



Staff Report

BELMONT LIBRARY/BELAMEDA PARK PROJECT – MAY MONTHLY UPDATE

Honorable Mayor and Council Members:

Summary

Staff provides an update on the Belmont Library/Belameda Park project to the City Council and community on a monthly basis. This report provides updated information such as recent construction activities, upcoming construction activities, and budget/change orders. Selected photos of the project and an updated schedule are also included.

Background

On October 12, 2004 the City Council approved the plans and specifications for the Belmont Library project and directed staff to issue them to the bidders. The project includes, but is not limited to, the demolition of the existing library and the reconstruction of a 20,233 square foot library. Bids were opened on November 23rd and the lowest responsible bidder was Gonsalves & Stronck of San Carlos, which was awarded the contract on December 14, 2004. A Notice to Proceed was issued on January 18, 2005 with work to begin on January 24, 2005 and continue for 11 months.

As of May 19, we are at day 116 of the project, or approximately 35% into the official timeline.

Discussion

Recent construction activities

- Subdrain backwall
- Footing rebar completed.
- Slab on grade work continues.
- Concrete Pour (Slab)

Upcoming construction activities

- Waterproofing.
- Sub drain backwall.
- Steel Erection
- Framing

Miscellaneous Issues

- Budget/Change Orders

The project is currently within budget and on April 28th, the second payment was made to Gonsalves & Stronck for \$402,667.00. This signifies that we are at 11% of payments to the contractor (and retain 10% of all due in an escrow account).

As of May 9th, Change Order #2 was issued, addressing nine separately negotiated changes (including one credit), for a net total of \$10,800.

| Description | Amount | % |
|------------------------------|-------------|-----|
| Construction Contract | | |
| Original Contract | \$6,947,777 | 100 |
| Less: Progress Payments | 773,961 | 11 |
| Balance Remaining | \$6,173,815 | 89 |
| Project Contingency | | |
| Change Order Contingency | \$674,809 | 100 |
| Less: Project Change Orders | 97,125 | 14 |
| Balance Remaining | \$577,684 | 86 |

- Project schedule

Below is a timeline of the major project milestones. Overall, the project schedule is on track at this point.

| Milestone | Approximate Completion Date |
|----------------------------|--------------------------------|
| Structure | June 29 |
| Keystone Walls | June 30 |
| Roofing | August 23 |
| Rough-Ins | September 1 |
| Exteriors | September 9 |
| Underground Utilities | September 21 |
| Landscapes & Site Finishes | October 19 |
| Finishes | December 20 |
| Acceptance of Work | February 2006 |
| Transition Period/Move | March 2006 |
| Reopening | April 2006 |

Below is a timeline of more detailed key milestones and upcoming project activities. These activities are slightly behind schedule due to weather. Staff is in the process of planning a Beam Signing Ceremony for Council and special guests to commemorate the erection of the building, but the exact date is unknown, due to the possibility of unexpected weather delays. Staff will keep Council informed when an exact date is set.

| Activity | Schedule | |
|-----------------------------|-----------|-----------|
| | May 16-20 | May 23-27 |
| Pour Concrete on Slab | X | |
| Steel Erection | X | X |
| Beam Signing Ceremony | | X |
| Underground Utilities | X | |
| Plumb/Align/Weld | X | |
| Framing Layout | X | |
| Framing | | X |
| Door Frames | | X |
| Block Wall (Retaining Wall) | | X |
| Backfill Concrete Wall | X | |

■ Photo's

The following pictures show some of the project progress:



Fiscal Impact

There is no fiscal impact to this report.

Public Contact

Posting of City Council agenda.

Recommendation

It is recommended that Council accept the update provided in this report

Alternatives

1. Provide alternative direction to staff.
2. Take no action.

Attachment

None.

Respectfully submitted,

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Finance Director/Project Manager

Daniel Rich
Interim City Manager