

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

DEPT: Chief Executive Office

BOARD AGENDA: 7.1
AGENDA DATE: November 19, 2019

SUBJECT:

Approval to Award a Design-Build Construction Contract to Roebbelen Contracting Inc., of El Dorado Hills, California, for \$8,990,269 and Adjust Appropriations per the Final Project Budget to Complete the Turlock Library Expansion and Renovation Project

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2019-0700

On motion of Supervisor Chiesa _____, Seconded by Supervisor Berryhill _____
and approved by the following vote,

Ayes: Supervisors: Chiesa, Berryhill, DeMartini, and Chairman Withrow _____

Noes: Supervisors: None _____

Excused or Absent: Supervisors: Olsen _____

Abstaining: Supervisor: None _____

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST: Elizabeth A. King
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:7.1

AGENDA DATE: November 19, 2019

CONSENT

CEO CONCURRENCE: YES

4/5 Vote Required: Yes

SUBJECT:

Approval to Award a Design-Build Construction Contract to Roebbelen Contracting Inc., of El Dorado Hills, California, for \$8,990,269 and Adjust Appropriations per the Final Project Budget to Complete the Turlock Library Expansion and Renovation Project

STAFF RECOMMENDATION:

1. Approve the award of a Design-Build Construction Contract to Roebbelen Contracting Inc., of El Dorado Hills, California, for \$8,990,269 to complete the Turlock Library Expansion and Renovation Project.
2. Authorize the Chief Operations Officer, acting as Project Manager, to execute the contract.
3. Authorize the Project Manager to sign contracts and work authorizations for professional services needed for this project, so long as they are within the approved project budget.
4. Approve the final project budget of \$12,795,302, which is within the original project funding plan and direct the Auditor-Controller to increase revenue and appropriations by \$10,511,904 in the Turlock Library Expansion and Renovation Budget, as detailed in the attached budget journal.
5. Approve an internal borrowing of \$6.3 million from the 2006 Tobacco Endowment Fund, to be repaid by the Library budget unit.

DISCUSSION:

The Turlock Branch of the Stanislaus County Library system is among the County's most popularly used facilities. The building was constructed in 1967-1968 and currently comprises an estimated 10,000 square feet located in a park-like setting in central Turlock. The Turlock Branch Library has been identified in the Stanislaus County Library Masterplan as a facility targeted for renovation and expansion. A Community Visioning Session was hosted by Supervisor Chiesa in March 2017 and the Board of Supervisors approved moving forward with the expansion and renovation project in October 2017.

In March 2018, after a successful Request for Proposals and Qualifications, the Board of Supervisors approved a Professional Services Agreement with WRNS Studios of San Francisco, California, to prepare a Schematic Design and Bridging Documents for a Design-Build Construction Project. After a series of check-in and update meetings with the Turlock Community, the vision for the Turlock Branch Library was completed and incorporated into the architectural design for this project.

This new design includes expanding the facility from its existing 10,000-square-foot building to over 16,531 square feet of interior space, a 60% increase in size. In addition, the design allows for programable outdoor space, which includes a 1,349-square-foot interior courtyard and a 1,135-square-foot outdoor children's garden. New features in the Turlock Library include a community multipurpose room, expanded children's and teen rooms, and additional program space.

On December 11, 2018, the Board of Supervisors approved the \$12,965,638 funding strategy for the Turlock Library Expansion and Renovation Project and authorized the Project Manager to request Statements of Qualifications for Design-Build Teams for this project. The funding strategy approved by the Board of Supervisors includes the use of \$3,550,463 in Library fund balance, \$6,300,000 in Tobacco Endowment Funds, \$1,115,175 in Public Facilities Fees, \$500,000 in Deferred Maintenance Funds and the use of \$1,500,000 in assigned fund balance from the General Fund, which has been assigned for this purpose.

Two proposals were received for this project; however, only one proposal from the Design-Build Team of Roebbelen Contracting Inc., of El Dorado Hills, California, and LDA Parterres Inc., of Stockton, California, met all the criteria required in the Statement of Qualifications. The Board of Supervisors approved the selection of the Roebbelen-LDA team on September 10, 2019 and authorized the Project Manager to proceed by requesting pricing proposals and negotiating a "best and final" proposal to construct the project.

Under the Design-Build process, the Architect of Record works for the Contractor. The Design-Build Team then completes the design in collaboration with the County. Numerous "best and final" negotiating sessions were held resulting in the recommendation that the Board of Supervisors approve a Design-Build Construction Agreement with Roebbelen Contracting Inc., for \$8,990,269 to construct the project.

One-Phase Approach

Throughout the community meetings held in Turlock, overwhelming feedback was received voicing the community's desire for a larger library with a community meeting room and an emphasis on expanded children's space. In August 2019, Supervisor Chiesa hosted a community check-in meeting in Turlock to discuss progress and strategy for a one-phase approach, which would close the library for 9-12 months during construction. By doing so, construction costs could be reduced significantly and more of the community vision for the new facility could be incorporated into the project.

Up to this point, the project team had worked toward an expansion and renovation plan that would keep some of the existing library open during the construction project. The first phase of this approach would have been to construct the new expansion portion of the library project, then moving the library to the newly constructed portion during the second phase to renovate the existing building. This strategy would be significantly costlier and require a longer construction period to accommodate the different phases.

The feedback from the August 2019 public meeting was very positive and strongly in favor of the one-phase approach to maximize the project's features and shorten the construction timeline. During construction, the library team plans to collaborate with the City of Turlock to use a portion of the adjacent Senior Citizens Center to allow for scaled-back library functions and programs to occur. Residents from Turlock can also visit the library branches in the surrounding areas of Denair, Keyes, and Hughson.

The final pricing proposal received from Roebbelen Contracting Inc., confirms the one-phase library project is \$843,977 lower in cost and would take seven fewer months to construct.

Next Steps and Schedule

Upon approval by the Board of Supervisors, the Contractor will complete the design of the project and prepare for construction. Abatement and demolition are scheduled to begin in Spring 2020, with construction expected to be complete by Spring 2021.

POLICY ISSUE:

This Board of Supervisors directs the County's capital efforts and is required by the California Public Contract Code to approve Design-Build Contracts.

FISCAL IMPACT:

On December 11, 2018, the Board of Supervisors approved the Turlock Library Expansion and Renovation Project funding strategy totaling \$12,965,638:

- The use of \$3,550,463 in Library fund balance;
- The internal borrowing of \$6,300,000 from the Tobacco Endowment Fund;
- Public Facilities Fees in the amount of \$1,115,175;
- General Fund Deferred Maintenance funding of \$500,000; and
- The use of a General Fund Assignment in the amount of \$1,500,000, previously assigned in the General Fund for this purpose.

The approved funding strategy was intended to cover initial cost estimates as follows:

- Staff salaries and benefits of \$1,639,131;
- Services and supplies costs of \$1,596,570;
- Cost Allocation Plan (CAP) charges of \$13,500; and

- Construction costs, including contingencies and furniture, fixtures, and equipment, of \$9,716,437.

After completion of the “ best and final” negotiation process, it is recommended the Board of Supervisors approve the final project budget of \$12,795,302, a reduction of \$170,336 from original estimates that will reduce the impact on the General Fund, as detailed below:

Project Sources	Approved Budget (12-11-18)	Recommended Budget (11-19-19)	Variance
Library Fund Balance	\$ 3,550,463	\$ 3,550,463	\$ -
Internal Borrowing from Tobacco Endowment Fund	6,300,000	6,300,000	-
Public Facilities Fees (PFF)	1,115,175	1,115,175	-
General Fund (Deferred Maintenance)	500,000	500,000	-
General Fund (Assignment)	1,500,000	1,329,664	(170,336)
	\$ 12,965,638	\$ 12,795,302	\$ (170,336)

Financing Strategy Specifics:

Library Fund Balance: The use of Library fund balance for the expansion and renovation of library facilities has been identified in the 2019-2020 Adopted Final Budget, with \$3,550,463 earmarked to expand the Turlock Library and specifically recommended for the Turlock Library Expansion and Renovation Project.

Tobacco Endowment Fund: An internal borrowing of \$6.3 million from the County’s 2006 Tobacco Endowment Fund is planned. On September 26, 2018, the Project Manager presented a financing strategy for the Turlock Library Expansion and Renovation Project to the County’s Debt Advisory Committee, which was unanimously approved. The annual debt service payment for this internal borrowing is to be repaid over 20 years and will be a variable rate loan using the current fiscal year’s average rate of return of the 2006 Tobacco Endowment Fund earnings. The annual debt service payment will be partially funded by Public Facilities Fees (PFF) and the balance will be paid from the Library’s operational revenue sources.

Public Facilities Fees (PFF): 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, \$1,115,175 will be used for the Turlock Library Expansion and Renovation Project. The remaining \$371,725 has been identified for the Empire Library Replacement Project.

In addition, the PFF Committee also approved the use of PFF funds for 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.

General Fund (Deferred Maintenance): The Turlock Library was built in 1967-1968. Regular repairs and maintenance have been performed over the last 50 years, but there are major mechanical systems that need to be replaced as a part of the Turlock Library Expansion and Renovation Project. The 2019-2020 Adopted Final Budget included \$2 million in General Fund deferred maintenance funding for projects. The Board of Supervisors previously approved \$500,000 of deferred maintenance project funding to replace the heating and cooling system of the current Turlock Library facility.

General Fund Assigned Fund Balance: Due to rising construction costs throughout the State of California, which have significantly escalated construction costs locally, the Board of Supervisors has approved \$2 million in assigned fund balance from the General Fund, specifically assigned for the purpose of expansion and renovation of the Turlock Branch Library and replacement of the Empire Branch Library, with the anticipation that \$1.5 million of this funding would be needed for the Turlock Library Expansion and Renovation Project.

The final recommended project budget is detailed in the chart below:

Project Costs	Approved Budget (12-11-18)	Recommended Budget (11-19-19)	Variance
Staff Salaries and Benefits	\$ 1,639,131	\$ 385,736	\$ (1,253,395)
Project Administration*	1,596,570	2,371,575	775,005
Cost Allocation Plan (CAP) Charges	13,500	13,500	-
Construction**	9,716,437	10,024,491	308,054
	\$ 12,965,638	\$ 12,795,302	\$ (170,336)

*Project Administration costs include the hiring of an outside construction management firm, design, contingency, inspection services, legal services, and other professional services needed for this project.

**Construction costs in the Recommended Budget (11-19-19) include construction (\$8,990,269), construction contingency (\$719,222), and furniture, fixtures, and equipment (\$315,000); Approved Budget (12-11-18) did not have these costs itemized.

The Turlock Library Expansion and Renovation Project budget was established through two separate Board of Supervisors' approved items totaling \$2,283,398:

- On March 6, 2018, the project budget was established with \$250,000 in appropriations, funded by Library fund balance; and
- On December 11, 2018, the project budget was adjusted by \$2,033,398, funded by \$1,115,175 in Public Facilities Fees (PFF) funding and the use of \$918,223 in Library fund balance.

To align with the updated project budget of \$12,795,302 and fully fund the project, additional budget adjustments totaling \$10,511,904 are needed at this time. The table below identifies the cost categories requiring adjustments in appropriations and are fully itemized in the attached budget journal:

Appropriations	Established Appropriations Through 12-11-18	Total Budget Appropriations (11-19-19)	Variance - Budget Adjustment (11-19-19)
Staff Salaries and Benefits	\$ 1,229,348	\$ 385,736	\$ (843,612)
Project Administration*	1,050,000	2,371,575	1,321,575
Cost Allocation Plan (CAP) Charges	4,050	13,500	9,450
Construction**	-	10,024,491	10,024,491
	\$ 2,283,398	\$ 12,795,302	\$ 10,511,904

*Project Administration costs include the hiring of an outside construction management firm, design, contingency, inspection services, legal services, and other professional services needed for this project.

**Construction costs in the Recommended Budget (11-19-19) include construction (\$8,990,269), construction contingency (\$719,222), and furniture, fixtures, and equipment (\$315,000); Approved Budget (12-11-18) did not have these costs itemized.

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions are consistent with the Board's priorities of *Promoting First-Rate Learning* and *Delivering Efficient Public Services and Community Infrastructure* by advancing the Design-Build procurement process for the new Turlock Library Expansion and Renovation Project.

STAFFING IMPACT:

There is no additional staffing impact associated with these recommended actions. This portion of the project is to be successfully completed by existing Chief Executive Office and Library staff.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer

Telephone: (209) 525-6333

ATTACHMENT(S):

1. Budget Journal
2. Construction Contract (Available from Clerk)

Database
Balance Type
Data Access Set

FMSDBPRD.PROD
Budget
County of Stanislaus

DO NOT CHANGE
DO NOT CHANGE
DO NOT CHANGE

Ledger
Budget
Category
Source
Currency
Period
Batch Name
Journal Name
Journal Description
Journal Reference
Organization
Chart Of Accounts

* List - Text County of Stanislaus
List - Text LEGAL BUDGET
* List - Text Budget - Upload
* List - Text CEO AJ
* List - Text USD
List - Text NOV-19
Text
Text
Text Turlock Library Transfers In BOS 11/19/19
Text
List - Text Stanislaus Budget Org
Accounting Flexfield

DO NOT CHANGE
DO NOT CHANGE
DO NOT CHANGE
DO NOT CHANGE
ENTER AS MMM-YY (ALL CAPS FOR MMM) EX: NOV-11
DO NOT CHANGE
DO NOT CHANGE

Upl Fund	Org	Account	GL Project	Location	Misc.	Other	Debit	Credit	Line Description
(4 char)	(7 char)	(5 char)	(7 char)	(6 char)	(6 char)	(5 char)	incr appropriations decr est revenue	decr appropriations est revenue	incr Text
	2086	0061145	50000	0000000	000000	000000		843,612.00	Decrease Salaries
	2086	0061145	61830	0000000	000000	000000	1,321,575.00		Increase Major Alt Repairs
	2086	0061145	80300	0000000	000000	000000	8,990,269.00		Increase Construction
	2086	0061145	80570	0000000	000000	000000	719,222.00		Increase Construction Contingenc
	2086	0061145	81000	0000000	000000	000000	315,000.00		Increase Equipment
	2086	0061145	73511	0000000	000000	000000	9,450.00		Increase Auditor Charges
	2086	0061145	46600	0000000	000000	000000		10,511,904.00	Increase Transfers In to Project
	0100	0016031	85850	0000000	000000	000000	1,829,664.00		Increase Transfers Out
	0100	0016031	61830	0000000	000000	000000		500,000.00	Decrease Major Alt and Repairs
	1651	0037320	85850	0000000	000000	000000	2,382,240.00		Increase Transfer Out from Libr
	179C	0016156	85850	0000000	000000	000000	6,300,000.00		2006 Tobacco Endowment Func
	1651	0037320	46600	0000000	000000	000000		6,300,000.00	Library Loan from 2006 Tobacc
	1651	0037320	85850	0000000	000000	000000	6,300,000.00		Transfer Loan to Turlock Library
							28,167,420.00	18,155,516.00	

Totals: 28,167,420.00 18,155,516.00
Tip: This is not the end of the Template. Unprotect the sheet and insert as many rows as needed.

Explanation: Budget Journal to Transfer Funds In From Approved Sources: \$6.3 Million- 2006 Tobacco Endowment Fund, \$2,382,240 Library Fund Balance, \$500,000 CEO Plant Aq and \$1,329,664 in General Fund assigned fund balance. Appropriations Will Be Used to Construct Turlock Branch Library Renovations/Additions. BOS Agenda 11/19/19. Total transfer in of \$10,511,904

Requesting Department		CEO	Data Entry	Auditors Office Only
Andrew Johnson		Jewel Warr		Christopher L Barnes
Prepared by		Supervisor's Approval	Keyed by	Prepared By
11/12/2019		11/14/2019		Approved By
Date		Date	Date	Date
				11/13/2019

Construction Contract

(Available from Clerk)

Stanislaus County Board of Supervisors November 19, 2019

Turlock Library Expansion & Renovation Project



Patricia Hill Thomas
Chief Operations Officer



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).

Project Background

- ❖ October 16, 2018 was the first of two Community Meetings to review design progress
 - A 14,137sf building was presented
 - Community feedback requested
 - Additional Square Footage
 - Storage
 - Enhanced Teen and Children's Spaces
 - Enhanced Parking / Accessibility
 - Computer Access

Project Background

- ❖ On December 11, 2018, the Board of Supervisors approved the Library Financing Strategy Plan for the Turlock Library Expansion Project.
- ❖ On August 8, 2019, at a Community Meeting, the Community of Turlock showed support for:
 - 14,987sf library with potential to bring the total square footage to 16,502sf
 - One-phase construction approach including library closure with “pop up” library services

Project Background

- ❖ On September 10, 2019, the Board of Supervisors approved the Bridging Design; Pre-Qualified the Roebbelen / LDA Design-Build Team; and Authorized the Project Manager to Request a Proposal.

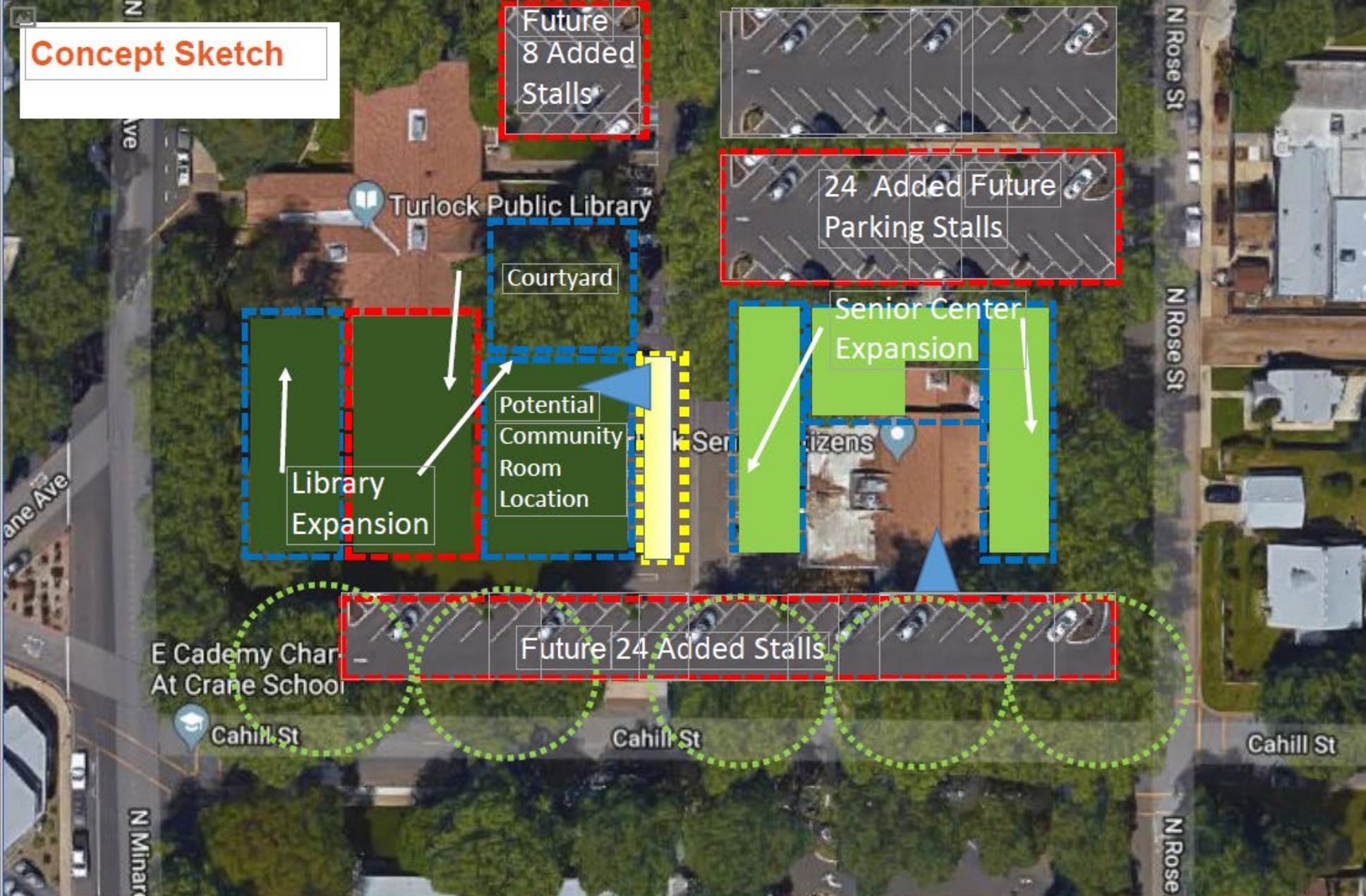
Request for Proposal Results

- ❖ Roebbelen Contracting, Inc. and Stanislaus County negotiated a contract for \$8,990,269 to complete the Turlock Library Expansion & Renovation Project in one phase.
- ❖ LDA Partners, Inc. provided a design proposal for a 16,530 square foot library.

Request for Proposal Results

- ❖ Teen collection grows by approximately 300 sf
- ❖ Children's collection grows by approximately 600 sf
- ❖ Multi Purpose Room grows by approximately 600 sf
- ❖ NEW Maker Space area with storage – approximately 600 sf
- ❖ NEW Vestibule – 230 sf, useable space
- ❖ Simplify landscaping , Quiet Reading and Friends of Library Areas
- ❖ Grand entry with stone accents
- ❖ One Phase Project, saves time and maximizes square footage and enhancements

Concept Sketch



Potential Area Increase:
(Masterplan Concept)

Library : ■
First Level = 14,000 SF +/-
Second Level = 4,000 SF +/-
Courtyard = 1,000 SF +/-

Senior Center: ■
First Level = 3,600 SF +/-

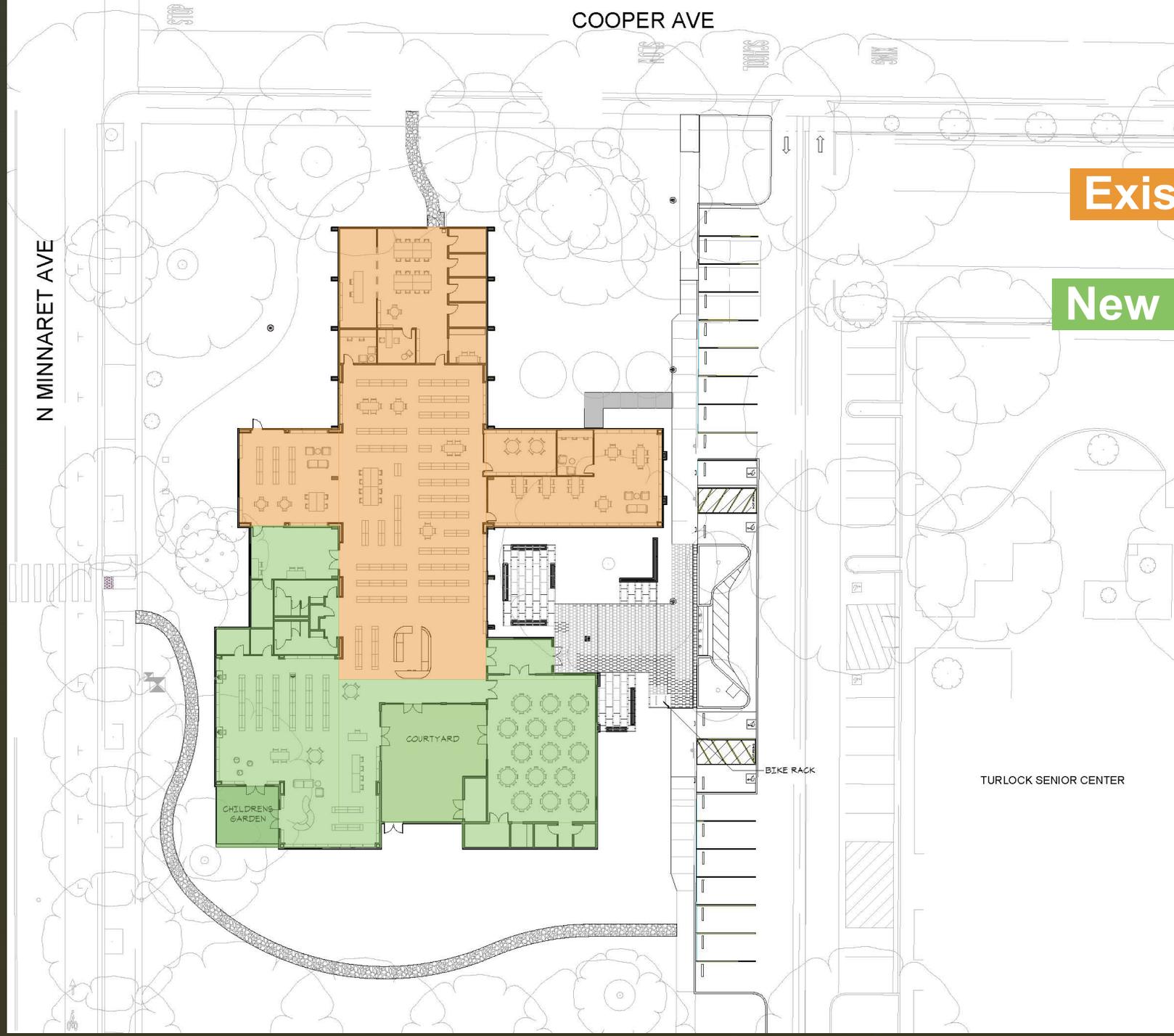
Potential Parking Increase
(Masterplan Concept)

Net Gain 40+/- Stalls Over Current
Site Count = 105 +/- Stalls Total

(Note: 16 existing stalls lost by footprint increase)

Eric Wohle, Principal
LDA Partners, Inc.





Existing Building

New Construction

TURLOCK SENIOR CENTER





Sarah Dentan

Librarian



Andy Johnson

Senior Management Consultant



Final Financing Strategy

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	\$1,329,664
Total Sources	\$12,795,302

Project Costs

Project Uses	Amount
Staff Salaries and Benefits	\$385,736
Project Administration	\$2,371,575
Cost Allocation Plan (CAP) Charges	\$13,500
Construction	\$10,024,491
Total Uses	\$12,795,302

Al Valencia
Management Consultant



Schedule

- ❖ November 2019 – Begin Construction Drawings
- ❖ April/May 2020 – Complete Construction Drawings
- ❖ May 2020 – Construction Begins
- ❖ February 2021 – Construction Complete

Recommendations

1. Approve the award of a Design-Build Construction Contract to Roebbelen Contracting Inc. of El Dorado Hills, California for \$8,990,269 to complete the Turlock Library Expansion and Renovation Project.
2. Authorize the Chief Operations Officer, acting as Project Manager, to execute the contract.

Recommendations

3. Authorize the Project Manager to sign contracts and work authorizations for professional services needed for this project, so long as they are within the approved project budget.
4. Approve the final project budget of \$12,795,302, which is within the original project funding plan and direct the Auditor-Controller to increase revenue and appropriations by \$10,511,904 in the Turlock Library Expansion and Renovation Budget, as detailed in the attached budget journal.

Recommendations

5. Approve an internal borrowing of \$6.3 million from the 2006 Tobacco Endowment Fund, to be repaid by the Library budget unit.

Thank You & Questions

