



**REPORT TO MAYOR AND CITY COUNCIL**

AGENDA ITEM

TO: THE HONORABLE MAYOR  
AND CITY COUNCIL

DATE: October 21, 2008

SUBJECT: Final Acceptance and Notice of Completion for Library Maintenance  
Project, Project No. 07-16

**Report in Brief**

In May 2008, the City executed a construction contract with SGC Construction, Inc., in the amount of \$137,488 for exterior maintenance of the historic Carnegie library building. Final contract cost with change orders is \$155,449. The work was performed in accordance with the plans and specifications and is ready for acceptance by City Council.

Staff recommends City Council accept the Library Maintenance Project as complete and authorize the City Clerk to file a Notice of Completion in the Office of the County Recorder.

**Background**

In 2006, voters approved the Measure E 1/2 cent sales tax along with advisory measures to identify voter preferences for use of those tax proceeds. Library maintenance, associated with Advisory Measure D, received a 53.4% voter approval rating. Accordingly, the Community Development Engineering Division worked together with the Library and Public Works facilities maintenance personnel to prioritize facility requirements to provide the highest return on investment toward maintaining this historically significant community resource.

**Discussion**

The contractor began construction in June 2008 and finished in September 2008. The work included stucco repair, window and window frame repairs, exterior painting of the entire building, and roof tile repairs. The original contract was awarded for \$137,488. Seven necessary change orders were issued in the amount of \$17,961. The final contract cost with change orders is \$155,449.

**Fiscal Impact**

The project is fully funded in the current Capital Budget approved on December 4, 2007 with an approved budget of \$190,125 for this phase of the project and a total approved project budget of \$400,000. Under the total project, \$244,551 remains available for remaining interior Library maintenance and repair needs as noted in the attached Project Programming Summary Sheet. 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 accept as complete the Library Maintenance Project and authorize the City Clerk to file a Notice of Completion in the Office of the County Recorder.

Prepared by: James Heath, P.E.  
Associate Civil Engineer

Reviewed by: Barry Munowitch, AICP  
Assistant City Manager

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Mark G. Deven  
City Manager

Attachment: Project Programming Summary

# Project Programming Summary

Revision # 1 2/20/2007  
 2 Pending

Project No.:  Revision #:  Project Title:

PM:  Owner:

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>		

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

**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.

**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 Amt, \$K	Total	Prior	07-08	Next	Future
506	0716		400.0	400.0	0.0	400.0	0.0	0.0
<b>Project Total:</b>			400.0	400.0	0.0	400.0	0.0	0.0

**Source of Funding:**

% Measure E 100.00

Recommended for Submittal Michael Pauly Date 7-24-07

Recommended for Approval (Dept Head) \_\_\_\_\_ Date \_\_\_\_\_

MPFP Approval (Public Works) Mike Pauly Date 7/24/07

Finance Department Approval John D. ... Date 7/29/07

City Manager Approval John W. ... Date 8-3-07