



## **Staff Report**

---

### BELMONT LIBRARY/BELAMEDA PARK PROJECT – OCTOBER 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 October 20, we are at day 270 of the project, or approximately 81% into the official timeline.

#### **Discussion**

##### *Recent construction activities*

- HVAC & Fire Sprinkler Rough-Ins
- Metal Roofing
- Sheetrock
- Scaffold for Exterior Finishes (Plaster Exterior)

##### *Upcoming construction activities*

- Window Framing Installation/Glazing
- Keystone Walls
- Install Stone Veneer
- Paint Walls

*Miscellaneous Issues*

- **Budget/Change Orders**

The project is currently within budget. On September 30<sup>th</sup>, the seventh payment was made to Gonsalves & Stronck for \$584,069.78; and on October 14<sup>th</sup>, the eighth payment was made for \$774,182.72. This signifies that we are at 59% of payments to the contractor (and retain 10% of all due in an escrow account).

As of October 3<sup>rd</sup>, Change Order #6 was issued, addressing three separately negotiated changes for a net total of \$12,834.00; on October 6<sup>th</sup>, Change Order #7 was issued, addressing 1 negotiated issue with no associated costs.

Description	Amount	%
<b>Construction Contract</b>		
Original Contract	\$6,947,777	100
Less: Progress Payments	4,126,911	59
Balance Remaining	\$2,820,866	41
<b>Project Contingency</b>		
Change Order Contingency	\$674,809	100
Less: Project Change Orders	218,077	32
Balance Remaining	\$456,732	68

- **Draws on Contingency/Water Feature**

As mentioned in last month’s report to Council, the project team has proceeded with the addition of a water feature/fountain, which will be located in the amphitheatre area, at the southeast edge of the site. After obtaining approval by the Library Steering Committee, staff presented the water feature design to the Planning Commission on October 4, 2005, obtaining full approval. The project team will proceed with the water feature and will be working closely with the design team on final details of the feature.

- **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
Complete Metal Roof	October 14
Keystone Walls	October 11 – November 4

Glazing	October 24
Install Stone Veneer	November 3
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	
	10/24 – 10/28	10/31 – 11/4
HVAC Rough-In	X	
Sprinkler Rough-In	X	
Install Wood Ceiling	X	X
Plaster Exterior	X	X
Paint Walls	X	X
Install Stone Veneer		X
Install Window Frames	X	X
Glazing	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,

---

Thomas Fil  
Finance Director/Project Manager

---

Jack R. Crist  
Interim City Manager