

DEPARTMENT: Library

BY: Maurie Hoekstra

PHONE: 966-2140

MH

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes ___ No ___)

Resolution to amend LSCA application to increase funding commitment from Mariposa County or change project scope.

The State Library has notified Mariposa County that we will be awarded \$296,473 of the 460,000 we had requested in our grant. Before the award is made, they need an amendment to our original application, stating that we will make up the difference of \$163,527. Due to interest earnings, assumed interest earnings and deposits by the Friends of the Library we are now \$100,000 short of our goal. That amount can be reduced by 42,580 (see June 7 letter from DMSI) if construction is done to get a seasonal discount. The Friends of the Library hope to raise the remaining 57,420 through a massive fund drive. The State Library indicated that the money does not have to be in hand at this moment, only a commitment that the funds will be available.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Without a commitment , the \$296,473 will not be available and will be awarded to another library. The project as proposed would not have sufficient funding.

The alternative is to change the project and reduce construction and interior costs.

COSTS:	() Not Applicable	
A. Budgeted current FY		\$ _____
B. Total anticipated costs		\$ _____
C. Required additional funding		\$ _____
D. Internal transfers		\$ _____
SOURCE:	() 4/5ths Vote Required	
A. Unanticipated revenues		\$ _____
B. Reserve for contingencies		\$ _____
C. Source description:		_____
Balance in Reserve for Contingencies,		_____
If approved: \$		_____

SPECIAL INSTRUCTIONS:
List the attachments and number the pages consecutively:

CLERK'S USE ONLY:

Res. No.: 96-287 Ord. No. _____

Date: _____

Approved: _____

Signature Order Attached: _____

ADMINISTRATIVE OFFICER'S RECOMMENDATION:
This item on agenda as:

_____ Recommended

_____ Not Recommended

_____ For Policy Determination

_____ Submitted with Comment

_____ Returned for further Action

1. Pending instrument to be filed with the original on file in this office.

Consent: _____

WHEREAS the COUNTY OF MARIPOSA desires to undertake a building project for a new library and has applied for LSCA matching funds in March 21, 1995 and was notified that \$296,473 would be available in LSCA funds.

NOW THEREFORE BE IT RESOLVED that the County of Mariposa amends the original grant application, changing the building size from 11,040 square feet to 10,560 square feet and reducing construction costs to \$702,110 and Interiors costs to \$114,423 for a total project cost of \$860,000 as shown on revised pages 5 and 6 of the grant application.

BE IT FURTHER RESOLVED that the applicant agrees to provide all matching funds required for said project and confirms the availability of local funding in the amount of \$563,527 for the project.

Passed and adopted by the Mariposa County Board of Supervisors in a meeting thereof held on June 18, 1996 by the following:


Vote:

Ayes: Balmain, Stewart, Taber, Parker

Noes: Reilly

Absent: None

Approved as to form and legal sufficiency




Jeffrey G. Green, County Counsel



Bob Stewart, Vice Chairman
Mariposa County Board of Supervisors

Attest:



Margie Williams, Clerk of the Board

revised 6-18-96

PROJECT FINANCE

A. ELIGIBILITY

1. Eligible local⁹ construction funds available now or expended on project since July 1, 1992:

To Be Expended:

- a. Tax levy or General Fund: \$ _____
- b. Bonds, amount authorized for this project only: \$ _____
- c. Accumulated capital improvement fund: \$ 563,527
- d. Revenue sharing/FHA: \$ _____
- e. CDBG: \$ _____
- f. Other eligible funds (specify) _____: \$ _____

Already Expended Since July 1, 1992:

- g. Advance plans: \$ _____
- h. Estimates: \$ _____
- i. Site acquisition: \$ _____
- j. Other (specify) _____: + \$ _____

2. Sum of 1a. through 1j.:

Line 2 is Local Funds for Match

3. Other, non-eligible funds available (specify) _____: + \$ _____
 \$ 563,527

4. Sum of Lines 2 + 3:

Line 4 is Total Funds Available for Project

+ \$ 296,473

5. LSCA requested:

- If remodeling project, including any additions needed to meet square foot minima, must be at least \$15,000¹⁰.
- If new building unrelated to remodeling, must be at least \$25,000¹¹.
- Neither may exceed \$1,000,000.

\$ 860,000

6. Sum of Lines 4 and 5 (= total funds needed):

Line A.6 Should Equal Line B.8 on Next Page

7. Line 2 divided by line 5: _____

- For Remodeling Projects, result must be at least 1.5¹².
- For New Buildings, result must be at least 1.0

⁹ FHA, Revenue Sharing, CDBG, state, local and donated moneys are considered "local" funds for LSCA purposes. Other federal is considered non-local, and may *not* be included. Documented expenditures for staff involved in project planning and administration (e.g., portions of library director, public works and other staff), as well as other local expenditures (e.g., overhead; plantings), may be included. In-kind contributions are by definition not "expenditures", and may not be included.

¹⁰ \$15,000 is 40% of the minimum eligible project cost of \$37,500.

¹¹ \$25,000 is half the minimum eligible project cost of \$50,000.

¹² That is, eligible local match for access remodeling must be at least 60% of project cost (excluding ineligible funds).

revised 6-18-96

B. COST

Project expenditures since July 1, 1992 and estimated to completion:

(If Access Remodeling Project, include in Lines 1-8 all costs from Part III, next page)

- | | |
|--|---------------------|
| 1. Planning and architect's fees (including initial planning cost:
Basis for fees: _____ % of construction or other (specify):
_____ | \$ 15,094 |
| 2. Site acquisition: | \$ ----- |
| 3. Site development *(if unusual costs, attach explanation): | \$ 14,500 |
| 4. Construction (not including interiors even if in construction contract.
Include cost of construction estimates if incurred.): | \$ 702,110 |
| 5. Interiors (including finishes, floor and window coverings, shelving,
furnishings, public use microcomputer, facsimile and other technological
equipment, built-in equipment, whether or not in construction contract) ¹³ : | \$ 114,423 |
| 6. Landscaping: blacktop, curbs | \$ 13,873 |
| 7. Other (specify ¹⁴) _____: | + \$ _____ |
| 8. Sum of Lines 1 through 7 (= project cost):
<i>Line B.8 Should Equal Line A.6 On Previous Page</i> | \$ 860,000 |
| 9. If new building/addition/conversion (incl. addition in conjunction
with access remodeling project, meeting current sq.ft./cap.
requirements), gross square footage to be built: | 10560 _____ sq. ft. |
| a. Construction cost/sq. ft. (B.4. above divided by B.9 above): | \$ 66.49 * |
| b. Local standard cost per sq. ft. for similar construction or conversion: | \$ _____ |
| 10. If addition or remodeling is to be done in conjunction with non-eligible purpose
(e.g., general rehabilitation project), cost of total project: | \$ _____ |

Basis for determining the part eligible for LSCA (whose cost is the sum
of Lines A.2 and A.5, preceding page):

*lower cost due to modular construction

¹³ See also *Questions about LSCA Title II, Question #7*, with the application materials.

¹⁴ Cost of bond sale may be included; cost of bond election is not eligible for inclusion. Do not include non-construction-related expenditures associated with remodeling for new technologies to extend services beyond the facility, unless eligible furnishings, equipment etc. per Lines 1,4, and 5 above.

¹⁵ Indicates required enclosure (unless obviously Not Applicable because of nature of project or local situation); in case of doubt, inquire. Failure to enclose may void Application. To avoid confusion on the part of reviewers, please provide a list of the enclosures, and label each enclosure to correspond with the requirement.

MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: MAURIE HOEKSTRA, Librarian
FROM: RHONDA SCHERF, Deputy Clerk of the Board *RS*
SUBJECT: RESOLUTION NUMBER 96-287

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on June 18, 1996

ACTION AND VOTE:

7:03 p.m. Maurie Hoekstra, Librarian;

PUBLIC HEARING to Consider Resolution to Amend LSCA Application to Increase Funding Commitment from Mariposa County or Change Project Scope to Make up the Difference for the Library

BOARD ACTION: Maurie Hoekstra presented staff report; reviewing background to the proposed joint School/County project and fundraising efforts; and reviewed the proposed design and options. Maurie Hoekstra responded to questions from the Board relative to recommendation from Friends of the Library for this project; proposal for furnishing the new facility; option to remove one modular portion and financial impact; floor coverings; and responded to question from staff relative to the State Library's reaction if the Board accepts a reduced scope proposal. Public portion of the hearing was opened and input was provided by the following: Art Baggett, speaking as a parent and supporter of the Library and as a neighbor to the proposed site, commented on his involvement in creating a joint use (School/County) Library branch in El Portal, expressed concern with the proposed joint use and potential conflicts between the children and retirees; expressed concern with the proposed site and traffic congestion - especially during the p.m. when buses are picking up school children; stated he understands the need for economics and financing, but is concerned with a modular construction - the Mariposa Town Specific Plan won a National Award and the business community has been made to live up to its standards, and he feels that this project should also meet the standards set in the Plan; the transient occupancy tax has been raised and a lot of money is being spent to promote the town of Mariposa as an historical place and this will be a civic building and should meet the historic standards or the wrong message will be sent to the public; other buildings in the area (Courthouse, High School, and Campbell house) are on the Historic Register; and suggested that perhaps interim solutions should be reviewed until another location can be found that is more suitable for this facility. Susan Robinson, Principal at Mariposa Elementary School, stated she feels the proposed project will be good because the joint effort and resources may result in more staffing and increased hours; feels good modeling could happen between the seniors and the students and suggested joint programs such as story telling and drama; the proposed site will create a better access for the students; and commented that modular classrooms are being used next to the proposed facility and the children should not be deprived for a "stick-built construction". Herb Gloor stated no one wants a modular facility and asked if it would be possible to add a front to the facility at a later date that would tie in with the theme. Maurie Hoekstra presented samples of the proposed roofing and siding materials and stated the difference

between the modular and “stick-built construction” is that the modular is constructed off-site and transported to the site. Pauline Trabucco asked if this is the only lot and stated she does not think it is big enough. Karen Schwegman asked about the status of the funds from the “Build a House for the Library” fundraiser. Maurie Hoekstra responded that the fundraiser was temporarily put on hold until it is known what the specific plan is for the library. Chuck Kendall stated he supports the project and does not have a problem with modular construction - the budget is more important. Suzette Prue commented on her previous work with libraries and stated she does not feel that the proposed size is too much; stated her mother enjoys using the library for recreational reading; commented on a joint venture in Placerville; she feels the meeting room is important and the technology budget should be increased. E. O. Lewis, President of Friends of the Library, stated he would prefer a “stick-built construction”, but is concerned with funding, and supports this modular construction project. Earle Jorgensen, Friends of the Library Committee, stated that if the County could commit to the projected funding shortfall of \$100,000 for the project, part of it could be paid back through fundraisers. Merle Wood stated she agrees with a joint use facility and location and feels there should not be a conflict between the children and the seniors - the seniors are working with the students through the SPICE program. Harriet Engleman, Friends of the Library, stated she supports the modular concept and putting funding into the inside amenities. Don Sawtelle stated he worked with the library in setting up the Internet connection and commented on the existing lack of space; stated he supports this project; and with adequate facilities, he feels there will be more support. Ruth Womack commented that when she came to the County and later graduated from High School in 1927, there were no library facilities; stated she feels that if the people will support this project, the County can have great pride in this; that the outside can be dressed up; and advised that she supports this project. Karen Schwegman asked about the moving of the High School facilities in the future and what impact that would have on this project. Bill Pettus, Superintendent of Schools, stated the Schools support this project; and advised that this has been a good opportunity for School and County staff to work together and it has been a positive experience. Susan Robinson commented on the “penny collection” fundraiser and advised that this is a project the children have been devoted to and it is a multi-generational project. Merle Wood commented on the participation of the Lushmeadows Clubhouse in the “penny collection.” Maurie Hoekstra responded to questions from the Board relative to whether contingency funding is included in the financing; impact to future budgets; and grant funding requirements. Don Sawtelle commented that there will always be a need to raise dollars for the library. Maurie Hoekstra continued to respond to questions from the Board relative to participation by the School in this project; whether there are any negatives in the future with having a joint use facility; whether funding for outlying library branches would be impacted by this project; possibility of consolidating the library with the new Government Center; timetable for the proposed project; relative to the proposed floor plan and concrete foundation; possible reduction in costs due to the upcoming underground utility project and sidewalk project in the area; and proposed parking facilities. Bill Pettus responded to question from the Board relative to possible uses of the site if the library project is not approved. Mike Coffield/County Administrative Officer, responded to question from the Board relative to proposal for project management of the facility. Ruth Womack asked if the concrete foundation would be installed prior to freezing weather. Karen Schwegman stated she felt additional parking would be needed for meeting room activities. Chuck Kendall asked how parking would be handled if the library were included in the Government Center. Public portion of the hearing was closed. Maurie Hoekstra reviewed construction and financing options. Board commenced with deliberations and discussed the construction and financing proposal and options.

8:32 p.m. Recess

8:45 p.m. Board continued with deliberations. (M)Parker, (S)Taber, Res. 96-287 adopted accepting the proposed cost revisions as outlined by staff for the ten thousand square foot library building at a cost of \$860,000. Supervisor Parker commented on the deadlines with the grant funding and the need for an agreement to be reached between the School District and the County relative to the joint use of the facility, and requested that contingency funding be considered at a later date. It was acknowledged that if additional funding could be raised the additional 1,000 square feet for the meeting room could be added back into the project. Ayes: Balmain, Stewart, Parker, Taber; Noes: Reilly. Hearing was closed.

cc: Mike Edwards, Public Works Director
Mike Coffield, County Administrative Officer
Ken Hawkins, Auditor