



# City of Woodland

## REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR  
AND CITY COUNCIL

DATE: March 18, 2008

SUBJECT: Library Maintenance, Project No. 07-16;  
Approve Plans and Specifications, and  
Authorize Bid Advertisement

### **Report in Brief**

The Library Maintenance, Project No. 07-16, includes a multitude of facility furnishings fixtures and equipment and real property maintenance and repair improvements to the City's Historic Library utilizing voter-approved Measure E funds. The overall project was approved for \$400,000 in the Capital Budget on February 20, 2007. This contract initiative primarily involves exterior repair and maintenance. The total budget estimate for this portion of the work, including soft costs, is \$190,125. The engineer's estimate for construction is \$152,100. Plans and specifications for the project are complete and ready for bidding upon Council authorization.

Staff recommends City Council approve the plans and specifications for the Library Maintenance, Project No. 07-16, and authorize bid advertisement.

### **Background**

In 2006, voters approved the Measure E ½ cent sales tax along with advisory measures to identify voter preferences for use of those tax proceeds. Under the advisory measures, library maintenance and repair requirements received the second highest voter response. Accordingly, the Public Works Department and the Library worked together to prioritize the facility requirements providing the highest return on investment toward maintaining this historically significant community resource.

### **Discussion**

The library maintenance and repair needs addressed under this initiative include, repair of damaged stucco, repair of damaged wood sections of the existing windows due to wood rot and other forms of damage due to age, replacement of roof tiles, replacement of roof access ladders, and painting of the entire facility exterior. The project plans and specifications are available for review at the Public Works counter.

Upon Council authorization, the bids will be solicited with a projected bid opening planned for April 22, 2008. If one or more bids are responsive and within the project budget, staff anticipates the bid award could be scheduled for May 6th, 2008 and construction could begin before June.

**Fiscal Impact**

The project is fully funded in the current Capital Budget approved on December 4, 2007. The total approved budget is \$400,000, with \$275,000 available for remaining Library maintenance and repair needs. The budget for this phase of the overall project is \$190,125 with an engineer's estimate for the construction at \$152,100. The project is entirely funded from Measure E. There is no impact to the General Fund.

**Public Contact**

Posting of the City Council agenda.

**Recommendation for Action**

Staff recommends City Council approve the plans and specifications for the Library Maintenance, Project No. 07-16, and authorize bid advertisement.

Prepared by: Tamera Burnham  
Assistant Engineer

Reviewed by: Dick Donnelly  
Acting Public Works Director

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Mark G. Deven  
City Manager

Attachment: Approved 07-16 PPSS

Engineering

Current Revision:

24-Jul-07

# Project Programming Summary

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Revision #	Date
1	2/20/2007
2	Pending

Project No.: 07-16 Revision #: 2 Project Title: Library Maintenance/Repair

PM: Miller, Paul Owner: Library

FF&E	\$10,000.00	Construction	\$300,000.00
Admin & PM	\$9,000.00	Design	\$25,000.00
Other/Contingency	\$47,000.00	CM/Insp	\$9,000.00
<b>Project Total:</b>			<b>\$400,000.00</b>

### Project Description:

Replacement of Leake Room floor and furnishings; repair or replacement of 101 year-old wooden windows that are now damaged and unprotected; repair of damaged wooden eaves; repair damage stucco; repaint building; re-carpet portions of building; make ADA corrections; repair fire sprinkler system; make electrical repairs; relocate reference desk; improve learning area and similar repairs and improvements.

**APPROVED**  
by cc 7/31/07

### Project Justification:

Leake Room is a city embarrassment; wooden windows are damaged and need immediate attention; wooden eaves are falling apart in the front of the building; stucco is in need of repair in several locations; building has not been painted since 1987 and is in need; ADA shortcomings exist and need to be corrected; deficiencies in fire and electrical systems need correction; and learning center needs updating since last improvement in 1987.

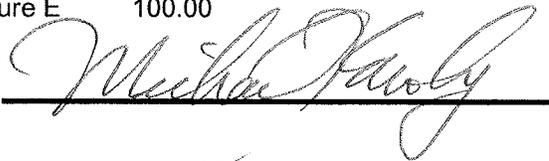
### Project Staging:

Fund No.	Program No.	MPFP No.	Total / Partial	Total Amt, \$K	Prior	07-08	Next	Future
506	0716			400.0	0.0	400.0	0.0	0.0
<b>Project Total:</b>				<b>400.0</b>	<b>0.0</b>	<b>400.0</b>	<b>0.0</b>	<b>0.0</b>

### Source of Funding:

% Measure E 100.00

Recommended for Submittal



Date

7-24-07

Recommended for Approval (Dept Head)

Date

MPFP Approval (Public Works)



Date

7/24/07

Finance Department Approval



Date

7/29/07

City Manager Approval



Date

8-3-07