



## **Staff Report**

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### BELMONT LIBRARY/BELAMEDA PARK PROJECT – FEBRUARY 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 February 23, we are at day 396 of 376 approved days for the project, or approximately 5% over the official timeline, but well within the publicly noticed grand opening date. Approved days include the original contract schedule, in addition to inclement weather days and change orders. The contractor is currently finishing up site work and no additional costs have been incurred due to this schedule delay. A Temporary Certificate of Occupancy was issued on February 15, 2006 and keys to the building issued to the Librarians on February 16<sup>th</sup> so that they could begin their move-in process.

#### **Discussion**

##### *Recent construction activities*

- Pour Front Entryway/Ramp
- Frame Front Entryway Trellis
- Appliances Installed
- Furniture Installed
- Playground Site Excavation
- Punchlist Created

*Upcoming construction activities*

- Planting
- Complete Front Entryway/Ramp
- Continued Work on Amphitheatre Fountain
- Complete Punchlist Items

Miscellaneous Issues

- Budget/Change Orders  
 The project is currently within budget. On February 17<sup>th</sup>, the twelfth payment was made to Gonsalves & Stronck for \$608,860.78. This signifies that we are at 99% of payments to the contractor, which includes the 10% retention, which is held in an escrow account.

As of February 20<sup>th</sup>, Change Order #12 was issued, addressing five separately negotiated changes for a net total of \$44,902.00.

Description	Amount	%
<b>Construction Contract</b>		
Original Contract	\$6,947,777	100
Less: Progress Payments <sup>1</sup>	6,933,360	99
Balance Remaining	\$14,417	1
<b>Project Contingency</b>		
Change Order Contingency	\$674,809	100
Less: Project Change Orders	445,614	66
Balance Remaining	\$229,195	34

- Draws on Contingency/Water Feature  
 The contractor has begun work on the amphitheatre water feature, concrete for the seat wall has been poured, plumbing work in progress, and the statue feature will be installed this month.
- Project schedule  
 Below is a timeline of the major project milestones. Overall, the project schedule is slightly delayed due to weather, but scheduled Grand Opening (Spring 2006) is still on track.

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<sup>1</sup> Includes 10% retention

<b>Milestone</b>	<b>Approximate Completion Date</b>
Form Entryway Stairs	February 27
Planting at Parking Lot	February 27 – March 3
Install Playground Equipment	February 27 – March 2
Pour Driveway	March 2
Planting at Playground Area	March 6 – March 10
Acceptance of Work	February 2006
Transition Period/Move	March 2006
Reopening	Approx. April 2006

■ Photos

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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