



## CITY OF COMMERCE AGENDA REPORT

**TO:** Honorable City Council

**Item No.** \_\_\_\_\_

**FROM:** City Administrator

**SUBJECT:** Senior Center/Library Plaza Improvement Project and Library Technical Services Improvements

**MEETING DATE:** October 18, 2016

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### **RECOMMENDATION:**

City Council to adopt a Resolution approving:

1. Combining the Senior Center and Library Plaza Improvement Projects into one cohesive designed project;
2. The enhanced project design suggested by the City Council Beautification Sub-Committee;
3. The Central Library Technical Services area improvements, approval of Plans and Specifications for bidding; and
4. Amendment to BOA Architecture, Inc.'s Agreement to extend the term of the Agreement; and
5. Defer the project enhancements as part of the Fiscal Year 2017/18 budget process.

### **ANALYSIS:**

On April 19, 2016, staff reported to City Council that the Council Beautification Sub-Committee generally requested changes to the original scope and plaza design for the Senior Center Plaza. They are listed in more detail below:

#### **Senior Center Plaza**

- Addition of overhead entry canopy with wood ceiling, new columns, new suspension steel cables, and new lighting at main entry to City Council Chambers.
- Modification of existing canopy at entry to City Council Chamber to be compatible with new overhead entry canopy, provide covered canopy at ramp from the west, a new covered patio area to the east of the entry, and new lighting.
- Addition of water feature at City Council Chambers entry steps.
- Modification of the landscape and hardscape.
- Removal of existing decorative cement block wall and addition of glass and aluminum framed storefront system for modern/contemporary façade wall.



Option: omit  
 furnishings,  
 benches, trash cans  
 Savings = \$60,000



\$250,000 extra for  
 covered walkway

Option 1:  
 change canopy to a flat  
 roof  
 Savings = \$100,000

Option 2: omit canopy  
 Savings = \$200,000



\$80,000 extra for  
 water feature on both  
 sides of steps

Option 1: omit both  
 water features  
 Savings = \$80,000

Option 2: omit one  
 water feature  
 Savings = \$20,000

Option 3: simplify  
 water design  
 Savings = \$30,000  
 not to exceed



Option: omit roof  
over walkway on  
existing metal frame  
Savings = \$50,000

### Library Plaza

- Creation of a larger staging area at the Central Library foyer;
- Enlargement of the plaza area by approximately 20%;
- Replace existing decorative cement block wall with glass and aluminum framed storefront for modern/contemporary façade wall with laser cut artwork/signage on some panels.
- Addition of a covered canopy with new lighting and solar tubes for natural lighting;
- Addition of wood ceiling and new lighting at existing overhead entry canopy;
- Addition of lighting;
- Addition of audio speakers; and
- Addition of a small patio area which will accommodate a maximum of 93 people.





\$8,000 extra for canopy

Option: omit canopy and use sunshade

Savings: \$8,000

\$7,000 extra for wood

Option: omit wood  
 Savings: \$7,000

\$13,000 for stone clad wall

Option: replace stone with polished decorative block wall  
 Savings = \$15,000

\$100,000 extra for added roof

Option: omit roof, use sunshade instead.  
 Savings = \$80,000

\$100,000 extra for glass and aluminum facade enclosure

Option: replace glass/ aluminum with plaster/steel framework

Artwork or cases for artwork instead.  
 Savings = \$58,000



\$4,000 extra for concrete ledge

Option: omit ledge  
 Savings = \$4,000

At that time, staff informed Council that staff would return with updated cost estimates for these enhancements. The original budget was \$1,230,000. The new estimated budget per Boa Architecture is \$2,440,000, the majority of which is for construction.

The additional design costs of \$140,000 from these changes can be absorbed in the current project budget. The design prior to the modifications was complete and would require an additional several months to re-design with these modifications. However, the project's estimated construction costs exceed the current budget. In order to complete the design with the aforementioned changes, staff needs authorization from Council. Further, staff intends to bid out as one project but stage construction into two phases (Phase 1 = Senior Plaza and Phase 2 = Library Plaza) to maintain access to the two buildings during construction.

Since the changes significantly increase the construction costs, staff suggests completing the design with enhancements using the current budget and authorizing releasing of the bid packet at a subsequent meeting. The timing of award of a construction contract would likely align with budget preparation for next fiscal year. Staff can return with a recommendation to award a construction contract with a request for Council to consider funding the additional appropriation from next year's budget and Capital Improvement Program.

### **Central Library Technical Services area improvements**

In addition to the combined plaza project, Central Library staff would like to proceed with a Central Library Technical Services Improvement Project to complete the interior space of Central Library. The cost of which is estimated at \$190,000. These improvements include:

- Removing interior partitions and ceiling to improve work space configuration and staff utilization of work area;
- Installing energy efficient light fixtures
- Installing new storage cabinetry and counters
- Replacing existing carpet with vinyl flooring tiles
- Upgrading low voltage electrical for data and telephone to City's IT standard
- Reconfiguring work station electrical power
- Installing insulated fire rated interior partition walls in north and south west corners.

Staff recommends combining the Senior Center and Library Plaza Improvement Projects into one cohesive designed project, approving the enhanced project design suggested by the City Council Beautification Sub-Committee, approving the Central Library Technical Services area improvements, release of Central Library Technical Services Improvement Project Plans and Specifications for bidding and a supplemental appropriation of \$190,000; and amendment to BOA's Agreement to extend the term of the Agreement.

### **ALTERNATIVES:**

1. Approve staff recommendation
2. Disapprove staff recommendation
3. Provide further direction to staff

### **FISCAL IMPACT:**

The total project cost for the Senior Center-Library Plaza Improvement Project is \$2,440,000 and \$190,000 for the technical services improvements. A supplemental appropriation of \$1,400,000 is needed to fund the plaza modifications and library project. This could be funded from:

- Reallocating \$1,400,000 (\$1,210,000 for the plaza and \$190,000 for technical services improvements) existing approved CIP projects,
- Appropriate from Measure AA Reserves (leaving a remaining balance of just over \$800,000),
- Combination of the two,
- Select from the suggested cost saving options to reduce the overall cost of the project and direct staff to final the design based on selected cost saving options, or
- Include as part of the Fiscal Year 2017/18 budget process.

	Original Budget	Expenditures/ Encumbrances to Date	Remaining Fund Balance	Previous cost estimate	New cost estimate	Construction & Design Cost Increase	Estimated Additional Funding Needed
Library Plaza Acct. # 41-5180-57010.14013	\$630,000	\$103,951.50	\$526,048.50	\$460,000	\$945,000	\$485,000	\$315,000
Senior Center Plaza Acct. # 41-5180-57010.14604	\$600,000	\$ 72,337	\$527,663	\$500,000	\$1,495,000	\$995,000	\$895,000
Total	\$1,230,000	\$176,288.50	\$1,053,711	\$960,000	\$2,440,000	\$1,480,000	\$1,210,000

Note: all construction and design cost estimates were provided by BOA Architecture, Inc.

## RELATIONSHIP TO STRATEGIC GOALS:

This item is related to a specific 2016 Strategic Goals under Infrastructure and Facilities Guiding Principle 4 to “develop and invest in infrastructure and beautification projects that support economic growth.”

Approved by: Maryam Babaki, Director of Public Works and Development Services

Prepared by: Gina Nila, Deputy Director of Public Works Operations

Reviewed by: Vilko Domic, Finance Director

Approved as to form: Eduardo Olivo, City Attorney

Respectfully submitted: Jorge Rifá, City Administrator