



Monterey County

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Board Report

Legistar File Number: 15-1276

December 08, 2015

Introduced: 11/16/2015

Version: 1

Current Status: Agenda Ready

Matter Type: General Agenda Item

- a. Adopt the Plans and Specifications for the San Lucas Branch Library, Project No. 8548, Bid Package No.10542; and
- b. Authorize the Director of Public Works to advertise for bids in the *Monterey County Weekly*.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Adopt the Plans and Specifications for the San Lucas Branch Library, Project No. 8548, Bid Package No.10542; and
- b. Authorize the Director of Public Works to advertise for bids in the *Monterey County Weekly*.

SUMMARY/DISCUSSION:

Staff is seeking adoption of the Plans and Specifications and authorization to advertise for bids for the San Lucas Branch Library, Project No. 8548, Bid Package No. 10542 (Project). The bid opening is set for Thursday, January 14, 2016, at 2:00 p.m., in the Board of Supervisors' Conference Room 1032, Monterey County Government Center, 168 West Alisal Street 1st Floor, Salinas, California 93901. The recommended action authorizes staff to proceed with the advertisement and bid selection for the construction phase of the Project.

On December 6, 2011, the Board of Supervisors (BOS) approved the purchase of real property located at 54692 Teresa Street, San Lucas, California, Assessor's Parcel Number 231-036-005-000 in the amount of \$1 from the San Lucas Union School District with the intent to construct a new library facility. The BOS also found the project to be Categorically Exempt per section 15302 (Replacement or Reconstruction of existing facility and structure) of CEQA guidelines. County staff has proceeded with environmental, architectural, and engineering phases of the project. To date, all existing structures have been removed and the site remediation completed. Kitchell CEM, Architects prepared the Project Plans and Specifications for the new 1,160 square feet library facility. This Project is registered with the United States Green Building Council (USGBC) Certification Institute to achieve at minimum Leadership in Energy and Environmental Design (LEED) Silver certification in accordance with LEED 2009-New Construction and Major Renovations Version 3.0 (LEED-NC v3.). Sustainability and general requirements and procedures for compliance with certain USGBC LEED prerequisites to obtain LEED Certified certification are included in the Contract Documents. The attached LEED Score Card provides a listing of sustainable measures required to achieve LEED-NC v3. certification.

Project Work has been divided into two components for bidding purposes: Base Bid Elements consisting of construction of a new 1,160 S.F. wood framed, single story library facility; and Additive Alternate Bids consisting of three additive alternates (Alternate No. 1 Installation of

the trellis structure at the north of the building; Alternate No. 2 Add concrete patio at north side of building in lieu of turf irrigation and 3'x6' concrete pad at door 1; and Alternate No. 3 Installation of landscaping and irrigation where indicated in the drawings). The Architect's Estimate for the construction of the base bid elements and additive alternates is \$500,000. Construction is scheduled to begin in February 2016, with completion anticipated in October 2016. A "Notice to Bidders" will be duly advertised in a newspaper of general circulation per Public Contracts Code Section 20150.8.

OTHER AGENCY INVOLVEMENT:

RMA-Public Works coordinated with Monterey County Free Libraries (MCFL) and County Administrative Office Contracts/Purchasing to develop the Project Plans and Specifications. Office of the County Counsel, Auditor-Controller, and Risk Management have reviewed and approved the Specifications as to form and legality, fiscal terms, and insurance provisions, respectively.

FINANCING:

The total estimated project cost is \$1,531,152. The Project is fully funded with \$344,187 in Capital Funds; \$410 in an Excess Sales Deposit; \$350,000 donation from the Foundation for Monterey County Free Libraries; \$350,000 grant from the Monterey Peninsula Foundation; \$150,938 grant from the Community Development Block Grant (CDBG); \$200,000 grant from United States Environmental Protection Agency (USEPA) and \$135,617 from MCFL.

Prepared by: Florence Kabwasa-Green, Management Analyst II

Approved by Robert K. Murdoch, P.E., Public Works Director

Approved by: Carl P. Holm, AICP, RMA Director

Dated: November 30, 2015

Attachments: Project Budget; Plans and Specifications Vols 1, 2 & 3 (On File with the Clerk of the Board); LEED Score Card; Location Map

cc: Jayanti Addleman, County Librarian