



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 8/9/2011  
Agenda Placement: 7G

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors  
**FROM:** Don Ridenhour - Director  
Public Works  
**REPORT BY:** Ginny Leija, SENIOR ENGINEERING AIDE - 259-6718  
**SUBJECT:** Notice of Completion - Napa City/County Library Remodel Project

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### **RECOMMENDATION**

Director of Public Works requests acceptance of the work as complete and authorization for the Chairman to sign and Clerk of the Board to file a Notice of Completion with the Clerk/Recorder for Contract No. PW 11-03, "Napa City/County Library Remodel Project."

### **EXECUTIVE SUMMARY**

On March 22, 2011 the Board awarded Contract PW 11-03 "Napa City/County Library Remodel Project" to KenRidge Builders, of Napa, California in the amount of \$208,660. The project is now complete and the Notice of Completion must be filed.

### **FISCAL IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Library
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The construction is complete and the Notice of Completion must be filed.
Is the general fund affected?	Yes
Future fiscal impact:	All construction costs were incurred during Fiscal Year 2010-2011. Future

costs will be routine maintenance as is currently performed.

Consequences if not approved: The Notice of Completion cannot be filed and retention cannot be released.

Additional Information: The final construction cost for the project is estimated at \$221,339 which represents the initial contractor amount of \$208,660 plus change orders in the amount of \$12,679. The change orders were required for additional electrical work required for new furnishings, an ADA compatible counter in the kitchen area and asbestos abatement of hazardous materials found in the carpet mastic. The final estimated project cost is \$282,403 which includes project management, design, bidding, construction, inspection, consultant fees for handling hazardous materials, and administration costs.

### **ENVIRONMENTAL IMPACT**

Categorical Exemption Class 1: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 1 ("Existing Facilities") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

### **BACKGROUND AND DISCUSSION**

The Napa Main Library located at 580 Coombs St. in downtown Napa is the cornerstone for the Napa City-County Library (NCCL) system. On average, the Napa Main Library receives 1,800 + visitors a day that utilize all aspects of the programs and services offered by NCCL. The Napa Main Library circulated 789,987 items in fiscal Year 2009-2010 and estimated circulation to be 785,000 items in fiscal Year 2010-2011. The Napa Main Library serves the vast majority of the library users within the NCCL system.

On January 19, 2010, the Board accepted a \$50,000 donation from Barbara and Warren Winiarski. This donation was used for the remodel of the teen dedicated space within the Napa Main Library. Starting in February 2010, Library staff began the preliminary stages of development of the new teen dedicated library space. Staff understood the current teen dedicated library space was not in an ideal location within the Library nor did it meet the growing needs of the Library's teen patrons. Understanding that the creation of an adequate dedicated teen library space would trigger the need for a more extensive interior remodel of the library, staff procured the no-cost services of Schwartz and Architecture. This firm donated their services to create a preliminary space design of the remodel of the Napa Main Library. This design allowed the Library to create a design that improved the user experience for all County residents while upholding the request made by Barbara and Warren Winiarski's donation to improve the teen dedicated library space.

The project included re-carpeting/flooring, re-painting, installation of an ADA-compatible counter and counter replacement in the community room kitchen, installation of glass partition walls for the teen area, relocation of fixed shelving, required electrical lines and removal of acoustical material.

### **SUPPORTING DOCUMENTS**

None

CEO Recommendation: Approve

Reviewed By: Molly Rattigan