



STAFF REPORT

INFORMATIONAL REPORT ON THE EMMETT HOUSE PROJECT, CITY CONTRACT NUMBER 478

Honorable Chair and Board Members:

Summary

This informational report provides the Redevelopment Agency with an update on the Emmett House and requires no action by the Agency.

Background

The Emmett House was relocated from Ralston Avenue to its new site at 1000 O'Neil on January 22, 2008. Cost incurred upon completion of that work was \$247,486.

On March 10, 2009 the Redevelopment Agency authorized going out to bid and executing a contract to renovate and seismically upgrade the Emmett House to the lowest responsible bidder for an amount not to exceed \$1,481,335 plus 10% construction contingency. Nine bids were received at the bid opening that took place on May 6, 2009. The lowest bidder withdrew the bid. City staff did extensive research to ensure that the second lowest bidder B Bros. Construction, Inc. was qualified and experienced to perform the work.

On the week of June 8, 2009, Coast Landscaping was hired by the Parks and Recreation Department and performed weeding clearing and mulching at the Emmett House site.

On June 30, 2009 the project was awarded to B Bros. Construction, Inc. for an amount not to exceed \$856,255 plus 10% construction contingency. City Staff in conjunction with the design consultants are reviewing various submittals for the project for everything from fixtures and materials to the exterior colors of the building. The number of submittals is very extensive due to complexity of the project and submittal review time is expected to last through September.

Public Works staff has been working with the City arborist for recommendations on proper tree protection measures. Extensive coordination with the Community Development Department, Building Official, Permit Center, Parks and Recreations Department, Finance Department, Belmont/San Carlos Fire Department and Mid-Peninsula Water District has also occurred.

Total cost to date, ongoing, and for future house rehabilitation and road improvement are shown in attached Exhibit A.

Discussion

Construction will begin on August 3, 2009 and continue for 260 working days. The construction schedule consists of the following stages:

- Mobilization and erosion protection measures installation
- Environmental work in the building involves the removal of the remaining asbestos
- Demolition and salvaging
- Concrete work
- Rough-in work including, but not limited to carpentry, sheeting, plumbing, fire protection, mechanical and electrical items
- Finishes of the rough-in work
- Equipment tie-in
- Exterior work
- Punch list work

Public was notified of the status of the project through signs posting, letters and other information available on Belmont website.

Parallel to this work, City staff is planning on the reconstruction of Sixth and O'Neill Avenues, and completion of tie-in landscaping on-site. This work involves the following improvements:

- Construct new sidewalk, curb and gutter along Sixth Avenue and the north side of O'Neill Avenue fronting the new Emmett House property. The sidewalk, curb and gutter will be extended to Waltermire Street to match existing.
- Reconstruct roadway, minor improvement to alignment and transition to existing roadway (curve at O'Neill will remain). This project is included in the FY 2010 Capital Improvement Budget. This project also includes site improvement in the vicinity of the relocation of the Emmett House; landscaping, reconfiguration of Sixth Avenue and abandonment of a portion of O'Neill Avenue to provide additional land area on the project site through the abandonment of excess right-of-way.
- Install ADA compliance ramps.
- Install new inlets and storm pipes for street and site drainage.
- Install new traffic signs and striping.
- Landscaping.

General Plan/Vision Statement

General Plan Goal 1015.4: To Maintain and enhance the appearance of the City through controlling the location, timing, design and landscaping of new development and encouraging renovation of older areas.

Housing Element Goal 2: Provide residential sites through land use, zoning, and specific plan designations to encourage a broad range of housing opportunities.

Fiscal Impact

No fiscal impact.

Public Contact

The publication and posting of City Council agenda.

Recommendation

No action is required. This is an informational report. Quarterly informational reports are planned for this project.

Alternatives

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

Attachments

- A. Exhibit A

Respectfully submitted,

Bozhena Palatnik, P.E.
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EXHIBIT A

**EMMETT HOUSE REHABILITATION AND ROAD IMPROVEMENT
COST TO DATE, WORK UNDERWAY AND FUTURE WORK**

WORK COMPLETED

<u>Number</u>	<u>Description</u>	<u>Cost</u>
1	Emmett House and Property Acquisition	\$379,454
2	1000 O'Neill Property Acquisition	\$210,000
3	Relocating Emmett House from Ralston Avenue and placement on new foundation at 1000 O'Neill	\$247,486
4	Prune tree for Emmett House relocation	\$3,450
5	Architectural and Engineering design phase	\$231,974
6	Contract planning services with LSA Associates to process all entitlements through the Planning Commission, Redevelopment Agency and City Council	\$54,165
7	Land survey services for 1000 O'Neill property and vacation of portion of Sixth Avenue	\$8,428
8	Demolition work at Emmett House Donor Site	\$14,500
9	Water meter installation by Mid-Peninsula Water District	\$3,550
10	Monthly water meter fees (\$112 a month)	\$112
11	Design landscape architects for Emmett House Donor Site	\$15,500
12	Building permit fee for relocation and foundation installation	\$3,428
13	Building permit fee for Emmett House Rehabilitation Project	\$24,053
14	Pre-Construction site cleaning and landscaping	\$4,900
15	Miscellaneous expenses related to reproduction of plans, specifications, sign preparation, mailing, stair installation for temporary accessibility	\$7,000
	TOTAL COST TO DATE (LMI)	<u>\$1,208,000</u>

WORK UNDERWAY

<u>Number</u>	<u>Description</u>	<u>Cost</u>
1	Emmett House Rehabilitation Project including contingency	\$941,880
2	Architectural and Engineering construction phase	\$87,800
3	Environmental consultant for asbestos removal (Pre and Post Abatement Study)	\$8,100
4	Utility Permits for Emmett House (cost to be determined)	
	COST FOR WORK UNDERWAY (LMI)	<u>\$1,037,780</u>

FUTURE WORK

<u>Number</u>	<u>Description</u>	<u>Cost</u>
1	Reconstruct Sixth and O'Neill Avenues with completion of tie-in landscaping on-site.	\$650,000
	COST FOR ESTIMATED WORK (RDA)	<u>\$650,000</u>
	ESTIMATED GRAND TOTAL	<u>\$2,895,780</u>