

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services Agency		(2) MEETING DATE 11/04/2014	(3) CONTACT/PHONE Machelle Vieux, 781-5200		
(4) SUBJECT Submittal of a resolution commending MidAmerican Solar for a \$50,000 donation to repair the Simmler Community Building, and request to create a new maintenance project in Fund Center (FC) 200 for Simmler Community Building Repairs, and approve a budget adjustment to consolidate previously authorized funding into one project. District 5.					
(5) RECOMMENDED ACTION It is recommended that the Board: 1. Adopt the attached resolution commending MidAmerican Solar's commitment to the community of Simmler in donating \$50,000 for the project to repair the Simmler Community Building; 2. Create a new maintenance project in FC 200 for Simmler Community Building Repairs; 3. Approve a budget adjustment to transfer approximately \$305,000 from previously authorized funding to a new maintenance project in FC 200 to consolidate funding from various sources into one project, by 4/5 vote.					
(6) FUNDING SOURCE(S) \$50,000 FC 200 Maintenance Projects from Donation \$105,000 FC 200 Maintenance Projects from CSA 17 Dissolution \$150,000 FC 200 Maintenance Projects		(7) CURRENT YEAR FINANCIAL IMPACT N/A	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? No	
(10) AGENDA PLACEMENT { } Consent { } Presentation { } Hearing (Time Est. ___) {x} Board Business (Time Est. <u>10 min</u>)					
(11) EXECUTED DOCUMENTS {X} Resolutions { } Contracts { } Ordinances { } N/A					
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A			(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: 1415044 {X} 4/5 Vote Required { } N/A		
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No		(16) AGENDA ITEM HISTORY { } N/A Date: <u>5/20/2014</u>		
(17) ADMINISTRATIVE OFFICE REVIEW Emily Jackson					
(18) SUPERVISOR DISTRICT(S) District 5					

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services Agency / Mabelle Vieux
781-5200

DATE: 10/28/2014

SUBJECT: Submittal of a resolution commending MidAmerican Solar for a \$50,000 donation to repair the Simmler Community Building, and request to create a new maintenance project in Fund Center (FC) 200 for Simmler Community Building Repairs, and approve a budget adjustment to consolidate previously authorized funding into one project. District 5.

RECOMMENDATION

It is recommended that the Board:

1. Adopt the attached resolution commending MidAmerican Solar's commitment to the community of Simmler in donating \$50,000 for the project to repair the Simmler Community Building;
2. Create a new maintenance project in Fund Center (FC) 200 for Simmler Community Building Repairs;
3. Approve a budget adjustment to transfer approximately \$305,000 from previously authorized funding to a new maintenance project in Fund Center (FC) 200 to consolidate funding from various sources into one project, by 4/5 vote.

DISCUSSION

Background

The Simmler Community Building is a 3,270 square foot facility which was originally built in 1891 as a school house. It was moved to the current location in 1910, and has been used as a community building since 1955. The facility serves as a public meeting place and is used by the community for a variety of events. A Historical Resources Evaluation completed in January 2014 stated that the building is significant to the development of the Carrisa Plain/Simmler area and serves as a good example of a rare architectural style craftsman school building in San Luis Obispo County. The report further states that the building has retained its integrity, therefore it is worthy of rehabilitation.

An inspection of the building confirmed that numerous repairs are needed. The foundation system, roof, electrical, plumbing, windows, subfloor venting, walls, furnace, and front porch require repair. The foundation of the Community Building is failing and is the most urgent repair needed. The Carrisa Plain Heritage Association, a non-profit 501-(c)(3) corporation, that manages the building has been consulted and has confirmed the foundation repair should be the first priority.

FC 200 Maintenance Project funds in the amount of \$150,000 were initially designated to fund repairs. However, the severe degradation of the foundation, the extensive repair work needed, and the need for a historic evaluation made the project unaffordable. Initial estimates to fully repair the facility were approximately \$300,000. Options such as demolition, replacement, and rebuilding were considered. However, the costs for the alternatives exceeded the budgeted amount and the recently completed historic evaluation stated that the rare architecture of the Simmler Community Building was worthy of retaining.

On May 20, 2014, the Board approved a resolution to initiate proceedings for the dissolution of San Luis Obispo County Service Area No. 17 in California Valley and to designate the remaining fund balance to be used for public facilities in or

within 10 miles of the service area. The Board also authorized a budget adjustment in an amount of approximately \$105,000 for repairs to the Simmler Community Building from all remaining County Service Area No. 17 (CSA 17) funds in Fund Center 502 and 503 to Maintenance, Fund Center 200, contingent on Local Agency Formation Commission (LAFCO) approval of the dissolution.

Current Status

To date, the site survey and soils testing complete, and the final geotechnical report is under review. The civil engineering and structural design efforts have started. The dissolution of CSA 17 will be considered by LAFCO on November 20, 2014.

MidAmerican Solar is currently constructing a 550-megawatt photovoltaic solar facility, Topaz Solar Farms, in the Carrisa Plain. The project began construction in November 2011 and is expected to be complete in 2015. MidAmerican Solar stepped forward to support the community of Simmler by generously donating \$50,000 for the repairs to the Simmler Community Building. The donation will augment the existing project funds plus the balance of funds from the dissolution of CSA 17, bringing the total project funding to approximately \$305,000.

OTHER AGENCY INVOLVEMENT/IMPACT

This request has been coordinated with the Auditor-Controller-Treasurer-Tax Collector-Public Administrator. MidAmerican Solar has donated \$50,000 towards the rehabilitation of the building. Public Works was involved in initiating proceedings to dissolve CSA 17 and LAFCO is responsible for ultimately approving the dissolution of the CSA.

FINANCIAL CONSIDERATIONS

Initial estimates place the cost of fully repairing the Simmler Community Building at \$300,000. To date, a total of \$305,000 in funding for the project has been identified, consisting of: \$150,000 of FC 200 Maintenance Project funds, an anticipated \$105,000 from the dissolution of CSA 17, and the \$50,000 donation from MidAmerican Solar. The current funding resides within a category in Countywide Community Buildings FC 200. Creating a new maintenance project and consolidating all funding will provide better tracking and reporting of this project.

There will be no increase in appropriation and this action will have no impact on the General Fund.

RESULTS

Approval of the resolution recognizes MidAmerican Solar for their commitment to the community of Simmler, and authorizing the budget adjustment enables the efficient management of funds to repair the historic Simmler Community Building. This action contributes to the County goal of a livable community by enabling community gatherings.

ATTACHMENTS

1. Location Map
2. Resolution