



## **Staff Report**

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### BELMONT LIBRARY/BELAMEDA PARK PROJECT – MAY 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 May 18, we are at day 480 of 376 approved days for the project, or approximately 28% over the official timeline. However, the Library is now open to the general public and project focus is on Belameda Park and landscaping. Approved days include the original contract schedule, in addition to inclement weather days and change orders. The contractor is still in the process of finishing up site work due to inclement weather delays in March and April, and no additional costs have been incurred due to this schedule delay.

#### **Discussion**

##### *Recent construction activities*

- Park pathways poured
- Continued landscaping

##### *Upcoming construction activities*

- Continued Landscaping
- Playground area near completion

Miscellaneous Issues

- Budget/Change Orders

The project is currently within budget. On April 28<sup>th</sup>, the fourteenth payment was made to Gonsalves & Stronck for \$79,376.00. This signifies that we are at 96% of payments to the contractor, which includes the 5% retention, which is held in an escrow account. (On May 2<sup>nd</sup>, staff authorized reduction of the 10% retention to 5%, since the project is nearing completion.)

No further Change Orders have been issued since the last reported Change Order #12 on February 20<sup>th</sup>, addressing five separately negotiated changes for a net total of \$44,902.00.

*Note: This table has been adjusted 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	%
<b>Construction Contract</b>		
Original Contract	\$6,947,777	100
Less: Progress Payments <sup>1</sup>	6,702,529	96
Balance Remaining	\$245,248	4
<b>Project Contingency</b>		
Change Order Contingency	\$674,809	100
Less: Project Change Orders	440,669	65
Balance Remaining	\$234,140	35

- Draws on Contingency/Water Feature

The water feature and amphitheatre are complete.

- Landscaping

Significant landscape improvements were implemented and completed in time for the April 29<sup>th</sup> Grand Opening. Continued landscape progress continues in Belameda Park.

- Project schedule

Below is a timeline of the major project milestones left to complete. The project should be complete before the end of May.

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<sup>1</sup> Includes 5% retention

<b>Milestone</b>	<b>Approximate Completion Date</b>
Planting in Playground Area	May 15 – May 19
Set Picnic Tables	May 16
Install Chain Link Fence	May 18 – May 19
Exterior Punch List/Cleanup	May 22 – May 26

- **Grand Opening**  
The Grand Opening took place on April 29, 2006 and was a great success, with the librarians reporting a doorway pass count of 5,000. The Library is now open to the general public.
- **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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