

**ACTION ITEM
BOARD OF SUPERVISORS**

DATE April 1, 2008

TO Board of Supervisors
FROM Anthony J. Romanello, ICMA-CM
County Administrator *AWR for ASR*

ISSUE Presentation on Construction of Falls Run Library

RECOMMENDATION Approval

BUDGET IMPACT N/A

ATTACHMENTS (6)

- [1] Background Report [6] **Reso/Ord/Proc # R08-218**
- [2] Exterior Library Design [] **Reso/Ord/Proc #**
- [3] Library Site Design [] **Reso/Ord/Proc #**
- [4] Library Floor Plan/Design
- [5] Library Design Views

REVIEW [] Legal
 [X] Finance *AK Carmichael for M J Perrotte*
 [X] Budget *W. Collins*

- [] **Consent Agenda** [] **Other Business** [] **Public Hearing**
- [] **Discussion Item** [] **Presentation** [X] **Unfinished Business**
- [] **New Business**

PRESENTATION BY Tammi W. Ellis, Acting Deputy County Administrator

ELECTION DISTRICTS Falmouth

BACKGROUND REPORT

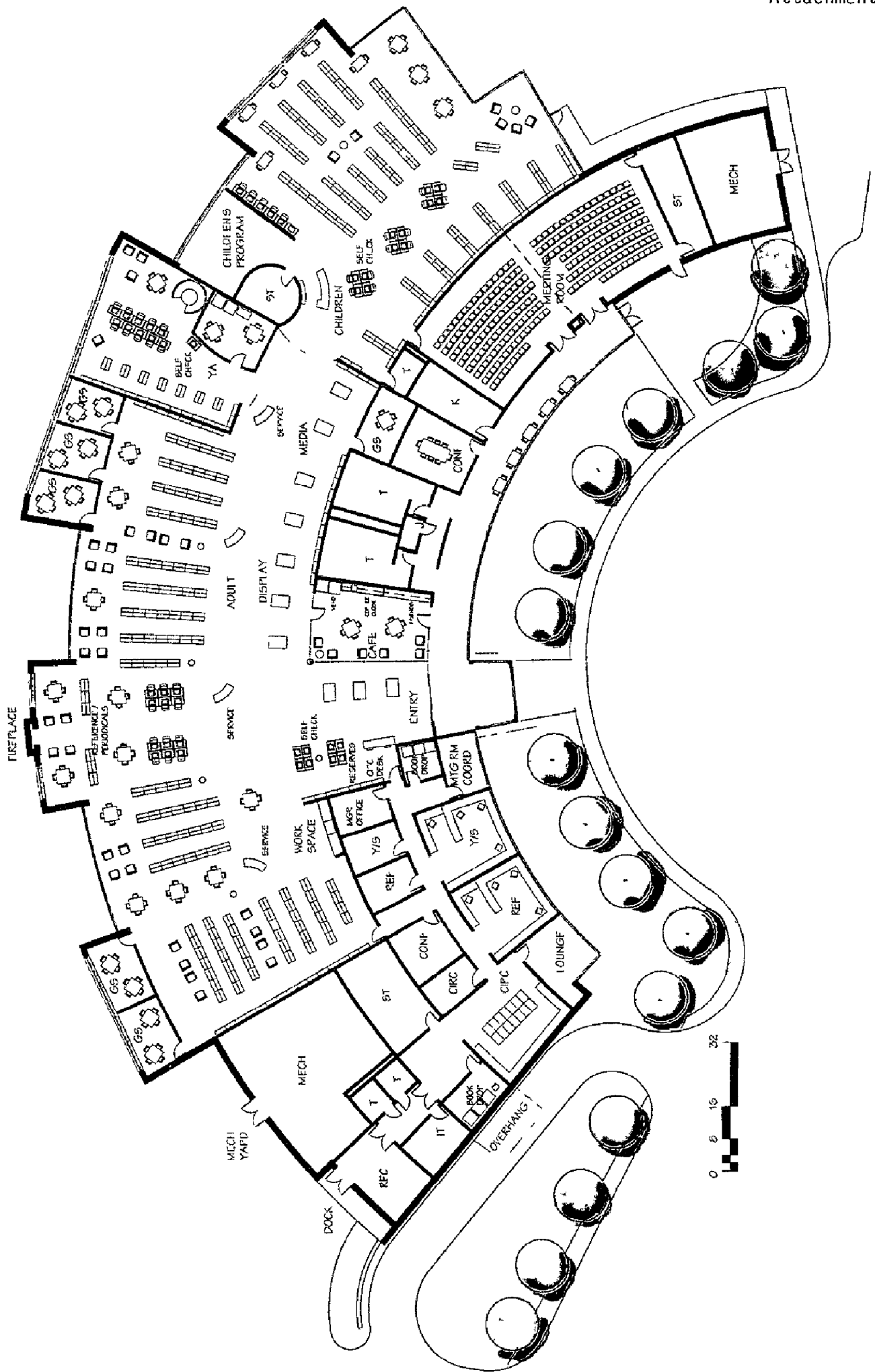
On March 6, 2007 the Board authorized the County Administrator to execute a contract with the architectural firm of Lukemire Partnership to design the 30,000 square foot Falls Run Library. The library will be located on a 6.2 acre site at the corner of Plantation Drive and Lyons Boulevard. Library proffers in the amount of \$139,509 were budgeted and appropriated to help defray the estimated design and construction costs of \$12.4 million. The funding for the construction of the library is included in the March 2008 lease revenue bonds.

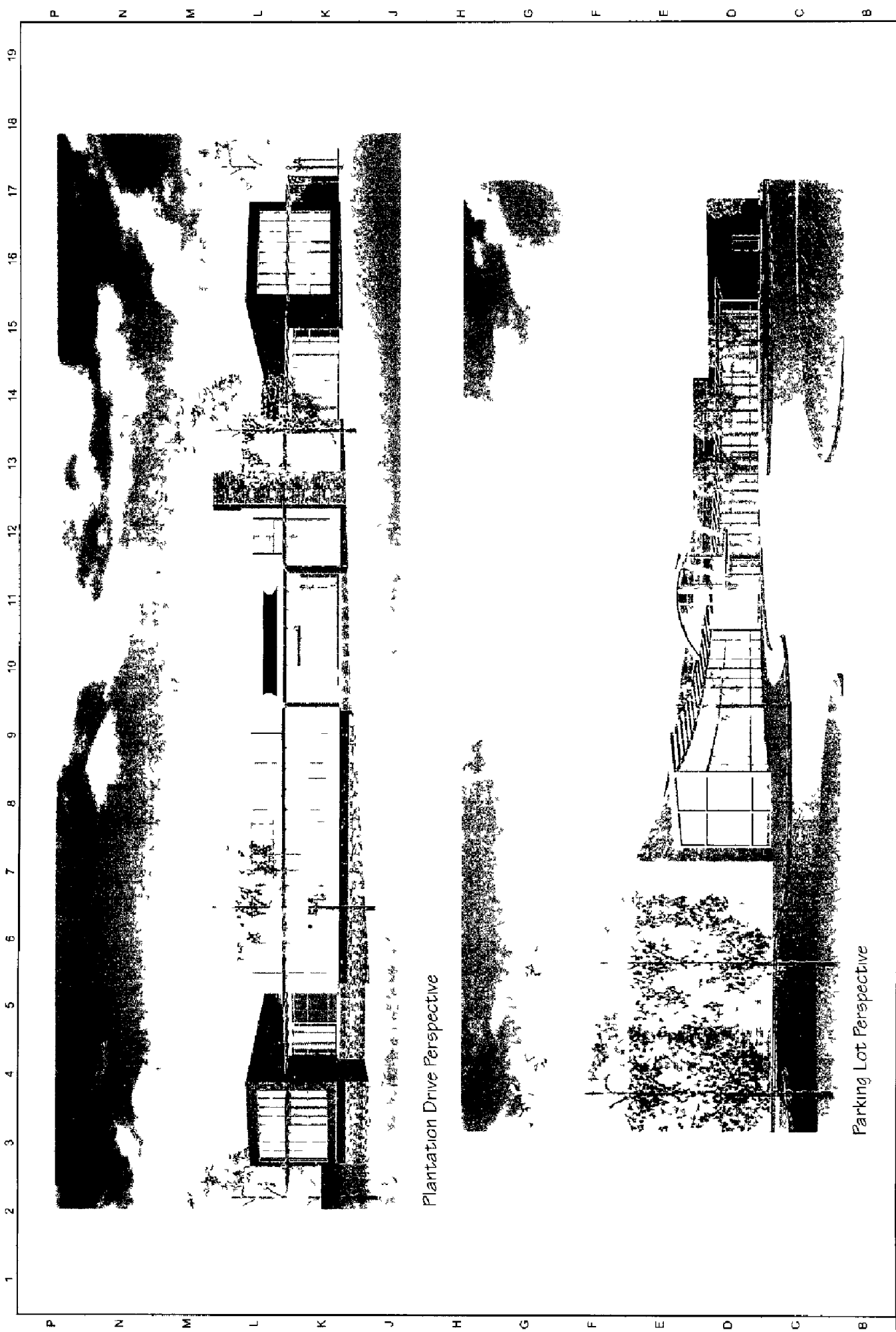
Lukemire Partnership has completed the design phase of the library and presented the design to County and Central Rappahannock Regional Library (CRRL) staff. The project as currently designed is for a 30,000 square foot building, with associated parking, landscaping, and site development requirements. The library is designed to add a sense of community to the area by providing not only books and technology resources, but also community gathering space. The new branch will be a full service library with areas for children, teens, young adults and adults with a varied collection of books, a large media collection, a large meeting room, and quiet areas. The interior design can be modified to meet the demands of changing technology and user needs.

Based on the completed design, the total projected costs are estimated to be \$13.9 million. This amount is \$1.5 million more than originally estimated. The total estimated project costs include the following:

	<u>Estimated Costs</u>
Architectural Design and Engineering	\$ 8 million
Site Development	\$ 2.3 million
Building Construction Costs	\$ 7.7 million
Furniture/Fixtures/Equipment/Computer Equipment	\$ 1.1 million
Opening Day Collection	\$ 1.5 million
Contingency	\$ 5 million
Total Estimated Costs	\$ 13.9 million

The County and CRRL staff recommends that the County Administrator be authorized to seek competitive bids for the construction of the 30,000 square foot library as currently designed. When the actual bids are received, County and CRRL staff will review the bids, evaluate the actual costs and determine cost savings, if necessary, and make recommendations to the Board on how to proceed.





Plantation Drive Perspective

Parking Lot Perspective

19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	P N M L K J H G F E D C B A	Title: _____ Date: _____ Scale: _____ Author: _____ Check: _____ Date: _____	Project: _____ Location: _____ Date: _____	Architect: The Lukens Partnership 1000 North Main Street Suite 200 Falls Run, VA 22641 Phone: (540) 885-1111 Fax: (540) 885-1112	Form: 114 Falls Run Library STAFFORD COUNTY, VIRGINIA	PERSPECTIVES	A2.01	19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
		19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1		P N M L K J H G F E D C B A		A2.01	19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration Center, Stafford, Virginia, on the 1st day of April, 2008

MEMBERS

VOTE

George H. Schwartz, Chairman
M. S. "Joe" Brito, Vice Chairman
Harry E. Crisp II
Mark Dudenhefer
Paul V. Milde III
Cord A. Sterling
Robert "Bob" Woodson

On motion of , seconded by , which carried by a vote of , the following was adopted

**A RESOLUTION TO AUTHORIZE THE COUNTY ADMINISTRATOR TO
SEEK BIDS FOR THE 30,000 SQUARE FOOT FALLS RUN LIBRARY**

WHEREAS, the County and Central Rappahannock Regional Library staff have worked with Lukemire Partnership to design a 30,000 square foot library, and

WHEREAS, the amount currently budgeted for the library is \$12.4 million, and

WHEREAS, the cost estimates for the library as designed are \$13.9 million, and

WHEREAS, the County and Central Rappahannock Regional Library staff recommend bidding the project and looking at the actual costs for construction and determining where cost savings can be made,

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 1st day of April, 2008, that the County Administrator be and he hereby is authorized to seek bids for the 30,000 square foot Falls Run Library

AJR TWE