

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

To: **BOARD OF SUPERVISORS**

Date: **APRIL 7, 2009**

From: ¹¹⁰ **JAMES DURFEE / JOEL SWIFT** 

Subject: **COLFAX LIBRARY RENOVATION, PROJECT NO. 4765**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board approve Plans and Specifications and authorize staff to solicit bids for the Colfax Library Renovation, Project No. 4765.

BACKGROUND: On July 22, 2008, your Board authorized staff to enter into a Professional Services Agreement with Lionakis Beaumont Design Group (LBDG) to provide architectural and engineering services for the renovation of the Colfax Library. The project consists of a two phase renovation of the 3600 square foot library building. The adjacent half of the building (previous tenant space) will be renovated in the first phase. Once completed the library will move into the newly renovated space and allow for the second phase renovation of the existing library space, with the final construction creating one open library space. The improvements also include an ADA accessible path of travel, parking and site-work improvements, accessible restrooms, new entry, interior and exterior paint, flooring and ceiling; new doors and windows and a new roof. Installation of new fire sprinkler and alarm systems and electrical, mechanical and structural upgrades are also included in the project.

Facility Services, with the assistance of LBDG, has completed bid documents for this project. The architect's estimate of probable construction cost for this work is \$690,532. In order to proceed with this renovation project, it is recommended that your Board approve the Plans and Specifications and authorize staff to solicit bids. A copy of the Bid Documents is available for review at the Department of Facility Services.

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 total project cost is estimated to be \$1,341,538, including \$828,638 for construction and contingency, and \$512,900 for design, project management, bidding, abatement, permit fees, furniture/fixtures/equipment, and contract administration. There is sufficient funding appropriated in the Colfax Library Renovation project account of the Capital Projects Fund.

AVAILABLE FOR REVIEW AT THE DEPARTMENT OF FACILITY SERVICES: BID DOCUMENTS

JD:JS:RU:LJ:SR

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

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