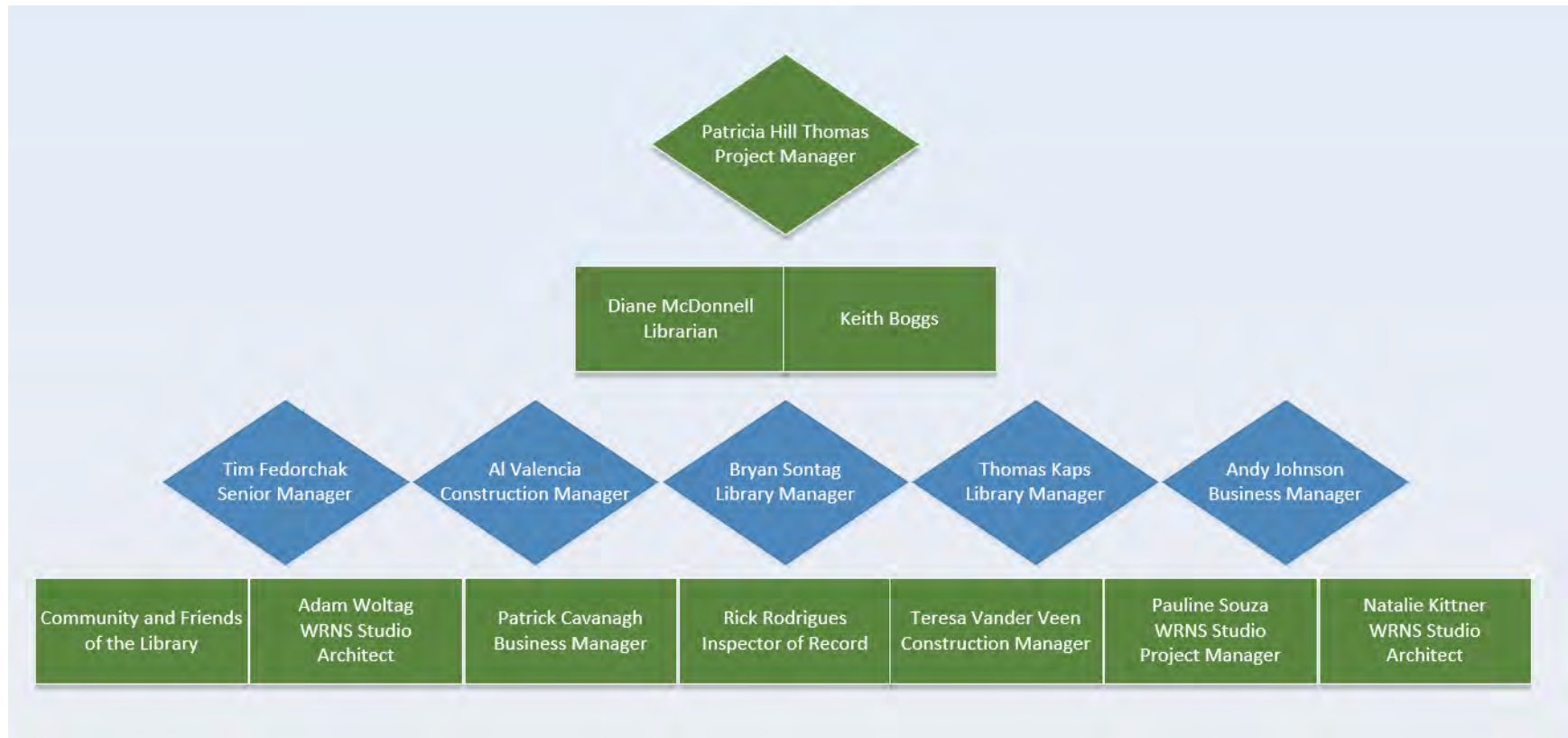
Chief Operations Officer & Project Manager



- Libraries are community treasure chests, loaded with a wealth of information available to everyone equally. – Laura Bush



Turlock Library Project Team





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 Project).

Turlock Library Funding Strategy

- ▶ Project Cost estimated at \$12,995,638

PROJECT COSTS	AMOUNT
Staff Salaries and Wages	\$1,639,131
Services and Supplies	\$1,596,570
Cost Applied Charges (CAP)	\$13,500
Construction (including contingencies and FF&E)	\$9,716,437
Total Uses	\$12,995,638

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.

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.

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

WRNSSTUDIO

Project Design Features

- ▶ The design being presented today blends the building's existing architecture with the new addition while retaining the site's park-like setting.



WRNS STUDIO

N MINNARET AVE



WRNS STUDIO



WRNS STUDIO



WRNS STUDIO



WRNS STUDIO

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

1. Approve the Library Financing Strategy Plan for the Turlock Branch Library Expansion Project.
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.

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 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.

Recommendations Continued

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

