

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.23
(ID # 4668)

MEETING DATE:

Tuesday, July 25, 2017

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Indio Library Interior Refresh Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 4. [\$224,917 – Library Fund - 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve and include the Indio Library Interior Refresh Project (Library Project) to the Capital Improvement Program (CIP) project list;
2. Find that the Indio Library Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 Existing Facilities Exemption and Section 15061 (b)(3) "Common Sense" Exemption;
3. Approve in-principle the Indio Library Project located in Indio, California, to upgrade the interior of the facility and comply with Americans with Disabilities Act (ADA) standards;

ACTION: CIP, Policy

Robert Field, Assistant County Executive Officer/EDA

7/5/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: July 25, 2017
xc: EDA, Purchasing

Kecia Harper-Ihem
Clerk of the Board

Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

4. Approve the preliminary project budget in the amount of \$224,917 for the Indio Library Project, and authorize the use of the Library Fund, including reimbursement to the Economic Development Agency (EDA) for incurred project related expenses;
5. Delegate project management authority for the project to the Assistant County Executive Officer/EDA in accordance with applicable Board policies, including the authority to utilize consultants on the approved pre-qualified list for services in connection with the project, and are within the approved project budget; and
6. Authorize the Purchasing Department to execute consultant services agreements for consultants that have been pre-qualified for services up to \$100,000 per project, per fiscal year, in accordance with applicable Board policies.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 224,917	\$ 0	\$ 224,917	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Library Fund - 100%			Budget Adjustment:	No
			For Fiscal Year:	2017/18

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Indio Library, whose official name is the Max T. McCandless Memorial Library, is located at 200 Civic Center Mall in Indio, California. In 1976, the current 23,000 square foot building was opened as the Regional Library for the Riverside City and County Public Library System and houses more than 89,000 library items. The library is also the desert's resource for microfilm access to local newspapers as far back as the 1890's.

The library is heavily utilized by the community by way of tutoring and reading programs for children and teens, as well as day care programs. Due to the age and use by the community, the facility is in need of updates to the walls, ceiling, flooring, and drinking fountain. The proposed project would include replacement of an accordion style wall with an updated glass and aluminum double door entrance to the community room; removal of an accordion style pocket door to the hallway; an ADA compliant drinking fountain; new paint and flooring in the main area, the Community Room, the Children's Corner and three tutoring rooms; and upgrades to the circulation desk and signage.

On the March 7, 2017 the Board of Supervisors approved entering into a Cooperative Agreement for the conveyance of the Library to the City of Indio. The conveyance of the

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existing Library will allow the City to relocate the Library into a new location so that it may eventually expand its Civic Center which is currently landlocked. For the benefit of the local community who use the facility, and since there is no immediate plan for the relocation of the Library, the County and the City have elected to leave escrow open until the minor improvements to refresh the interior of the facility, have been completed.

In order to complete the work, avoid impacts and meet project schedule commitments, the library will be closed for the month of August; therefore EDA recommends the Board approve the Indio Library project and the preliminary project budget in the amount of \$224,917 to keep the project moving forward. EDA will procure the most cost effective project delivery method and award in accordance with applicable Board policies.

(Continued)

BACKGROUND:

Summary (Continued)

With certainty, there is no possibility that the project may have a significant effect on the environment. The project, as proposed, is limited to repairs and improvements within an existing building. The improvements to the library would not alter the function of the facility; the use of the facility would continue to provide library services and the project would not result in an increase in capacity or intensity of use. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. It will not cause an impact to an environmental resource of hazardous or critical concern nor would the project include unusual circumstances which could have a potential significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. Therefore, the Indio Library project is exempt as the project meets the scope and intent of the Common Sense Exemption identified in Section 15061 (b)(3) and Class 1 Categorical Exemption identified in Section 15301.

Impact on Residents and Businesses

The Indio Library project will create an inviting and refreshed space for their tutoring, reading and day care programs as well as complying with ADA standards.

Additional Fiscal Information

The approximate allocation of the preliminary project budget is as follows:

PROJECT BUDGET LINE ITEMS	BUDGET CATEGORY	PROJECT BUDGET AMOUNT
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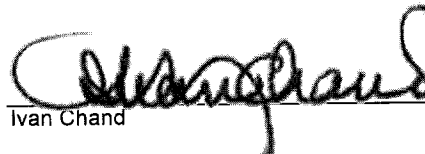
Architectural Design	1	5,000
Construction Management	2	0
Construction Contract	3	61,858
Offsite Construction	4	0
Project Management / Plan Check and Inspections	5	15,750
Fixtures, Furnishings, Equipment	6	50,000
Other Soft Costs / Specialty Consultants	7	11,916
Project Contingency	8	20,447
Minor Construction	9	59,946
Preliminary Project Budget		\$ 224,917

(Continued)

Additional Fiscal Information (Continued)

All costs associated with this Board action will be 100% funded by the Library Fund; therefore no department budget adjustment is required at this time.

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Rekini Dasika, Principal Management Analyst 7/17/2017 Ivan Chand 7/17/2017


Gregory E. Priamos, Director County Counsel 7/7/2017