



CITY OF COMMERCE AGENDA REPORT

TO: Measure AA Advisory Committee

Item No. _____

FROM: City Administrator

SUBJECT: Senior Center/Library Plaza Improvement Project

MEETING DATE: February 14, 2017

RECOMMENDATION:

To combine the Senior Center and Library Plaza Improvement Projects into one cohesive designed project, enhance the project design suggested by the City Council Beautification Sub-Committee, and fund the additional costs from the Fiscal Year 2017/18 Capital Improvement Program.

ANALYSIS:

On October 18, 2016, staff reported to City Council that the Council Beautification Sub-Committee requested changes to the original scope and design for the Senior Center and Library Plaza. Staff offered cost-saving options to the additional design requested. However, Council concurred with the Council Beautification Sub-Committee's design enhancements. They are as follows:

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.



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.



Staff provided Council with 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. Council directed staff to proceed with the re-design to include the enhancements within the current budget.

However, the project's estimated construction costs with the enhancements exceed the current budget. Staff recommends funding the additional \$1,210,000 needed as part of the new Fiscal Year's Capital Improvement Program and bid out the project as one combined 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.

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. A supplemental appropriation of \$1,210,000 is needed to fund the plaza modifications. This could be funded from:

- Reallocate \$1,210,000 for the plaza from existing approved CIP project funds,
- Appropriate from Measure AA Reserves (leaving a remaining balance of just over \$800,000),
- Combination of the two,
- Include as part of the Fiscal Year 2017/18 budget process.

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

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

Reviewed by: VilkoDomic, Finance Director

Approved as to form: Eduardo Olivo, City Attorney

Respectfully submitted: Jorge Rifá, City Administrator