



County of Santa Cruz

Department of Public Works

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John J. Presleigh, Director of Public Works

Meeting Date: September 20, 2016
Date: July 6, 2016
To: The Board of Supervisors
From: John Presleigh, Director
Subject: County Library Projects Status Report and Approval of Contractor Agreement for Felton Library

On June 7, 2016, voters approved Measure S for Libraries. With approval of this measure, the Santa Cruz Libraries Facilities Financing Authority is authorized to distribute up to \$62 million in special tax revenues and bond proceeds to improve community libraries in Santa Cruz County.

The following five projects have been identified for the unincorporated areas of Santa Cruz County:

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|------------------------|---|
| Aptos Library | \$10,000,000 for a major renovation and expansion |
| Boulder Creek Library | \$500,000 for various upgrades |
| Felton Library | \$10,000,000 for a new building and site improvements |
| La Selva Beach Library | \$500,000 for various upgrades |
| Live Oak Library | \$5,000,000 for various branch upgrades and an annex |

On September 1, 2016, the Libraries Facilities Financing Authority approved a budget for Fiscal Year 2016/2017 including distribution of special tax revenues to member agencies. Santa Cruz County will receive 41.94 percent of the special tax revenues net of administrative costs, or \$1,539,598 in Fiscal Year 2016/2017. These funds are available for project related costs in the current fiscal year prior to the issuance of bonds tentatively scheduled for summer 2017. Capital Projects Division staff in Public Works will provide the project management to implement these projects. Public Works plans to return to the Board prior to the end of January 2017 with a proposed library work program.

In the meantime, as reported to your Board on May 24, 2016, significant preliminary design and planning work has already been accomplished for the new Felton Library

branch on Gushee Street in Felton. Teall Messer, Architect, working for Santa Cruz Public Libraries, has previously prepared preliminary site plans, floor plans and building elevations, and led a team of consultants in the preparation of studies necessary for the development of the library on the site. In addition, Felton Library Friends funded the preparation of a conceptual plan for outdoor classroom and program spaces using a program model developed by Nature Explore, a program of the Arbor Day Foundation and Dimensions Educational Research Foundation. In order to begin environmental review and the development permit process, it is necessary to update and revise those plans and studies to reflect current conditions and to incorporate plans for improvements to the entire 2 acre site, including the Nature Explore concept. The scope of work in the attached agreement with Teall Messer, provides for the update of plans and studies, preparation of the application for development permits, and support throughout the development review process.

In order for sufficient funds to be available for this contract and other professional services in Fiscal Year 2016-2017, it will be necessary to appropriate funds for the project in the County Plant Fund. Felton Library Friends is providing a contribution of \$4,000 to the cost of the Teall Messer contract for work associated with incorporating the Nature Explore concept into a site master plan. It is recommended that \$300,000 of the Fiscal Year 2016/2017 special tax revenues from the Libraries Facilities Financing Authority be appropriated for the Felton Library project so that work may proceed on the project at this time. It is recommended that the balance of the County's current fiscal year special tax revenue allocation be appropriated at the time your Board considers a proposed library work program.

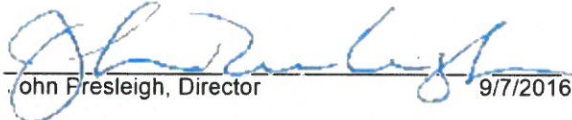
Library staff input and community involvement will be critical to the successful implementation of these projects, which are intended to strengthen County libraries and bring branches up to 21st century standards. Public Works plans to provide your Board with regular status reports on the progress of work.

It is, therefore, RECOMMENDED that your Board take the following actions:

1. Accept and file this status report regarding implementation of the Measure S County Library Projects;
2. Adopt resolution accepting and appropriating unanticipated revenue from Felton Library Friends in the amount of \$4,000 for the Felton Library Project for work to be performed by Teall Messer, Architect, and direct the Chair of the Board to send a letter thanking the organization for their contribution to the Felton Library Project;
3. Adopt resolution accepting and appropriating unanticipated revenue from the Libraries Facilities Financing Authority in the amount of \$300,000 for the Felton Library Project;

4. Approve the independent contractor agreement with Teall Messer, Architect, for the preparation of plans and studies for the Felton Library in the not to exceed amount of \$118,649, and authorize the Director of Public Works to sign the agreement on behalf of the County; and
5. Direct Public Works to return prior to the end of January 2017 with a proposed library work program.

Submitted by:


John Fresleigh, Director 9/7/2016

Recommended:

Susan A. Mauriello, County Administrative Officer

Attachments:

- a Agreement with Teall Messer
- b Exhibit A: Scope of Services
- c Exhibit B: Proposed Fee
- d Exhibit C: Required Information
- e Certificate of Liability Insurance
- f Resolution Accepting Revenue from Felton Library Friends
- g Resolution Accepting Revenue from LFFA

