



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Barry Ng
Jill Bourne

**SUBJECT: EDENVALE BRANCH
LIBRARY PROJECT**

DATE: July 22, 2013

Approved

Date

COUNCIL DISTRICT: 2

RECOMMENDATION

Report on bids and take appropriate action based on the evaluation of bids for the Edenvale Branch Library Project.

OUTCOME

Approval of this construction contract will allow the Edenvale Branch Library Project to be built and occupied for use by the community. Approval of a ten percent contingency will provide funding for any unanticipated work necessary for the proper completion or construction of the project. Adoption of the resolution will ensure all environmental mitigation and monitoring measures will be carried out.

BACKGROUND

The Edenvale Branch Library is the tenth library to be constructed using City Library Bond Funds. The proposed project will add a new library to the City's branch library system, in accordance with the Branch Facility Master Plan approved by Council in September 2000. The new library will be built on an undeveloped City-owned site acquired from the City's Department of Transportation. The site is located at 101 Branham Lane East (Monterey Rd. at Branham) and is bounded by high-density residential across Branham Lane to the northwest, residential to southeast, and Monterey Road to the southwest (map attached).

The project will construct a 22,222 square foot single-story library building, housing various reading areas, a tech center, a new Internet Café area, children and adult collection spaces and a community meeting room. The site will be developed to include a parking lot adjacent to the north side of the building accommodating 83 vehicles. Construction is scheduled to begin October 2013 with completion May 2014.

The Edenvale Branch Library Project has been designed and will be constructed to achieve the equivalency of a LEED Certified level.

In addition to the base bid scope of work there is one add alternate bid item:

<u>Add Alternate Description</u>	<u>Engineer's Estimate</u>
1. Artwork Structural Support	\$30,000

ANALYSIS

A supplemental memo will be provided after bids are opened on July 25, 2013.

Council Policy provides for a standard contingency of ten percent on public works projects involving the construction of a building. Staff considers the standard contingency appropriate for this project.

EVALUATION AND FOLLOW-UP

This project is currently within budget and on schedule. No additional follow up action with the Council is expected at this time.

POLICY ALTERNATIVES

Not applicable.

PUBLIC OUTREACH/INTEREST

To solicit contractors, this project was listed on Bidsync and advertised in the *San José Post Record*. Bid packages for all Department of Public Works construction projects were provided to various contractor organizations and builders' exchanges.

This placeholder award memo will be posted on the City's website for the August 13, 2013 Council agenda, and the supplemental memo will also be posted on line during the week of July 29, 2013.

In addition, community participation in the master planning effort through various community participation meetings for this branch was solicited through flyers at various branches and mailers to the nearby residents.

COORDINATION

This project and memorandum have been coordinated with the Departments of Planning, Building and Code Enforcement, Police, Fire, Environmental Services, Information Technology, Finance, the City Attorney’s Office, Council District 2 Office and the City Manager’s Budget Office.

FISCAL/POLICY ALIGNMENT

This project is consistent with the Council-approved Budget Strategy to continue with capital investments that spur construction spending in our local economy. The addition of a new library will also assist in meeting the General Plan goal of providing XXX square feet of library space per capita.

COST SUMMARY/IMPLICATIONS

1.	AMOUNT OF RECOMMENDATION/COST OF PROJECT	
	Project Delivery	\$2,482,000 *
	Construction (Engineer’s Estimate)	7,830,000
	Contingency	733,600
	TOTAL PROJECT COSTS	\$11,045,600
	Prior Year Expenditures	1,099,821
	REMAINING PROJECT COSTS	\$9,945,779

*A total of \$1,099,821 was expended/encumbered through 2013-2014 for Project Delivery costs.

2. COST ELEMENTS OF CONSTRUCTION CONTRACT: This information will be included in the supplemental memo.
3. SOURCE OF FUNDING: 472 – Branch Libraries Bond Projects Fund
4. OPERATING COST: The new Edenvale Branch will have a net operating and maintenance impact of \$1.2 million annually starting in FY 2014-15.

BUDGET REFERENCE

Fund #	Appn. #	Appn. Name	Total Appn.	Estimated Amt. For Contract	2013-14 Adopted Capital Budget Page	Last Budget Action (Date, Ord. No.)
Remaining Project Costs			\$9,945,779			
472	4319	Edenvale Branch	\$10,017,000*	\$7,830,000	V-451	NA

* Additional funding of \$153,000 is budgeted in the Branch Libraries Bond Projects Fund in 2007-2008 for project costs.

CEQA

Mitigated Negative Declaration, PP05-011.

Planning has issued a mitigated negative declaration for this project. The mitigated negative declaration identifies a number of mitigation measures that need to be implemented in order to address environmental impacts. These measures and their manner of implementation are identified in the *Mitigation Monitoring and Reporting Program* for the project. These measures have been incorporated into the project design and the construction documents. As part of today's action, staff is requesting Council to approve these mitigation measures and their manner of implementation, as set forth in the *Mitigation Monitoring and Reporting Program*, and direct the implementation of these measures as part of the project.

BARRY NG
 Director of Public Works

JILL BOURNE
 Library Director

For questions please contact Michael O'Connell, Deputy Director, Public Works Department, at 408-535-8300.