



STAFF REPORT

RESOLUTION APPROVING PLANS AND SPECIFICATIONS, AUTHORIZING ADVERTISEMENT FOR SEALED BIDS, APPROVING AWARD OF CONTRACT TO THE LOWEST RESPONSIBLE BIDDER FOR AN AMOUNT NOT TO EXCEED \$1,481,335 APPROVING A CONSTRUCTION CONTINGENCY NOT TO EXCEED \$148,135, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT FOR RENOVATION AND SEISMIC UPGRADE OF THE EMMETT HOUSE LOCATED AT 1000 O'NEILL, CITY CONTRACT NUMBER 478

Honorable Chair and Board Members:

Summary

The Redevelopment Agency and the City Council have taken various actions to facilitate renovation and seismic upgrade of the Emmett House at 1000 O'Neill.

Staff is requesting the Redevelopment Agency to approve the plans and specifications, authorize going out to bid, and authorizing the Executive Director to execute a contract to renovate and seismically upgrade the Emmett House.

Background

In May 2007, the Planning Commission voted to recommend a site layout with the Emmett House fronting O'Neill Avenue. The Planning Commission recommended the Redevelopment Agency and City Council approve the Conceptual Development Plan, the Rezoning to Planned Development and the adoption of the Mitigated Negative Declaration.

The Redevelopment Agency on May 29, 2007, adopted a resolution certifying the Mitigated Negative Declaration and the City Council adopted an ordinance approving the Conceptual Development Plan and Rezoning of the subject site to Planned Development. The Agency provided direction to staff to preserve the two protected trees along the Sixth Avenue right-of-way and design the frontage to maintain its more-rural character.

The Planning Commission in July 2007 recommended the vacation of excess right-of-way along Sixth and O'Neill. On August 14, 2007 the City Council approved the vacation of right-of-way along Sixth and O'Neill Avenues.

On September 4, 2007, the Planning Commission approved the Conditional Use Permit to establish a Detailed Development Plan, Grading Plan, Tree Removal Permit, Parcel Map and the Certificate of Appropriateness for the project. The Planning Commission has requested some additional work on the Design Review plans.

On September 11, 2007, the Redevelopment Agency approved relocation of the Emmett House to 1000 O’Neill Avenue.

On January 22, 2008, the Emmett House was successfully relocated to its new site at 1000 O’Neill Avenue.

City staff is in the process of reviewing submittals for building permit for Emmett House renovation and finalizing the bid package for advertisement.

Discussion

The Redevelopment Agency is now in the position to approve the plans and specifications, authorize going out to bid, and authorizing the Executive Director to execute a contract to renovate and seismically upgrade the Emmett House. The architectural firm Garavaglia Architecture, Inc. that designed this project will oversee the construction phase of the project in connection with the City staff.

General Plan/Vision Statement

The Planning Commission, Redevelopment Agency and the City Council have made numerous findings indicating that the renovation and seismic upgrade of the Emmett House is consistent with the General Plan.

Fiscal Impact

The estimated cost to do improvements to the Emmett House is \$1,481,335 with 10% construction contingency of \$148,135. The funding will come from the Redevelopment Agency Account Number 822-4633-9519-9020. The FY 2009 Budget includes \$1,050,000 for this project. Approval of this project will require a supplemental appropriation. Included in the Mid-Year Budget Review is a resolution augmenting the FY 2009 budget for this action. The LMI Housing Fund has \$7.8 million as of December 31, 2008.

Public Contact

The publication and posting of the Redevelopment Agency agenda.

Recommendation

It is recommended Redevelopment Agency adopt the resolution approving plans and specifications, authorizing advertisement for sealed bids, approving award of contract to the lowest responsible bidder for an amount not to exceed \$1,481,335, approving a construction contingency not to exceed \$148,135, and authorizing the Executive Director to execute a

contract for the renovation and seismic upgrade of the Emmett House at 1000 O’Neill.

Alternatives

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

Attachments

- A. Resolution

Respectfully submitted,

Raymond E. Davis III, PE, PTOE
Public Works Director

Jack R. Crist
Executive Director

Staff Contact:

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REDEVELOPMENT AGENCY RESOLUTION NO. _____

RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF BELMONT APPROVING PLANS AND SPECIFICATIONS, AUTHORIZING ADVERTISEMENT FOR SEALED BIDS, APPROVING AWARD OF CONTRACT TO THE LOWEST RESPONSIBLE BIDDER FOR AN AMOUNT NOT TO EXCEED \$1,481,335 APPROVING A CONSTRUCTION CONTINGENCY NOT TO EXCEED \$148,135, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT FOR RENOVATION AND SEISMIC UPGRADE OF THE EMMETT HOUSE LOCATED AT 1000 O'NEILL, CITY CONTRACT NUMBER 478

WHEREAS, the Redevelopment Agency adopted a resolution certifying the Mitigated Negative Declaration; and,

WHEREAS, the City Council has adopted an ordinance approving the Conceptual Development Plan and Rezoning of 1000 O'Neill, and approved the vacation of right-of-way along Sixth and O'Neill Avenues; and,

WHEREAS, the Planning Commission approved the Conditional Use Permit to establish a Detailed Development Plan, Grading Plan, Tree Removal Permit, Parcel Map and the Certificate of Appropriateness for the relocation of the Emmett House to 1000 O'Neill; and,

WHEREAS, On January 22, 2008, the Emmett House was successfully relocated to its new site at 1000 O'Neill Avenue; and,

WHEREAS, City staff is in the process of reviewing submittals for building permit for Emmett House renovation and finalizing the bid package for advertisement; and,

WHEREAS, City staff is in the process of reviewing submittals for building permit for Emmett House renovation and finalizing the bid package for advertisement; and,

WHEREAS, funding will come from the Redevelopment Agency Account Number 822-4633-9519-9020; and,

WHEREAS, approval will require a supplemental appropriation where included in the Mid-Year Budget Review is a resolution augmenting the FY 2009 budget for this project; and,

WHEREAS, the LMI Housing Fund that has \$7.8 million as of December 31, 2008.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Agency of the City of Belmont approves the plans and specifications, authorizes advertisement for sealed bids, and approves award of contract to the lowest responsible bidder for an amount not to exceed \$1,481,335, approving a construction contingency not to exceed \$148,135, and authorizes the Executive Director to execute a contract for the renovation and seismic upgrade of the Emmett House at 1000 O'Neill.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Redevelopment Agency of the City of Belmont at a regular meeting thereof held on March 10, 2009 by the following vote:

AYES, DIRECTORS: _____

NOES, DIRECTORS: _____

ABSTAIN, DIRECTORS: _____

ABSENT, DIRECTORS: _____

Secretary, Redevelopment Agency

APPROVED:

Chair, Redevelopment Agency