

DEPARTMENT: Public Works

By: Michael D. Edwards

Phone: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION:

(Policy Item: Yes No)

Commitment of Additional Funds Required for Library Construction.

The previously estimated cost for library construction was as follows:

Site development:	180,000
Building construction	940,000
Contingency	<u>100,000</u>
Total	\$1,220,000

Refer to attachment #1 for a summary of the above line items. Also note that the prior project budget relied on two items of General Fund contributions which are included in the CAO's recommended FY99/00 budget. The first is a \$100,000 contribution for work within the adjacent street right-of-way. This will be funded by an equal reduction in the contribution to the Road Fund. The second is the prior deficit (before the most recent cost estimate) that is shown in the proposed C.I.P. budget.

The architect has completed the conceptual design for the library and his subconsultant, an expert in construction cost estimating, has made a detailed cost analysis. Total estimated construction cost is \$1,470,000, including contingency, leaving an additional shortfall of \$250,000.

The Library committee is attempting to find ways to reduce costs. However, the committee consensus is that further cuts will seriously affect the quality of the finished project. The architect will provide a list of potential cost reductions. Staff will discuss the General Fund impact of the additional \$250,000 needed.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board has previously contributed funding for the project. The project has a state grant of \$296,473. No additional grant funds are available. The project must be completed by December 2000 in order not to lose the State grant.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

1. Commit \$250,000 of additional funding from the FY 99/00 budget and provide direction to staff on the source for same. This will allow the Library Project to move forward as currently conceived.
2. Direct the committee and the architect to make significant reductions in the quality of the project and redesign within the current budget .

MARIPOSA COUNTY
BOARD OF SUPERVISORS

AGENDA
ACTION FORM

AGENDA DATA: 7/20/99
AGENDA ITEM NO.:

COSTS: () Not Applicable
A. Budgeted current FY> \$1,220,000
B. Total anticipated Costs> \$1,470,000
C. Required additional funding> \$ 250,000
D. Internal transfers> \$

COSTS: () 4/5th Vote Required
A. Unanticipated revenues> \$
B. Reserve for contingencies> \$
C. Source description: > FY99/00 Budget (General Fund)

Balance in Reserve Contingencies, If Approved:
\$

SPECIAL INSTRUCTIONS:

List the attachments and number the pages consecutively:

- 1. Summary of prior library project costs

CLERK'S USE ONLY

Res. No.: 99-229 Ord. No.:
Vote - Ayes: 5 Noes:
Absent: Abstained:

Approved Denied
 Minute Order Attached No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office

Date:
ATTEST: MARGIE WILLIAMS, Clerk of the Board

ADMINISTRATIVE OFFICER'S RECOMMENDATION:

This item on agenda as:

- Recommended
- Not Recommended
- For Policy Determination
- Submitted for Comment
- Returned for Further Action

Comment: [Signature]



COUNTY of MARIPOSA

P.O. Box 784, Mariposa, CA 95338 (209) 966-3222

BOB PICKARD, CHAIRMAN
GARRY R. PARKER, VICE-CHAIRMAN
PATTI A. REILLY
DOUG BALMAIN
ROBERT C. STEWART

DISTRICT V
DISTRICT IV
DISTRICT I
DISTRICT II
DISTRICT III



MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: MIKE EDWARDS, Public Works Director
FROM: MARGIE WILLIAMS, Clerk of the Board *MW*
SUBJECT: Commitment of Additional Funds Required for Library Construction; Res. 99-229

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on July 20, 1999

ACTION AND VOTE:

Mike Edwards, Public Works Director;

A) Resolution of Commitment of Additional Funds Required for Library Construction

BOARD ACTION: Discussion was held, and Mike Edwards advised that at the time the budget requests were first submitted, the estimated amount to complete the library project was \$312,000 (which is included in the proposed budget request) and now the revised estimate leaves a shortfall of an additional \$250,000. Discussion was held relative to the value engineering – list of items being considered to reduce the construction cost.

Input from the public was provided by the following:

Dr. Jeff Hamilton, MCUSD Superintendent, stated he was representing the educational system of the County, and he urged the Board to support this project to provide library services for the community.

Barry Brouillette commented on the cultural diversity of the County, and he noted that with the new UC Merced, this project is very important for the County. He feels this building will need to serve the community for the next century, and he urged the Board to approved the additional funding.

E. O. Lewis, President of the Friends of the Library, stated they have worked hard for a lot of years to see this project brought forward – he feels it is really needed and the community will be proud of it. He further offered additional contributions from the Friends of the Library if the County will commit to the balance of the shortfall - \$10,000 from memberships and \$30,000 from a CD.

Earle Jorgensen advised that he and his wife have been on the building fund committee and participated in a home Christmas tour fundraiser event. When he spoke with his father (who lives out of the area) and advised him of this project, his father offered a donation. He feels this shows how important this project is..

Further discussion was held. Chairman Pickard advised, for the record, that Pat Sischo, Friends of Wawona Library, phoned and supports this project. (M)Stewart, (S)Parker, Res. 99-229 adopted approving

an appropriation of \$562,000 in the General Fund Interfund Transfers budget for the library project and adjustments to Fund 517 to allow project development and bidding to proceed prior to adoption of the Final Budget for FY 1999-2000/Ayes: Unanimous. Supervisor Parker thanked everyone for their support of this project and advised that as the project progresses, he feels it can be determined how to best use the additional funds offered by the Friends of the Library. E. O. Lewis thanked the Board for its action.

cc: Ken Hawkins, Auditor
Jeffrey G. Green, County Counsel
Janet Hogan, County Administrative Officer
Jacque Meriam, Librarian
File

LIBRARY PROJECT COSTS

SIZE: 8100 square feet

ITEM	AMOUNT
Site Acquisition	\$256,000
Site Demolition	* \$30,000
Site Development	* \$150,000
Professional fees	\$191,500
Communications	\$25,000
Sub Total Fixed Costs	\$652,500

Construction @\$120 sf	* \$940,000	(less \$20,000 for roof change)
Interiors @ \$24sf	\$192,000	
Contingency @ 9.17431%	* \$100,000	(Construction & site development)
Sub Total Variable Costs	\$1,232,000	

TOTAL PROJECT COST	\$1,884,500
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Land acquisition (Gen. Fund)	\$256,000	
Accumulated Capital Funds	\$996,065	
Projected Interest	\$24,000	
LSCA Title II Funds	\$296,473	
Gen. Fund. For Jones & 10th	** \$100,000	(Proposed, not yet approved)
Available Financing	\$1,672,538	

Surplus/(Deficit)	**(\$211,962)	(Recommended in FY 99/00 budget)
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* CONSTRUCTION LINE ITEM

** ALREADY INCLUDED IN FY 99/00 PROPOSED BUDGET

Mariposa County Board of Supervisors

District 1.....PATTI A. REILLY
District 2.....DOUG BALMAIN
District 3.....ROBERT C. STEWART
District 4.....GARRY R. PARKER
District 5.....BOB PICKARD




JANET HOGAN
County Administrative Officer

MARGIE WILLIAMS
Clerk of the Board

P.O. Box 784
MARIPOSA, CALIFORNIA 95338
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July 12, 1999

 TO: Board of Supervisors
FROM: Janet Hogan, County Administrative Officer
SUBJECT: Request for Funds—Library Project
Cc: Ken Hawkins, Auditor
Mike Edwards, Public Works Director
Jacque Merriam, County Librarian

RECOMMENDATION:

Consider approving appropriation of \$562,000 in the General Fund Interfund Transfers Budget for the Library Project and adjustments to Fund 517 to allow project development and bidding to proceed prior to adoption of the Final Budget for FY 1999-2000.

DISCUSSION:

At the time budget requests were first submitted, the estimated need to complete the Library project was \$312,000. The revised estimate is now \$562,000.

California Government Code Section 29124 provides that, "obligations for fixed assets . . . are deemed appropriated until the adoption of the final budget if specifically approved by the board." New buildings are classified as fixed assets. Actions to approve items during the budget process require a simple majority as opposed to a four-fifths vote.



8 July 1999

**DuPertuis
Scott**



ARCHITECTS

Mike Edwards , Director
Department of Public Works
4639 Ben Hur Road
Mariposa , California 95338

Subject: **Value Engineering**
Mariposa County Library

Following is a list of items being considered to the reduce the construction cost of the Mariposa Library. Each has an estimate of the cost reduction. Costs are based in the Design Development Cost Estimate prepared by the Design Team.

HENRY DUPERTUIS
FOUNDER
CRAIG SCOTT
PRINCIPAL
LOREE SCOTT
ASSOCIATE

Items

1. Library Plaza Deferred: Delete from the Project the extension of the existing plaza walkway and landscaping , including concrete block planter walls , concrete ramps , steps and flatwork , wrought iron rails , site lighting and landscaping. This work to be performed at later date when funding is available. (Preliminary cost breakdown attached).
(Deduct \$ 60,000.00)
- * 2. Security Devices: Delete from the Project two book theft security devices which were included in estimate but will be deferred.
(Deduct \$ 24,000.00)
- * 3. Fire Alarm System: Delete from the Project the fire alarm system which was included in the estimate but is not required for this building occupancy.
(Deduct \$ 17,730.00)
- * 4. Vinyl Covered Tackboard: Reduce the area of vinyl tackboard from that shown in the estimate. Install 1,340 SF in lieu of 3,125 SF .
(Deduct \$ 6,000.00)
5. Clerestory Windows: Delete from the Project the 32 clerestory windows (windows at upper vaulted ceilings). This will also allow the elimination of the upper pony wall and reduce the building height by 3'-0". Install suspended T-Bar at vault ceilings in lieu of glu-on tile over gypsum board.
(Deduct \$ 8,500.00)

838 WEST 19TH STREET
MERCED, CA 95340
FAX (209) 722-3348
TEL. (209) 722-3346

6. Exposed Spiral Ducting / Soffits: Install exposed spiral ducting in lieu of concealed ducting to eliminate soffit framing , gypsum board and finish at main vault areas. Ducting to be painted.
(Deduct \$ 8,000.00)
- * 7. Sloping Wood Ceilings: Remove gypsum board from under 1 x 6 No. 2 pine at sloping ceilings (Fiction / Non Fiction , Children's Section , Periodicals and Meeting Room. Wood Ceiling to be applied directly to truss joists.
(Deduct \$ 4,600.00)
8. North Porch Cover: Delete from Project the roof cover over the walkway leading to north entry doors (approximately 1,800 SF). This requires minor re-design.
(Deduct \$ 15,000.00)
9. Ceramic Tile: Install commercial grade sheet vinyl in lieu of ceramic tile at toilet room floors. Install FRP (fiberglass reinforced panels) wainscot to 4'-0" in lieu of full height ceramic tile at toilet room walls.
(Deduct \$ 7,500.00)

If all nine items are selected the total deduction would be \$ 151,330.00.

* indicates item assumed to be accepted .

CS:pc

ATTACHMENT 'A'

6 July 1999

Mike Edwards, Director
Department of Public Works
4639 Ben Hur Road
Mariposa, California 95338

Subject: **Library Plaza**
Mariposa County Library

Preliminary Cost Estimate

Site Prep	3,400 SF	@	1.40	\$ 4,760.00
CMU Retaining	420 SF	@	14.50	\$ 6,090.00
Conc. Footings	40 CY	@	330.00	\$13,200.00
Pre-cast cap	LS			\$ 3,600.00
Landscaping	LS			\$10,000.00
Conc Flatwork	600 SF	@	4.00	\$ 2,400.00
Main Walk	1,400 SF	@	4.00	\$ 5,600.00
Conc. Steps	LS			\$ 1,200.00
Misc, Iron	LS			\$ 3,200.00
Electrical / Lighting	LS			<u>\$ 5,500.00</u>
SubTotal				\$55,550.00
OH & P (6%)				<u>\$ 3,340.00</u>
TOTAL				\$58890.00
		USE		\$60,000.00

CS:pc