



## **Staff Report**

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### BELMONT LIBRARY/BELAMEDA PARK PROJECT – JULY 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 23<sup>rd</sup> 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 July 21, we are at day 179 of the project, or approximately 53% into the official timeline.

#### **Discussion**

##### *Recent construction activities*

- Low & High Roof Framing
- Shearwall Framing
- Exterior Wall Framing
- Glulams

##### *Upcoming construction activities*

- Framing – Shearwalls, Low Roof & High Roof
- Waterproofing at Retaining Wall
- Backfill
- Keystone Walls

*Miscellaneous Issues*

- Budget/Change Orders

The project is currently within budget; no additional payments have been made to Gonsalves & Stronck since staff’s last report to Council on June 28<sup>th</sup>. This signifies that we are still at 30% of payments to the contractor (and retain 10% of all due in an escrow account).

As of July 8<sup>th</sup>, Change Order #4 was issued, addressing nine separately negotiated changes for a net total of \$27,496.

Description	Amount	%
<b>Construction Contract</b>		
Original Contract	\$6,947,777	100
Less: Progress Payments	2,069,151	30
Balance Remaining	\$4,878,626	70
<b>Project Contingency</b>		
Change Order Contingency	\$674,809	100
Less: Project Change Orders	170,306	25
Balance Remaining	\$504,503	75

- 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
Keystone Walls	August 30
Roofing	August 30
Rough-Ins	September 30
Exteriors	September 30
Landscapes & Site Finishes	October 30
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 in the month of May.

Activity	Schedule	
	July 25-July 29	Aug 1- Aug 5
Low Roof Framing	X	X
High Roof Framing	X	X
Exterior Framing	X	X
Frame Interior Walls		X
Backfill	X	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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Thomas Fil  
Finance Director/Project Manager

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