



Staff Report

BELMONT LIBRARY/BELAMEDA PARK PROJECT – MARCH 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 March 23, we are at day 424 of 376 approved days for the project, or approximately 13% over the official timeline, but well within the publicly noticed grand opening date of April 29th. 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. As mentioned in last month's update, a Temporary Certificate of Occupancy was issued on February 15, 2006 and keys to the building issued to the Librarians on February 16th so that they could begin their move-in process. Since then, the Library technology crews have moved and connected all 70+ computers in the Library. Books were delivered on March 15th, and the Librarians are currently shelving circulation materials.

Discussion

Recent construction activities

- Front stairs formed/poured
- Playground Equipment Installed
- Continued Site Work/Excavation
- Interior Punchlist Items completed

Upcoming construction activities

- Continued Landscaping
- Continued Work on Amphitheatre Fountain

Miscellaneous Issues

- **Budget/Change Orders**
 The project is currently within budget. No additional payments have been made to Gonsalves & Stronck since the last reported payment on February 17th. This signifies that we are at 93% of payments to the contractor, which includes the 10% retention, which is held in an escrow account.

Likewise, no additional Change Orders have been issued since Change Order #12 on February 20th.

This table has been adjusted since last month’s monthly update report in order to reflect the actual payments to Gonsalves & Stronck on the original contract amount, and those that were made as a result of change orders.

Description	Amount	%
Construction Contract		
Original Contract	\$6,947,777	100
Less: Progress Payments ¹	6,492,963	93
Balance Remaining	\$454,814	7
Project Contingency		
Change Order Contingency	\$674,809	100
Less: Project Change Orders	440,669	65
Balance Remaining	\$234,140	35

- **Draws on Contingency/Water Feature**
 The seatwall pavers have been set in place and are currently being installed on the amphitheatre steps. The contractor continues work on the water feature.
- **Landscaping**
 As reported in Council’s weekly update, staff has encountered a setback with regards to the deer ravaging the landscaping at the Library site, as well as initial substandard

¹ Includes 10% retention

execution of the landscape plan. The deer have devoured the plants, despite the fact that plants selected were deer-resistant and flourishing in the immediate neighborhood surrounding the Library. Staff have taken extraordinary measures to rectify the conditions, including increasing the degree of oversight of the landscape installation and directing the contractor to correct a number of shortcomings in the execution of the landscape plan. The Landscape Architect has proposed a number of changes which are being implemented immediately in order to have the landscaping ready for the April 29th Grand Opening.

- 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 (April 29, 2006) is still on track.

Milestone	Approximate Completion Date
Install Amphitheatre Pavers	March 14 – March 31
Form Playground Walkways	March 27
Planting in Playground Area	March 21 – April 7
Install Swingset	March 30
Set Picnic Tables	April 3
Transition Period/Move	March 2006
Reopening	April 29, 2006

- Grand Opening

The Grand Opening has been scheduled for April 29, 2006 at 9:30 a.m. Event planning has begun, and a press release distributed on March 7th.

- 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,

Thomas Fil
Finance Director/Project Manager

Jack R. Crist
Interim City Manager

Staff Contact:

Thomas Fil, Finance Director/Project Manager
(650) 595-7435
tfil@belmont.gov