



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 9, 2014

TO: Mayor and Councilmembers

FROM: Facilities Division, Public Works Department

SUBJECT: Contract For Construction Of Children's Library Renovation At The Central Library Building

RECOMMENDATION: That Council:

- A. Award a contract with Viola, Inc. (Viola), in their low bid amount of \$1,497,296, for construction of the Children's Library Renovation at the Central Library Building, Bid No. 3754, and authorize the Public Works Director to execute the contract and approve expenditures up to \$225,000 to cover any cost increases that may result from contract change orders or for extra work and differences between estimated bid quantities and actual quantities measured for payment; and
- B. Increase appropriations and estimated revenues in the Capital Outlay Fund by \$1,222,296 funded from a transfer from the Library Gift Fund in the amount of \$450,000 and donations collected by the Santa Barbara Public Library Foundation on behalf of the Library in the amount of \$772,296 which will be transferred to the City.

DISCUSSION:

PROJECT DESCRIPTION

The City's Main Library Building (Main Library) was last renovated in 1980. Since that time, there have been changes in demographics, services, and technology that have made the current space arrangement obsolete. The Library Department is interested in completing the needed building renovations, including the relocation of the existing children's section from the main level to the lower level, and the development of a new, state-of-the-art Children's Library for the community.

On March 11, 2014, Council authorized the Public Works Director to execute a Professional Services Agreement with LPA, Inc., in the amount of \$293,274 for the final design of the Children's Library renovation at the Main Library. This design has since been completed.

The project at the Main Library will include, but is not limited to:

- Renovation of the lower level into a state-of-the-art Children's Library, as per design plans
- Minor renovations on the Main Floor including, but not limited to, additional electrical outlets, as well as some architectural features
- Construction of new restrooms in the Children's Library area
- Renovation and reconfiguration of existing restrooms on the lower and main floors
- Reconfiguration of the mechanical duct work, as per design plans
- Construction of a fire suppression system, as per design plans; and
- Construction pertaining to ADA concerns identified in the design

City staff has undergone a thorough process of selecting a contractor to complete the construction for this project. The project was advertised and competitively bid. Twenty-one construction contractors attended the bid walk, and there were three official bid submittals. Additionally, the low bid from Viola, Inc. was below the independent cost estimate supplied by the City's designer. Viola's detailed cost breakdown is considered fair and reasonable and reflects the cost breakdown for similar projects.

CONTRACT BIDS

A total of three bids were received for the subject work, ranging as follows:

	BIDDER	BID AMOUNT
1.	Viola Construction	\$1,497,296
2.	EJS Construction	\$1,515,997
3.	AMG & Associates	Bid Withdrawn

The low bid of \$1,497,296, submitted by Viola, is an acceptable bid that is responsive to and meets the requirements of the bid specifications.

FUNDING

This project is funded primarily through community gifts totaling \$772,296 received by the Santa Barbara Public Library Foundation for the Children's Library Campaign: Building a Love of Reading. An additional \$450,000 has been received from an anonymous donor in the Library Gifts Fund. The balance of \$500,000 is already appropriated in the Capital Outlay Fund from General Fund revenues.

The following summarizes the expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Construction Contract	\$1,497,296	\$225,000	\$1,722,296
TOTAL RECOMMENDED AUTHORIZATION			\$1,722,296

The following summarizes all project design costs, construction contract funding, and other project costs:

ESTIMATED TOTAL PROJECT COST

<u>Preliminary Design Costs-to-Date</u>		
Preliminary Design (by Contract) - <i>completed</i>		\$91,749
Other Design Costs – City Staff - <i>completed</i>		\$25,000
	Subtotal	\$116,749
<u>Final Design – Phase 1</u>		
Final Design (by Contract) – <i>completed</i>		\$293,274
Extra Design Services – <i>completed</i>		\$29,327
Other Design Costs – City Staff – <i>completed</i>		\$35,000
	Subtotal	\$357,601
<u>Construction – Phase 1</u>		
Renovation Phase Construction		\$1,497,296
Extra Services – Construction		\$225,000
Furniture/Equipment – to be funded under a future C.A.R.		\$120,000
	Subtotal	\$1,842,296
TOTAL PROJECT COST		\$2,316,646

SUSTAINABILITY IMPACT:

Facility improvements will be in alignment with the City’s environmental impact goals by utilizing durable carpeting with minimal off-gassing, stain and abrasion-resistant odor-free paints, energy efficient lighting, and lowemitting, recycled content ceiling tiles.

PREPARED BY: Jim Dewey, Facilities & Energy Manager/MW/mh

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office