



*City
Council
Report*

Item: 14
Category: UNFINISHED BUSINESS
Meeting Date: June 6, 2023

TITLE: Approval of the Plans, Specifications, and Estimate (PS&E), and Authorization for the Public Works Director to Solicit Bid Proposals from the List of Pre-Qualified Contractors, for the Measure O – Library Renovations Project (No. 23-SS) (Resolution/Roll Call Cote)

RECOMMENDED ACTION

That the City Council adopt a resolution approving the plans, specifications, and estimate (PS&E), and authorizing the Public Works Director to solicit bid proposals from the list of pre-qualified contractors, for the Measure O - Library Renovations Project (No. 23-SS).

BACKGROUND

The Campbell Library (Library) is a City facility that has been operated by the Santa Clara County Library District (SCCLD) for over 40 years. Located within the City's Civic Center Complex, the building was constructed in the early 1970's and has been operated by the SCCLD through a lease agreement as part of the County's public library system. Under this lease agreement, SCCLD managed the Library's daily operations which included maintaining the facility's building systems and mechanical components that supported their programs and operational service needs. Meanwhile, the City maintained responsibility for the overall condition of the building's infrastructure. Although the building's primary use was for Library services, a portion of the lower level was home to the City's Emergency Operations Center (EOC). However, increasing mechanical failures, inefficient energy resources, and space limitations impacted SCCLD's ability to effectively operate current and future library programs. In addition, outdated building components and structural deficiencies were occurring more frequently and becoming increasingly more costly.

In November 2018, Campbell voters passed Measure O authorizing the City to issue \$50,000,000 in general obligation (GO) bonds to finance the design and construction of a new Police Operations Building (with a new EOC) and renovations to the Campbell Library. Of the \$50M in Measure O funds available, \$20M was originally allocated to each project (Library and Police) with \$10M allocated to Shared Improvement Costs. Later, as the design process began, further allocations were made from the \$10M in Shared Improvement Costs to the individual projects, resulting in a total Measure O funded project budget of \$20.5M for the Library Renovations (No. 23-SS) and \$25M for the Police Operations Building (No. 23-RR).

On May 19, 2020, Jayson Architecture was awarded the Library's design consultant services contract, with the City Council directing staff to return later for further review and approval of the project's schematic design. As such, staff returned on April 6, 2021, where the City Council subsequently reviewed and approved the Library's schematic design and overall proposed concepts. Based on these approved concepts, Jayson Architecture continued working on the plans and specifications that would serve as the eventual blueprint for its construction.

In early 2022, staff issued a Request for Qualifications (RFQ) on behalf of each Measure O Project to solicit contractors who were interested in (and qualified) for invitation to bid on the respective construction projects. After evaluating the applications received in response to the respective RFQs, staff determined that all four firms that applied for the Library Renovations Project had met the required qualifications. Upon completion of this selection process, the following contractors were deemed to be qualified and will be invited to bid on the project's construction contract following Council's approval of the final plans, specifications, and estimates (PS&E):

1. Gonsalves & Stronck Construction Company, Inc.
2. BHM Construction
3. Lathrop Construction Associates, Inc.
4. BOBO Construction, Inc.

DISCUSSION

Between 2018 and 2023, the Library Renovations Project also received additional funding from various State and local programs. In 2019, the Santa Clara County Library District (SCCLD) contributed \$510k in funding to the Library project that would be applied to the project's construction budget. These funds were originally programmed by the SCCLD for infrastructure improvements that would no longer be needed upon completion of the building's renovations. Additional funding was received from the California State Library Building Forward Grant Program (\$4.7M) and Silicon Valley Clean Energy (SVCE) Demonstration Grant Program (\$500k), both of which were based on competitive grant application processes for qualifying improvement projects with energy-efficient upgrades supporting the critical service needs of local library programs and their facilities. The City received these funds upon the execution of their respective grant agreements in December 2022 (State Library) and April 2023 (SVCE Decarbonization). This funding has been added to the project budget.

Separately, SCCLD has agreed to fund and manage the purchase of the Library's new fixed furniture and equipment (FF&E). As such, SCCLD will coordinate with staff throughout the procurement process to provide updates on the status of the equipment and subsequent plans for its installation during the construction phase.

As a result, the additional funds received by these programs created capacity within the Library’s existing budget to address infrastructure improvements that were included in the project’s original scope of work but were later omitted due to budgetary constraints. With sufficient funding available for their associated re-design and construction costs, the project’s final plans, specifications, and engineer’s estimates (PS&E) will transform the Library’s existing 24,000 square foot site into a new state-of-the-art, all-electric facility; complete with upgrades and amenities that not only enhance the building’s aesthetics and functionality, but also advance the City’s long-term energy conservation efforts and commitment to maintain valuable services to the community.

In January 2023, the City Council approved authorization to amend the existing consultant services agreement with Jayson Architecture for additional design and engineering services to incorporate (re-design) these elements back into the project’s scope of work. When the re-design work was completed in March 2023, the City’s construction management firm, Griffin Structures, began their constructability review of the associated plans and specifications (as earlier directed by Council). At the end of their review, Griffin did not find any issues or conflicts with the re-designed scope of work.

On April 4, 2023, the City Council conducted a Measure O study session to receive updates from staff on project budget allocations, status/timelines, constructability reviews, and construction phasing and staging. During the study session, the Library’s design details were discussed by the City Council and feedback was provided to staff. Council’s comments were subsequently forwarded to Jayson Architecture for further consideration as preparations were underway to finalize the project’s PS&E. The completed plans and specifications are available for review at the City Clerk’s office.

As previously mentioned, the Library was initially allocated \$20.5M in Measure O funding and has since received additional funding from outside sources. With these developments, the following is a summary of the project’s total funding (current budget) listed by source:

Source of Funds – Library Project (No. 23-SS)

Funding Source	Amount
Measure O (\$20M Initial Allocation + \$500k Shared Site Work Allocation)	\$ 20,500,000
State Library Building Forward Grant Program	\$ 4,718,450
SVCE Decarbonization Demonstration Grant Program	\$ 500,000
Santa Clara County Library District (SCCLD)	\$ 510,000
Total Available Funds (current project budget)	\$ 26,228,450

Later, Jayson Architecture forwarded the project’s final plans and specifications to their subconsultants, Mack 5, to analyze these details and generate the associated cost

estimate. Based on the results of this effort, the construction contract (engineer's estimate) includes both the base scope of work and the three additional alternates, with a 10% change order construction contingency, all identified as separate project expenditures (see Attachment B). With the cost estimate completed, the project's funds are being allocated as follows:

Use of Funds – Library Project (No. 23-SS)

Costs/Expenditures	Amount
Design, Planning, & Management	\$ 1,815,580
Plan Review / Permits	\$ 50,000
Construction Contract (Base Cost + (3) Add. Alternates)	\$ 20,000,000
Change Order Contingency (10% of Construction Contract)	\$ 2,000,000
Utility Fees (Fire, Water, Electrical/Gas, Sanitary, etc.)	\$ 125,000
Testing & Special Inspections	\$ 180,000
Other City Costs / Design Contingencies	\$ 180,000
Total Costs for Library Project (estimated)	\$ 24,350,580

With the project's estimated total (\$24.3M), and the funds currently available (\$26.2M), the project is projected to have a surplus of approximately \$1.84M in Measure O funds.

NEXT STEPS

Staff is recommending City Council approval of the Library's final PS&E and authorization which would allow staff to invite the project's list of prequalified contractors to bid on the corresponding construction contract. Should the Council grant its approval, staff will later return to Council to present the bid results and request approval to award the project's construction contract at that time.

Based on staff's projected timeline, the following is an updated tentative schedule for the Library Renovations Project:

Campbell Library Renovations (Project No. 23-SS)	Date
Invite list of pre-qualified contractors to submit bid proposals for the Library project's construction contract.	June 26, 2023
Construction Bid Opening	August 2, 2023
City Council to award Library Renovations Construction Contract to the lowest responsible, and responsive bidder	September 5, 2023
Start of Library Renovations Construction	October 2, 2023

Completion of Library Renovations Project	June of 2025, ±
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FISCAL IMPACT

Sufficient funding is available to proceed with the Library Renovations Project in the City's approved CIP budget for 'Civic Center Improvements – Library Renovations (Project No. 23-SS).'

ALTERNATIVES

1. Do not proceed with the bid process for the Library Renovations Project at this time.
2. Provide alternative direction to staff.

Prepared by:



Carina Shattuck, Administrative Analyst I

Reviewed by:



Todd Capurso, Director of Public Works

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. Resolution
- b. Mack 5 - Bid Set Document Cost Estimate Update for Campbell Library Renovation

RESOLUTION NO. 12999

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING THE PLANS, SPECIFICATIONS, AND ESTIMATE (PS&E) AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SOLICIT BID PROPOSALS FROM THE LIST OF PRE-QUALIFIED CONTRACTORS, FOR THE MEASURE O – LIBRARY RENOVATIONS PROJECT (NO. 23-SS)

WHEREAS, the Campbell Library (Library) is a City facility that has been operated by the Santa Clara County Library District (SCCLD) for over 40 years – through a lease agreement – as part of the County’s public library system; and

WHEREAS, over time, frequent mechanical failures, outdated building components and structural deficiencies were becoming increasingly more costly and impacting SCCLD’s ability to operate current and future library programs; and

WHEREAS, in November 2018, Campbell voters passed Measure O authorizing the City to issue \$50,000,000 in general obligation (GO) bonds to finance the design and construction of a new Police Operations Building (with a new EOC) and renovations to the Campbell Library; and

WHEREAS, a total of \$20.5M in Measure O funds has been allocated for the Library Renovations project (No. 23-SS); and

WHEREAS, on May 19, 2020, Jayson Architecture was awarded the Library’s design consultant services contract and was followed by the City Council’s approval of the project’s schematic design on April 6, 2021; and

WHEREAS, in early 2022, after evaluating the applications received in response to the Request for Qualifications (RFQ) advertised for construction services, staff deemed the following contractors qualified for invitation to bid on the Library’s construction contract upon the City Council’s approval of the final plans, specifications, and estimates (PS&E): 1. Gonsalves & Stronck Construction Company, Inc., 2. BHM Construction, 3. Lathrop Construction Associates, Inc., and 4. BOBO Construction, Inc.; and

WHEREAS, between 2018 and 2023, the Library project also received additional funding from the Santa Clara County Library District (\$510k); California State Library Building Forward Grant Program (\$4.7M); and Silicon Valley Clean Energy (SVCE) (\$500k); and

WHEREAS, these additional funds created capacity within the Library’s existing budget to address infrastructure improvements that were included in the project’s original scope of work but were later omitted due to budgetary constraints; and

WHEREAS, in January 2023, the City Council approved authorization to amend the existing consultant services agreement with Jayson Architecture for additional design and engineering services to incorporate (re-design) these elements back into the project’s scope of work; and

WHEREAS, upon completion of the re-design work in March 2023, Griffin Structures performed a constructability review and granted their subsequent approval of the project’s final plans; and

WHEREAS, during the April 4, 2023, Measure O study session, the Library's design details were discussed by the City Council – with comments forwarded to Jayson Architecture for consideration during their preparations of the project's final PS&E; and

WHEREAS, as a result, the project's updated engineer's estimate includes both the base scope of work and the three add alternates, with a 10% change order construction contingency, all identified as separate expenditures for a total estimated project cost of \$24,386,580; and

WHEREAS, based on this total estimate, and the Library's current budget of \$26,228,450, the project is projected to have a surplus of approximately \$1.84M in Measure O funds; and

WHEREAS, sufficient funding is available to proceed with the Library Renovations project in the City's approved CIP budget for 'Civic Center Improvements – Library Renovations (Project No. 23-SS); and

WHEREAS, staff is recommending City Council approval of the Library's final PS&E and authorization to invite the project's list of prequalified contractors to bid on its construction contract.

NOW, THEREFORE, BE IT RESOLVED that the City of Campbell hereby approves the the final plans, specifications, and estimate (PS&E) for the Campbell Library Renovations Project (No. 23-SS), authorizing the Public Works Director to solicit bid proposals from the project's list of pre-qualified general contractors; and staff to later return to Council to present the bid results and request approval to award the project's construction contract at that time.

PASSED AND ADOPTED this 6th day of June 2023, by the following roll call vote:

AYES: Councilmembers: Lopez, Scozzola, Furtado, Landry, Bybee

NOES: Councilmembers: None

ABSENT: Councilmembers: None

APPROVED:



Anne Bybee, Mayor

ATTEST:



Andrea Sanders, City Clerk