



Staff Report

BELMONT LIBRARY/BELAMEDA PARK PROJECT – SEPTEMBER 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 September 22, we are at day 242 of the project, or approximately 72% into the official timeline.

Discussion

Recent construction activities

- Interior Framing
- HVAC, Plumbing, Electric & Fire Sprinkler Rough-Ins
- Metal Roofing

Upcoming construction activities

- Window Installation
- Keystone Walls
- Scaffold for Exterior Finishes

Miscellaneous Issues

- Budget/Change Orders

The project is currently within budget. On July 29th, the fifth payment was made to Gonsalves & Stronck for \$402,114.28, and on August 26th, the sixth payment was made for \$297,395.06. This signifies that we are at 40% of payments to the contractor (and retain 10% of all due in an escrow account).

As of August 26th, Change Order #5 was issued, addressing two separately negotiated changes for a net total of \$34,937.00.

Description	Amount	%
Construction Contract		
Original Contract	\$6,947,777	100
Less: Progress Payments	2,768,660	40
Balance Remaining	\$4,179,117	60
Project Contingency		
Change Order Contingency	\$674,809	100
Less: Project Change Orders	205,243	30
Balance Remaining	\$469,566	70

- Draws on Contingency

Additional costs since last month include the addition of a water feature/fountain, which will be located in the amphitheatre area, at the southeast edge of the site. On August 22nd, Project Manager Thomas Fil, Assistant Project Manager Nawel Voelker, and construction Manager David Marks met with the Library Steering Committee to discuss the addition of this feature. The Steering Committee concurred with this addition, and the estimated agreed upon amount was approximately \$100,000.

- 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
Rough-Ins	September 1
Roofing	September 6
Keystone Walls	September 15

Underground Utilities	September 21
Exteriors	September 26
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 in the month of May.

Activity	Schedule	
	9/19 – 9/23	9/26 – 9/30
HVAC Rough-In	X	X
Misc. Interior Framing	X	X
Fire Sprinkler Rough-In	X	
Metal Roof	X	X
Keystone Walls	X	X
Window Installation		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,

Thomas Fil
Finance Director/Project Manager

Jack R. Crist
Interim City Manager