

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

<p>(1) DEPARTMENT General Services</p>	<p>(2) MEETING DATE 1/6/2015</p>	<p>(3) CONTACT/PHONE Machelle Vieux 781-5200</p>	
<p>(4) SUBJECT Submittal of a resolution authorizing execution of notice of completion and acceptance for construction of the Atascadero Library and North County Service Center, located at 6555 Capistrano Avenue, Atascadero. District 5.</p>			
<p>(5) RECOMMENDED ACTION It is recommended that the Board adopt a resolution, which authorizes the execution of a notice of completion and acceptance for the construction of the new Atascadero Library (Contract 320030) and North County One Stop Service Center (Contract 320035), located at 6555 Capistrano Avenue, Atascadero.</p>			
<p>(6) FUNDING SOURCE(S) Atascadero Library \$3,499,893: \$35,000 – Library Atascadero Expansion Designation \$40,000 – City of Atascadero Donation \$214,650 – PFF – Libraries \$1,710,243 – Friends of the Atascadero Library \$1,500,000 – Transfer from North County One Stop Service Center North County One Stop Service Center \$1,766,600 : \$4,359,400 – FC 230 Capital Projects (\$1,500,000) – Transfer to Atascadero Library (\$1,092,800) – Purchase of Real Property</p>	<p>(7) CURRENT YEAR FINANCIAL IMPACT Estimated Project Budget: \$5,226,493 (not including building purchase) Total Construction Contract Amount: \$2,884,337</p>	<p>(8) ANNUAL FINANCIAL IMPACT Utilities Maintenance Custodial Savings of office space lease for Assessor, Clerk-Recorder and Planning & Building</p>	<p>(9) BUDGETED? Yes</p>
<p>(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ___) <input type="checkbox"/> Board Business (Time Est. ___)</p>			
<p>(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A</p>			
<p>(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A</p>		<p>(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A</p>	
<p>(14) LOCATION MAP Attached</p>	<p>(15) BUSINESS IMPACT STATEMENT? No</p>	<p>(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: <u>10/07/08, 04/07/09, 07/14/09, 04/06/10, 11/09/10, 12/14/10, 02/08/11, 1/10/12, 12/18/12, 04/16/2013, 06/18/13</u></p>	
<p>(17) ADMINISTRATIVE OFFICE REVIEW Geoff O'Quest</p>			
<p>(18) SUPERVISOR DISTRICT(S) District 5</p>			

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services / Mabelle Vieux 781-5200

DATE: 1/6/2015

SUBJECT: Submittal of a resolution authorizing execution of notice of completion and acceptance for construction of the Atascadero Library and North County Service Center, located at 6555 Capistrano Avenue, Atascadero. District 5.

RECOMMENDATION

It is recommended that the Board adopt a resolution, which authorizes the execution of a notice of completion and acceptance for the construction of the new Atascadero Library (Contract 320030) and North County One Stop Service Center (Contract 320035), located at 6555 Capistrano Avenue, Atascadero.

DISCUSSION

In 2010, the Board authorized the purchase a 22,000 square foot facility at 6555 Capistrano Drive to serve the growing needs of the Atascadero community. The intent was to use the building for the Library, and function as the "North County One Stop Service Center", which included the Assessor, Planning & Building, and Clerk-Recorder.

The Atascadero Library expansion and North County One Stop Service Center construction project was awarded by the Board on June 18, 2013 to Santa Margarita Construction Corp. in the amount of \$2,717,000. The construction of the facility was substantially completed on May 9, 2014 allowing the Library and North County One Stop Service Center to start the process of moving in for opening for public use. On November 6, 2014, Santa Margarita Construction Corp. completed remaining construction work and submitted closeout documentation.

The final contract total of \$2,884,337 included \$167,337 of additional work. Changes made during construction include upgrade of building materials, modification of the design to address additional needs and unforeseen conditions encountered during construction.

The County has received the final closing documents from Santa Margarita Construction Corp., and the Construction Contract is ready for final completion and acceptance by your Board.

The attached documents comprise the completion notice for the capital improvement projects, Library – Atascadero – Library Expansion (320030) and Gen Govt – Atascadero – North County One Stop Service Center – Assessor/Planning & Building/Clerk-Recorder (320035)

OTHER AGENCY INVOLVEMENT/IMPACT

The Library, Assessor's Office, Clerk-Recorder, and Planning & Building have been involved from the initial phase of the project providing direction. The County Administrative Office provides general oversight of both projects. The Friends of the Atascadero Library have been thoroughly involved with the project. The City of Atascadero's Public Works and Fire

Department have been consulted for architectural, zoning and off-site improvement, life safety requirements and the County Planning Environmental division has provided a Categorical Exemption. County Counsel has reviewed the Notice of Completion and Acceptance and Resolution as to form and legal effect.

FINANCIAL CONSIDERATIONS

The projects “Library – Atascadero – Library Expansion (320030)” and “Gen Govt – Atascadero – North County One Stop Service Center – Assessor/Planning & Building/Clerk-Recorder (320035)” are now ready for final completion and acceptance of your Board for the construction contract awarded to Santa Margarita Construction Corp. on June 4, 2014.

Atascadero Library

The Friends of the Library have successfully raised the funds necessary to meet the terms of their Memorandum of Understanding (MOU) to complete the project.

Funding for this project was provided from numerous sources, Library Atascadero Expansion Designation, Public Facility Fees – Libraries, Friends of the Atascadero Library and a \$1.5 million loan from funding that was originally allocated for the North County One Stop Service Center.

Before the North County One Stop Service Center was combined with the Atascadero Library, the One Stop project originally allocated funding from the Capital Project Fund for a separate stand-alone project. \$1.5 million from the original One Stop project was reallocated to the Atascadero Library Project to cover the portion of the project costs associated with the North County Service Center. In accordance with the MOU between the Friends and the County, any proceeds generated by the future sale of the former Atascadero Library site will be split 50/50, and the County’s share will contribute to repayment of the loan to the Capital Project Fund. Under the MOU, if the sale of the former library property falls short of the loan amount owed, the County and the Friends will split repayment of the remaining balance 50/50.

The MOU between the County and Friends of the Atascadero Library establishes terms stipulating a shared building with the North County One Stop Service Center. The construction cost and use of the building is divided 68% Library and 32% One Stop Center. The Library and Friends of the Atascadero Library share the 68% portion of the project equally, and split that expense 50/50.

Total project cost is \$3,211,106. Table 1 shows the expenditures for the Atascadero Library construction project WBS #320030. Table 2 below shows the funding sources for the Atascadero Library. The construction cost includes the contract award to Santa Margarita Construction Corp., construction contingency, and costs for carpeting procured through a separate contract. The project cost is \$3,211,106, which is \$288,787, or 8.5% under budget.

Table 1

Atascadero Library Expenditures (WBS #320030)	Total Project Budget	Final Expenditures	Variance
Project Administration	\$306,528	\$278,055	\$28,473
Professional Services	\$157,491	\$338,123	(\$180,632)
Construction	\$2,104,828	\$2,102,395	\$2,433
Contingencies	\$471,181	\$100,000	\$371,181
Miscellaneous	\$459,865	\$392,533	\$67,332
TOTAL EXPENDITURES	\$3,499,893	\$3,211,106	\$288,787

Table 2

Atascadero Library Funding (WBS #320030)	Amount
Atascadero Library Expansion Designation	\$35,000
PFF - Library	\$214,650
Friends of the Atascadero Library	\$1,710,243
Loan from NCSC #320035 for Construction	\$1,500,000
City of Atascadero Donation	\$40,000
FUNDING TOTALS	\$3,499,893

North County One Stop Service Center

Funding for this project was provided by the General Fund through the Capital Improvement Process.

Total project cost is \$1,766,600. Table 3 below shows the expenditures for the North County One Stop Service Center, WBS #320035. Table 4 shows the funding sources for the North County One Stop Service Center. The construction cost includes the contract award to Santa Margarita Construction Corp., and construction contingency. The project is within budget, with a project cost of \$1,673,211, which is under budget by \$93,389, or 5%.

Table 3

North County One Stop Service Center Expenditures (WBS #320035)	Total Project Budget	Final Expenditures	Variance
Project Administration	\$157,754	\$152,859	\$4,895
Professional Services	\$137,845	\$135,954	\$1,891
Construction	\$1,053,684	\$1,050,367	\$3,317
Contingencies	\$230,770	\$259,031	(\$28,261)
Miscellaneous	\$186,547	\$75,000	\$111,547
TOTAL EXPENDITURES	\$1,766,600	\$1,673,211	\$93,389

Table 4

North County One Stop Service Center Funding Source (WBS #320035)	Amount
Capital Projects FC 230	\$4,359,400
Loan to #320030 Atascadero Library	(\$1,500,000)
County share of Real Estate Purchase	(\$1,092,800)
FUNDING TOTALS	\$1,766,600

RESULTS

The renovation of the purchased building at 6555 Capistrano Avenue nearly doubles the size from the older library facility and provides improved long-term library services to the community. The North County One Stop Service Center provides expanded services to the public, and invests in a County owned facility. The extended life of the new facility, services and accessible location contributes to the communitywide result of a livable community.

ATTACHMENTS

1. Vicinity Map
2. Notice of Completion and Acceptance
3. Owner's Final Certificate of Completion
4. Resolution Authorizing Execution of Notice of Completion and Acceptance