



Staff Report

BELMONT LIBRARY/BELAMEDA PARK PROJECT FINAL MONTHLY UPDATE AND RESOLUTION ACCEPTING THE WORK, APPROVING AS-BUILT PLANS, AND AUTHORIZING THE ISSUE OF NOTICE OF COMPLETION FOR THE BELMONT LIBRARY/BELAMEDA PARK PROJECT TO GONSALVES & STRONCK CONSTRUCTION, CITY CONTRACT NUMBER 464.

Honorable Mayor and Council Members:

Summary

This report will serve as the final update on the Belmont Library/Belameda Park project to the City Council and community and authorizes the acceptance of the project.

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 bidders. The project includes, but was 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 May 18, 2006 (day 480 of the project) construction was substantially complete and the Library and Park were both fully operational and open to the general public. The contractor continued to work on punchlist items since the project was substantially complete.

As of June 12, 2006 agreement has been reached on all change orders for the project. A final progress payment was authorized on the same date.

Discussion

Recent project activities

- Minor punchlist items completed.
- Landscaping/Park completed.

Miscellaneous issues

FKI Logistex Mini Sort Branch Sorting System

On January 10, 2006, Council approved the purchase and installation of the FKI Logistex Mini

Sort Branch Sorting System for the Belmont Library in the amount of \$161,500. The City purchased this equipment for the San Mateo County Library as a result of successful grass roots fundraising efforts and is in the process of transferring ownership to the San Mateo County Library.

Grand Openings

A Grand Opening and “Ribbon Cutting” ceremony was held on April 29, 2006 to formally open the Library building to the general public.

The Grand Opening and “Ribbon Cutting” ceremony for Belameda Park is planned for June 24, 2006. This event will feature light refreshments and a brief speech by the Mayor.

Library and Park Landscaping

In March, staff reported to Council a setback with regards to the deer ravaging the landscaping at the site, as well as initial substandard execution of the landscape plan. Significant landscape improvements were implemented and completed in time for the April 29th Grand Opening and landscape progress continued in Belameda Park since that date to completion.

Acknowledgments

This project could not have been completed without the cooperation of many individuals and departments; a note of gratitude and appreciation is due to all of them.

Project schedule

Below is the timeline that takes the project through to substantial completion on May 18, 2006. Some activity delays were attributable to inclement weather and/or change orders.

Milestone	Original Schedule	Revised	Actual	Comments
<i>Phase I:</i>				
Demolition, Grading & Preparation Rough Site	Sept. 16, 2004		Sept. 16, 2004	
Phase I complete	Dec. 14, 2004		January 28, 2005	<i>Weather Delays</i>
<i>Phase II:</i>				
Begin Construction	January 4, 2005	January 24, 2005	January 24, 2005	
Phase II complete	Dec. 26, 2005	April 28, 2006	May 18, 2006	<i>Project Completion Date revised to January 16, 2006, then February 3, 2006, then April 28, 2006. Additional punch list items were completed in May 2006.</i>

General Plan/Vision Statement

Not applicable.

Fiscal Impact

The original contract price for City Contract Number 464 was \$6,947,777. The final construction contract cost was \$7,637,287, which is within the Council authorized contract plus a \$700,592 contract contingency. Payment is from the budget account 306-4190-2053-9020.

The schedule below summarizes the project’s sources and uses of funds, including construction costs and contingency use to date:

Item	Amount
Sources:	
Bond Proceeds	\$8,650,000
Bond Premium	773,876
Park Development Funds	700,000
San Mateo County Library JPA Matching Grant	400,000
Private Fund Raising - Contributions, Donations and Grants	663,145
Interest Income	<u>274,362</u>
Total Sources	\$11,461,383
Uses:	
Construction and Contingencies	\$8,271,011
Fees and Permits	1,759,577
Furniture and Equipment	837,124
Reimbursable and Other	<u>593,671</u>
Total Uses	\$11,461,383

Budget/change orders

The construction contract with Gonsalves & Stronck was for \$6,947,777. The project has been completed within budget. On June 12, 2006 the fifteenth and final progress payment was made to Gonsalves & Stronck for \$82,372. This signifies that we are at 100% of payments to the contractor, which includes the 5% retention, which is held in an escrow account. (On May 2nd, staff authorized reduction of the 10% retention to 5%, since the project was nearing completion.) To date, a total of \$515,426.82 of the retention has been released.

As of June 12, 2006, fifteen formal change orders have been issued, addressing one hundred and eleven separately negotiated changes (including six credits), for a total of \$689,510.

A summary of the change orders follows:

Change Order #1- \$29,379

- Gas line revisions.
- Miscellaneous plaster color changes.
- Additional excavation & grading due to weather conditions.
- Rebar changes.

- Miscellaneous steel beam revisions at roof.
- Final as-built versus designed drilled pier installation. (credit)
- Slurry seal bottom of grade beams due to severe weather conditions.
- Revise steel base plate.

Change Order #2- \$10,800

- Changes at Clearstory windows at fireplace.
- Add 3 x nailers at Line D2.
- Add bent plate connection at Fascia.
- Change glulam beam connection.
- Add 2 Hess Columns.
- Added PIV not clearly shown on utility drawing.
- Delete water connections at street. (credit)
- Add TS column.
- Add Geogrid shoring material at North End of Parking Lot.

Change Order #3- \$45,685

- Added excavation, stockpiling and off-haul of amphitheatre location.
- Main customer service desk changes.
- Add 4 electrical/data outlets.
- Add Creteseal to ensure floor covering warranty.
- Provide engineering for shoring at hillside behind parking lot.
- Relocate FDC location per Fire Department walk-through.

Change Order #4- \$27,496

- Miscellaneous framing changes.
- Relocate Phase I fencing to permit grading work at hillside.
- Add cleanout along K-7 line per City Inspector.
- Add headers at Parapet location.
- Install additional Splice plates and tube steel column extensions with nailers.
- Lower beam between gridlines.
- Use SDS screws in lieu of nails at ledgers.
- Additional framing at underside of AC units.
- Add blocking for shear nailing.

Change Order #5- \$34,937

- Modify wood framing, blocking and attachments around window openings.
- Low roof framing changes.

Change Order #6- \$12,834

- Dewatering of underground spring/ground water at Amphitheatre and Mechanical Pad in order to provide waterproofing material as directed by Owner.
- Modify Plan material schedule per Field Paoli.
- Miscellaneous casework changes at staff work area in Friends' display.

Change Order #7- \$0

- Revised Project substantial completion date from December 26, 2005 to January 16, 2006

Change Order #8- \$69,335

- Miscellaneous lighting changes.
- Drill vent holes for air circulation between joists.
- Various framing changes at roof.
- Added skylight.
- Raise ceiling in electrical room.
- Install sewer line for future fountain and new sub drain in Amphitheatre.
- Box out around gravity vents for proper airflow at joists.
- Fixture changes.
- Delete pay phone (credit)
- Shelving revisions.
- Delete 2nd layer of metal roof underlayment. (credit).
- Add electrical conduits at Amphitheatre for future fountain.
- Remove excess topsoil from site as directed by owner.

Change Order #9- \$52,001

- Architectural changes at new homework workplace alcove.
- Electrical, and mechanical changes at new homework workplace alcove.
- Revise shelving schedule and add canopies at low shelves.
- Add structural supports at Marketplace.

Change Order # 10- \$23,664

- Various Electrical and mechanical changes.
- Casework and electrical changes at Café.
- Add blocking for light fixtures.

Change Order #11- \$89,636

- Add exterior light fixture back plate for installation over Stone Veneer.
- Add roof platforms and crickets for boilers due to sloped roof.
- Add bracing at beams.
- Add waterproofing at window jambs.
- Add steel angles for trellis support not shown on drawings.
- Final agreed upon electrical costs associated with PG&E changes.

Change Order #12- \$44,902

- Final excavation and landscaping costs associated with PG&E Transformer changes.
- Add rosewood end panels to Marketplace display shelving.
- Add keystone wall for grading at South side of parking lot.
- Float slab to eliminate transition piece between carpet and pavers at Marketplace.
- Paint added light fixture support blocking and framing hardware at glulam.

Change Order #13- \$90,732

- Provide and install revised gravity vents.
- Add fountain at Amphitheatre.
- Purchase 6 boxes of Stone Veneer for future use.
- Add flat screen monitor at Lobby.
- Add TS Gate at Amphitheatre and revise planting at transformer location.
- Provide display shelving at Lobby.
- Provide seal coat of parking lot per owner's request.
- Revise Oak Room door from double type BB to single type B with sidelight.
- Revise shade for single type B door with sidelight.
- Change Project Completion Date to February 3, 2006 due to unforeseen weather delays.

Change Order #14- \$75,737

- Replace acoustical tiles at pendant light fixtures due to moisture damage.
- Automated book drop revisions.
- Miscellaneous fencing changes on site boundary.
- Miscellaneous signage revisions. (credit)
- Provide and install panic hardware for added gate.
- Raise self-check units.
- Corrections to asphalt in parking lot to resolve ponding issues.
- Delete painting in telecom and electrical room. (credit)
- Provide scaffolding for Calligraphy Artist installation of graphics.
- Raise manhole cover at Amphitheatre entrance due to grade conflict.
- Add TV tuner to Oak Room projector.
- Remove and replace existing sidewalk along Alameda de las Pulgas.
- Relocate shelving in Children's Area.
- Add exposed finished blocking below study carrels.
- Relocate and reinstall 9 Bay Trees from center island of parking lot.
- Install owner-provided Olive Trees at parking lot.
- Add remote control in lieu of switch at fireplace.
- Provide and install tamper switches per Fire Marshall direction.
- Miscellaneous painting throughout building and site.
- Revise Project Final Completion Date to April 28, 2006

Change Order #15- \$82,372

- Provide larger computer shelves.
- Modify casement window hardware handles.
- Add FRP panels in Janitors closet around mop sink.
- Substitute plant materials.
- Additional costs associated with the new installation of olive trees.
- Add drain and concrete paving.
- Install new 240V-30 amp circuit in telecom room.
- Install new gate to extend to property line fence at Parking lot retaining walls.
- Provide and install wire vine ties at entry trellis concrete columns and install fire inspector required signage at PIV and Detector check valves.
- Global settlement offer.

- Cost associated with installation at new automated book drop.

Draws on Contingency

A total of \$700,592 was allocated for contract contingencies. Of this amount, \$689,510 was used toward the construction contract. The balance of \$11,082 may be used for other project work outside the construction contract.

Public Contact

Posting of Council agenda.

Recommendation

It is recommended that Council take the following actions:

1. Accept the update provided in this report.
2. Accept the work as complete, approve as-built plans and authorize the City Clerk to issue a Notice of Completion for City Contract Number 464.

Alternatives

1. Take no action.
2. Refer back to staff for further information.
3. Deny approval.

Attachments

1. Resolution.

Respectfully submitted,

Thomas Fil
Finance Director/Project Manager

Maureen L. Cassingham
Interim City Manager

Staff Contact:

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RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT ACCEPTING THE WORK, APPROVING AS-BUILT PLANS, AND AUTHORIZING THE ISSUE OF NOTICE OF COMPLETION FOR THE BELMONT LIBRARY/BELAMEDA PARK PROJECT TO GONSALVES & STRONCK CONSTRUCTION, CITY CONTRACT NUMBER 464.

WHEREAS, in response to a recommendation to build a new library and upgrade the Belameda Park; and,

WHEREAS, the City Council employed the architectural firm of Field Paoli to design the construction project; and,

WHEREAS, on October 12, 2004 the City Council approved the plans and specifications for the Belmont Library project and authorized their advertisement for bid as City Contract Number 464; and,

WHEREAS, on November 23, 2004 bids were opened on and the lowest responsible bidder was Gonsalves & Stronck of San Carlos, which was awarded the contract on December 14, 2004 in the amount of \$6,947,777; and,

WHEREAS, Council authorized a project contingency of \$700,592; and,

WHEREAS, the contractor has completed the contract work; and,

WHEREAS, the work has been inspected and has been completed in accordance with contract requirements.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Belmont:

1. Accepts the work as complete.
2. Approves the As-Built Plans.
3. Directs the City Clerk's Office to Issue a Notice of Completion to Gonsalves & Stronck for City Contract Number 464.
4. Approves the final construction contract cost of \$7,637,287 with payment from FY 2006 CIP Budget account 306-4190-2053-9020.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of Belmont at a regular meeting thereof held on June 27, 2006 by the following vote:

AYES, COUNCILMEMBERS: _____

NOES, COUNCILMEMBERS: _____

ABSTAIN, COUNCILMEMBERS: _____

ABSENT, COUNCILMEMBERS: _____

CLERK of the City of Belmont

APPROVED:

MAYOR of the City of Belmont