



Board Agenda Item 56

DATE: June 6, 2017

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

Kelley Worman-Landano, Interim Librarian
Fresno County Public Library

SUBJECT: New Clovis Regional Library - Architectural Consultant Services Agreement Negotiation

RECOMMENDED ACTION(S):

Authorize the Department of Public Works and Planning and Fresno County Public Library Staff to enter into Architectural Consultant Services Agreement negotiations with Dyson Siegrist Janzen Architects for the New Clovis Regional Library at the Clovis Landmark Commons Development. If fair and reasonable Agreement terms cannot be negotiated with Dyson Siegrist Janzen Architects, authorize staff to initiate agreement negotiations with the second and third ranked Architectural firms in that order.

Approval of the recommended action would authorize staff to proceed with Architectural Consultant Services Agreement negotiations, and retain the most qualified architectural consultant to assist Staff in developing the new Regional Library at Landmark Commons in the City of Clovis in accordance with Fresno County Ordinance Code Chapter 4.10.

ALTERNATIVE ACTION:

No Alternative Action recommended for this Item.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended action. The total estimated Project Budget for development of the New Clovis Regional Library (Regional Library) is estimated to be approximately \$12,000,000 to develop a 20,000 square foot library and approximately \$16,000,000 to develop a 30,000 square foot library. Funding sources for the project will be identified when Agreement negotiations are complete and staff returns to the Board to request authorization to execute the negotiated Agreement.

DISCUSSION:

On June 2, 2015, the Board considered and directed staff to begin working with the City of Clovis to initiate the land use and environmental review process necessary to develop the proposed Clovis Regional Library on property located at 755 N. Third Street (Old Town area) in the City of Clovis. In addition, the Board directed staff to proceed with a Request for Proposal (RFP) to obtain the services of an architect specializing in library construction.

Preliminary, the proposed Regional Library will be a single story building ranging in size from 20,000 to 30,000 square feet. Public input, environmental factors and the Library building Program will determine the final size and design of the proposed Regional Library. The Regional Library will be developed on a 36,000 square foot buildable area as part of a proposed 5.7-acre parcel of land that will also include the City of Clovis' proposed Transit Center and a Senior Center building. The entire development is referred to as the Clovis Landmark Commons (See Exhibit A). Because the site is located in the City of Clovis and the site will be developed with City facilities, the City is taking the lead for processing the land use entitlements and preparing the required environmental review.

On July 15, 2016, the City Of Clovis in cooperation with Fresno County staff issued a formal RFP for Architectural Consultant Services. Notices regarding the availability of the RFP were sent to approximately one hundred Architectural and Engineering firms listed in the Department of Public Works and Planning's consultant database and to three local plan rooms that distribute project information to their members/subscribers. A total of six Architectural firms returned responses to the RFP on the due date, August 23, 2016. Of the six responses received, four firms were short-listed for interviews: Architectural Nexus, Inc., Dyson Siegrist Jansen Architects, Group 4 Architecture Research + Planning, Inc., and Paul Halajian Architects, Inc..

A joint Review and Selection Committee (Committee) comprised of five members from the City of Clovis, four members from Public Works and Planning, and three members from the Library, including the County Librarian, was formed to participate in the proposal review and interview process. Following the Interviews, the City and County committee members conducted individual City and County rankings.

As it relates to the Regional Library, Dyson Siegrist Janzen Architects (DSJ) was ranked No. 1 by the County Committee members based on DSJ's understanding of the project and qualifications. Through their interview, DSJ Architects was able to:

- Communicate their knowledge of the desired patron service the County Library strives to achieve;
- Explain how this Library facility will best serve the needs of the Clovis region and communicated their technical abilities to carry out the design, remain on schedule and within budget; and
- Explain how their work would positively affect the Landmark Commons development and interface with the City of Clovis' Senior and Transit Centers.

Additionally, the communication skills and interaction between DSJ team members showed they were a cohesive team with the ability to work collaboratively and focus on solutions that are in the best interest of the project. The County's Committee respective rankings of the three firms are listed below:

1. Dyson Siegrist Janzen Architects
2. Group 4 Architecture Research + Planning, Inc.
3. Paul Halajian Architects, Inc.

Staff is seeking the Board authorization to proceed with Architectural Consultant Services Agreement negotiations for design of the Clovis Regional Library. The Architectural Consultant Services Agreement will be written to develop the design of the project in two distinct components. Component I includes conceptual and schematic design phases to be used to present graphic illustrations to the public for discussion and input, and Component II will finalize the design to be constructed. Staff anticipates completing the negotiation process and returning to the Board for action on the proposed Architectural Consultant Services Agreement by August/September 2017.

REFERENCE MATERIAL:

BAI #4, June 2, 2015

ATTACHMENTS INCLUDED AND/OR ON FILE

Exhibit A

CAO ANALYST:

John Hays