



STAFF REPORT

January 24, 2024
File Number 0600-10; A- 3492

SUBJECT

CONSULTING SERVICES AGREEMENT AWARD FOR RFP 24-11 ESCONDIDO LIBRARY CRITICAL INFRASTRUCTURE AND MODERNIZATION PROJECT

DEPARTMENT

Public Works

RECOMMENDATION

Request the City Council adopt Resolution No. 2024-06, authorizing the Mayor to execute, on behalf of the City, a Consulting Services Agreement ("Agreement") with IDS Group, in an amount not to exceed \$747,000 for design services for the Escondido Library Critical Infrastructure and Modernization Project ("Project").

Staff Recommendation: Approval (Public Works: Joseph Goulart, Director of Public Works)

Presenter: Laura McLin, Project Manager

FISCAL ANALYSIS

There will be no impact to the General Fund as the cost of this Agreement will be paid out of the California State Library Building Forward Library Infrastructure Program Grant.

PREVIOUS ACTION

On March 2, 2022, Council approved staff's application for the California State Library Building Forward Library Infrastructure Program Grant.

On September 12, 2022, the City was notified that our application was successful. The City was awarded the full \$10 million and the request for a full 100% reduction in the required cash match amount was approved.

On July 19, 2023, Council approved Resolution No. 2023-86 authorizing the Mayor to execute a Consulting Services Agreement with Griffin Structures in the amount of \$798,000 for project and construction management services for the duration of the Escondido Public Library Critical Infrastructure and Modernization Project ("Project").



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BACKGROUND

The Budget Act of 2021 (SB-129) allocated \$439 million in one-time funds to the California State Library to address the life-safety and critical maintenance needs of public library facilities throughout California. The 472 Item 14. Competitive Building Forward Library Infrastructure Improvement Program grant prioritizes funding for local library facilities located in high-poverty areas of the state. The City applied for and was awarded the maximum grant amount per library facility of \$10,000,000. Additionally, the City's request for a full 100% reduction in the required cash match amount was also approved.

The Escondido Public Library ("Library") resides in a 40,000-square-foot building constructed in 1980 and is the sole library location serving a population of over 150,000 people. As with many aging City facilities, there has not been sufficient funding available to properly maintain the Library. There are currently three known roof leaks and the windows seep during storms with high winds. Without addressing the roof and window issues, there will likely be a major issue impacting Library operations in the next 3-5 years.

The Project seeks to upgrade essential infrastructure components, encompassing lighting, roofing, windows, and HVAC systems within the Library, optimizing them within the constraints of the allocated budget. Fluorescent and incandescent lighting will be reviewed and potentially upgraded with energy-efficient LED. The original roof, which has exceeded its projected lifespan and has been repaired multiple times over the years but continues to leak, will be studied and replaced where necessary to fix water-damaged areas throughout the facility. The Library has seven rooftop HVAC systems which are approximately 15 years old and are approaching the end of their useful life. The Library is a designated cool zone for residents during extreme heat waves. Due to the age of the HVAC units, we are experiencing major HVAC failures that have affected operations. These replacement efforts will extend the life of the building for the foreseeable future. Additionally, the anticipated work will seek to correct any non-compliance issues as it relates to the Americans with Disabilities Act (ADA). Should there be surplus funding beyond the expenses earmarked for crucial infrastructure enhancements, the project will extend its focus to modernizing the first-floor layout. This includes aligning the space with current community needs, fostering functionality, and incorporating aesthetic improvements for an enhanced overall environment.

On January 23, 2023, an RFQ was released to address staff bandwidth issues around project management of the numerous capital improvement projects underway and the tight timelines of the associated funding sources. A list comprised of nine qualified firms was generated for the selection committee's review of which four were asked to submit formal proposals. A Consulting Services Agreement was executed with Griffin Structures and the initial phase of the Project commenced including a Facility Condition Assessment of the Library building and document drafting for design services.

On October 18, 2023, the City solicited an RFP for architectural and engineering services for the Project. The City received responses from eight firms of which four were invited to formally present their proposal to an interview panel comprised of representatives from Public Works, Engineering, the Escondido Library,



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and Griffin Structures (as a non-voting contributor). It was determined that IDS Group ranked highest based on rating categories including project understanding, collaborative expertise, process, and five predetermined questions surrounding budget, aesthetic enhancements, potential challenges, and accessibility standards.

RESOLUTIONS

- A. Resolution No. 2024-06
- B. Resolution No. 2024-06 – Exhibit “A” Consulting Services Agreement