



## **STAFF REPORT**

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### **Resolution Approving Award of Contract to Gonsalves & Stronck for an Amount Not to Exceed \$6,528,777, Approving a Construction Contingency Not to Exceed \$674,809 and Accepting All Bid Alternates Not to Exceed \$419,000 and Authorizing the City Manager to Execute a Contract for Belmont Library and Belameda Park Project, City Contract #464**

Honorable Mayor and Council Members

#### **Summary**

On October 12, 2004 the City Council approved the plans and specifications for the Belmont Library/Belameda Park project for an amount not to exceed \$6,748,090, and approved a construction contingency not to exceed \$674,809 and bid alternate for shelving not to exceed \$240,000. The project includes the construction of a 20,233 square foot Library, located at 1110 Alameda de las Pulgas. Bids were opened on November 23<sup>rd</sup> and the lowest responsible bidder was Gonsalves & Stronck at a price of \$6,528,777 for the base bid. This is approximately 3% under the engineer's estimate. This report provides a number of alternatives for Council to consider. Staff recommends awarding the contract to Gonsalves & Stronck.

#### **Background**

With the approval of the Library Steering Committee, the project has been separated into two phases. Phase I included demolition and rough site preparation, to be completed on or about December 15<sup>th</sup>. This phase of work is currently on schedule.

Phase II of the project includes construction of the building and park. Bid documents for Phase II were distributed on October 20<sup>th</sup>. A mandatory pre-bid meeting was held on November 9<sup>th</sup>, and 10 potential firms attended. Four addendums to the plans were distributed, and the bid opening was held on November 23<sup>rd</sup>. A total of 6 firms bid the project.

The recommended project (Phase 2) includes the following:

- Belmont Library
  - ❑ Construction of the new building
  - ❑ Remaining site improvements
  
- Belameda Park
  - ❑ Construction of the new park playground and planting of new trees

*Project Schedule-*

The following project schedule is contemplated:

- Award Contract December 14
- Issue Notice to Proceed - Phase II December 28
- Substantial Completion - Phase II December 2005
- Library and Park Opening Spring 2006

**Discussion**

*Bids -*

The following sealed bids were received by the City Clerk's office:

<b>Firm</b>	<b>Base Bid</b>	<b>Alt. 1</b>	<b>Alt. 2</b>	<b>Alt. 3</b>	<b>Alt 4</b>
Arntz Builders	\$7,740,906	\$274,000	\$28,500	\$246,700	\$16,000
<b>Gonsalves &amp; Stronck</b>	<b>\$6,528,777</b>	<b>\$178,000</b>	<b>\$22,000</b>	<b>\$207,000</b>	<b>\$12,000</b>
John Plane Construction	\$6,961,000	\$287,000	\$27,000	\$225,000	\$12,000
McCrary Construction	\$7,149,000	\$189,000	\$26,000	\$195,000	\$19,800
Ralph Larson & Son	\$7,584,000	\$425,000	\$28,000	\$140,000	\$6,000
Zolman	\$6,960,000	\$210,000	\$25,000	\$250,000	\$25,000

The four alternates are as follows:

1. Book Shelving and Display Casework
2. Casework in Staff Workroom
3. Wood Slotted Acoustical Ceiling
4. Perimeter Chain Link Fencing

As determined by the base bid, the low bidder is Gonsalves & Stronck. Staff and our Project Manager have reviewed their bid and all required elements are included.

Financing -

The low bid is within the funds currently budgeted for this project.

Item	Amount
<b>Sources:</b>	
Bond Proceeds	\$8,650,000
Bond Premium	773,876
Park Development Funds	700,000
San Mateo County Library JPA Matching Grant	400,000
Private Fund Raising - Contributions, Donations and Grants	<u>380,000</u>
<b>Total Sources</b>	<b>\$10,903,876</b>
<b>Uses:</b>	
Construction and Contingencies	\$8,072,255
Fees and Permits	1,611,925
Furniture and Equipment	710,000
Reimbursable	<u>509,696</u>
<b>Total Uses</b>	<b>\$10,903,876</b>

Library Steering Committee Recommendation -

The Library Steering Committee has met to review the bid results, and unanimously recommends the award of contract to Gonsalves & Stronck, and acceptance of all bid alternates.

Next steps -

Should Council award the contract, the tentative timeline calls for construction to begin by early January, and will conclude with an expected Library opening in Spring 2006, as originally planned. A groundbreaking ceremony is tentatively scheduled for the first week in January 2005.

**Fiscal Impact**

The total budgeted amount authorized for this project is \$10,875,876. An additional \$27,000 in fund raising increases the total sources available for the project to \$10,903,876. Phase II was estimated at \$6,988,090, including a \$240,000 for shelving, plus \$674,809 in construction contingency. The award of \$6,947,777, including alternates of \$419,000, is within the estimate.

The FY 2005 Budget includes sufficient funds in account #306-4190-2053-9020 to award this contract.

**Recommendation**

Staff recommends Council award the contract for the Belmont Library/Belameda Park Project (CCN 464) to Gonsalves & Stronck with alternates 1, 2, 3 and 4, for the sum of \$6,988,090 and authorize a total construction contingency budget of \$674,809 for this project to be administered by the Project Manager.

**Alternatives**

Given that the bids were under the estimate and the budgeted resources, Council may consider two

options:

1. Award contract at base bid
2. Award contract with any/all alternates

Any combination of alternates can be selected.

**Attachments**

- A. Resolution awarding contract to Gonsalves & Stronck.

Respectfully submitted,

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Thomas Fil  
Finance Director

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Daniel Rich  
Interim City Manager

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT  
APPROVING AWARD OF CONTRACT TO GONSALVES & STRONCK FOR AN  
AMOUNT NOT TO EXCEED \$6,528,777, APPROVING A CONSTRUCTION  
CONTINGENCY NOT TO EXCEED \$674,809 AND ACCEPTING ALL BID  
ALTERNATES NOT TO EXCEED \$419,000 AND AUTHORIZING THE CITY  
MANAGER TO EXECUTE A CONTRACT FOR BELMONT  
LIBRARY/BELAMEDA PARK PROJECT (CCN 464).**

**WHEREAS**, the City of Belmont owns and maintains the Belmont Library and the landscaped area known as Belameda Park; and,

**WHEREAS**, the Belmont Library and Belameda Park are in need of construction of a new Library and adjacent park; and,

**WHEREAS**, the Planning Commission and Parks and Recreation Commission has reviewed and recommends the improvement plan for the Belmont Library and Belameda Park; and

**WHEREAS**, pursuant to Resolution 9597 adopted by Council on October 12, 2004, bids for the Belmont Library and Belameda Park Project were solicited, received and opened on November 23, 2004; and,

**WHEREAS**, sufficient funds have been budgeted in the FY 2005 budget for this project.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The City Council hereby awards the contract for doing the construction work and furnishing the materials, supplies and equipment to be furnished by the lowest responsible bidder, to Gonsalves & Stronck in the amount of \$6,528,777. This amount being the base bid for the project. Said award is contingent upon the verification of all required documentation.
2. The City Council authorizes a construction budget of \$6,748,090, including bid alternate budget of \$240,000 for shelving, for the project to be administered by the Project Manager during construction.
3. The City Council authorizes a construction contingency of \$674,809 for the project to be administered by the Project Manager during construction as necessary in order to complete this project.
4. That Council also awards alternatives 1, 2, 3 and 4 in the amount of \$419,000 to Gonsalves & Stronck.
5. Council authorizes the City Manager to make and enter into a written contract, approved as to form by the City Attorney, with said bidder, and to receive and approve all bonds in connection therewith.
6. Funding shall be from Account No. 306-4190-2053-9020.

\* \* \* \* \*

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of Belmont at a regular meeting thereof held on December 14, 2004 by the following vote:

AYES, COUNCILMEMBERS: \_\_\_\_\_

NOES, COUNCILMEMBERS: \_\_\_\_\_

ABSTAIN, COUNCILMEMBERS: \_\_\_\_\_

ABSENT, COUNCILMEMBERS: \_\_\_\_\_

\_\_\_\_\_  
CLERK of the City of Belmont

APPROVED:

\_\_\_\_\_  
MAYOR of the City of Belmont