



CITY OF COMMERCE AGENDA REPORT

Item No.: _____

TO: Honorable City Council

FROM: City Manager

SUBJECT: Approval of Plans and Specifications for the Bristow Public Library and Snack Bar Roofing and HVAC Replacement Project, Project No. 2020-02F; and authorize Staff to advertise the Notice Inviting Bids for said Project.

MEETING DATE: October 20, 2020

RECOMMENDATION:

The City Council will consider adopting a resolution approving Plans and Specifications, and authorizing staff to advertise for Bids, for the Bristow Public Library and Snack Bar Roofing and HVAC Replacement Project, Project No. 2020-02F.

BACKGROUND/ ANALYSIS

The existing Bristow Park Building, located at 1466 S. McDonnell Avenue, is a 14,750 square foot, single story building that was built in 1988. The building was evaluated in 2015 and shows signs of water leakage in various locations and insufficient ventilation throughout the facility.

Prompted by building maintenance staff concerns over repeated water intrusions during rain events, Staff completed the roofing structural study, which identified that the new roofing system is in need of a new upgrade of the existing Heating, Ventilation and Air Conditioning (HVAC) equipment at the Bristow Public Library and Snack Bar. The majority of the roof leakage occurs at the main entrance of the Bristow Public Library; however, there are signs of water seepage throughout the office areas as well during the most recent rain events.

Water leakage and the need for significant new roofing were major concerns at the Bristow Park Building Facility and Snack Bar. It should also be noted that the Bristow Park Building houses the Bristow Park Library that currently maintains valuable City property and assets. Major water leakage and/or failure in the roofing system at Bristow Park Building Facility could result in significant damage to the facility and expose the assets to significant damage or loss of up to one million dollars.

BOA Architects was selected from the on-call list of professional service consultants to design the Bristow Public Library and Snack Bar Roofing and HVAC Replacement project, and 100% of the plans underwent final review.

Plans and Specifications are finalized, and the project is ready to be advertised for bids. A copy of the bidding documents are available at the City Clerk's Office for review.

Therefore, Staff recommends that the City Council approve the construction project plans, specifications, and estimates (PS&E) for this Project and authorize Staff to advertise the Notice Inviting Bids.

ALTERNATIVES:

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

FISCAL IMPACT:

At this time, there is no fiscal impact. However, the following is provided for informational purposes.

The Project's cost estimate based on the construction cost estimate provided by the design architect BOA is approximately \$1,346,500. The City Council approved an allocation of \$116,800 in Measure AA funds for the project of which \$65,600 has been encumbered for design services leaving \$51,200 in available funds to cover the additional design services (adding Snack Bar roofing and HVAC), plan check and building permit fees, and project management. Based on the estimates, additional funds in the amount of approximately \$1,229,700 will be needed to cover the project funding shortfall. Staff will return to City Council once the bids are received to determine the funding needs to cover the construction cost, construction management, inspection, and project administration, once the construction bids are received. Below is breakdown of the estimated project costs.

Estimated Project Cost	
Total Design Cost	\$68,100
Construction Costs	\$1,010,800
Construction Management/Inspection	\$101,100
Plan Check Fees & Permit Fees	\$14,800
Contingencies (15%)	\$151,700
TOTAL PROJECT COST	\$1,346,500
Encumbered Design Costs	\$65,600
TOTAL REMAINING PROJECT COST	\$1,280,900
Available Funding	\$51,200
Project Funding Shortfall	\$1,229,700

RELATIONSHIP TO STRATEGIC GOALS:

This agenda item relates to the 2016 Strategic Plan

Infrastructure and Facilities

Guiding Principle #4: Develop and invest in infrastructure and beautification projects that support economic growth.

Recommended by:	Daniel Hernandez, Director of Public Works
Fiscal Impact reviewed by:	Josh Brooks, Acting Finance Director
Approved as to form:	Noel Tapia, City Attorney
Respectfully submitted by:	Edgar P. Cisneros, City Manager

ATTACHMENT:

1. Resolution
2. Plans, Specifications and Estimates