

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **DECEMBER 9, 2008**

From: *JD* **JAMES DURFEE / JOEL SWIFT** *OS*

Subject: **ARCHITECTURAL AND ENGINEERING SERVICES FOR THE NEW ROCKLIN
LIBRARY TENANT IMPROVEMENTS, PROJECT NO. 4702**

ACTION REQUESTED / RECOMMENDATION: Approve the attached Consultant Services Agreement with Anderson Brulé Architects, Inc. (ABA) to provide architectural and engineering services for the New Rocklin Library Tenant Improvements, Project No. 4702, located in the City of Rocklin and authorize the Chairman to execute the attached Agreement in an amount not-to-exceed \$772,000.

BACKGROUND: In August of 2007, the City of Rocklin Redevelopment Agency purchased the Granite Business Center, a two-story 16,600 s.f. commercial building, located at the corner of Granite Drive and Rocklin Road. This building will be leased to the County as the location for the New Rocklin Library. The County will lease the existing Rocklin Library building, located in Johnson-Springview Park, to the City of Rocklin for use as a civic/senior center.

On July 14, 2008, Procurement Services released Request for Proposals, No. 9832, for professional architectural and engineering services for the New Rocklin Library Tenant Improvements. Fourteen (14) proposals were received. An evaluation committee rated and ranked these proposals and selected the top three (3) firms for interviews. Based upon the interviews and previous related work, the committee selected ABA as the top rated firm.

The New Rocklin Library will provide approximately twice the space of the existing library. The design of the new library is intended to meet the needs of the Rocklin community for many years into the future. The design scope includes a structural analysis of the second floor to assess options for increasing the load bearing capacity, integration of shelving and fixtures purchased from the Roseville Galleria into the space planning and the utilization of modern library technology.

Staff has successfully completed negotiations with ABA. In order to proceed with the New Rocklin Library Tenant Improvements Project, it is necessary for your Board to approve the attached Agreement with ABA, in an amount not-to-exceed \$772,000.

ENVIRONMENTAL CLEARANCE: This project is exempt from the California Environmental Quality Act pursuant to Section 15301 – that provides for operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing uses.

FISCAL IMPACT: The estimated total project cost \$5,951,314, including \$4,200,000 for construction, \$772,000 for architectural and engineering services and \$979,314 for project and construction management, bidding and contingencies. There are sufficient funds appropriated in the Capital Projects Fund project account for these services.

ATTACHMENT: ABA ARCHITECTURAL SERVICES AGREEMENT – NEW ROCKLIN LIBRARY

JD:JS:RU:HB

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES
LIBRARY SERVICES

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