

# REPORT

To the Honorable Mayor and City Council  
From the City Manager

December 6, 2004

**Subject**

Award of Contract – Redwood City Library – Schaberg Branch Renovation 2003 Project

**Recommendation**

Approve the Contract Documents and award the contract for the Redwood City Library – Schaberg Branch Renovation 2003 Project, to the lowest bidder, Coast Side Associates of Half Moon Bay, California, for their bid of \$581,625.00.

**Background**

The Schaberg Library was built in 1953, and has had additions built onto the original building in order to make it larger. Presently, the facility is not in compliance with the American With Disabilities Act (ADA), due to stair at the main entrance, narrow doors, and non-compliant bathrooms. This project will eliminate the stairs, create a ramp entry, create larger, roomier, compliant bathrooms, replace the existing front service desk counter to conform to ADA regulations, and upgrade the interior with paint and new carpeting.

The Library will also take this opportunity to expand the public space of the building, increase the displays for books and create an area for young children. Public computers and a self-serve checkout machine will be added. The Program Room downstairs will be refurbished to allow for public meetings and after school homework help.

Four (4) bids for the above-referenced project were opened in the Office of the City Engineer (public counter – Maps & Records area) Wednesday, November 17, 2004, and are summarized below.

<u>Rank</u>	<u>Bidder</u>	<u>Amount</u>
1	<b>Coast Side Associates – Half Moon Bay, CA</b>	<b>\$581,625.00</b>
2	JMA Construction – San Francisco, CA	\$612,000.00
3	D.F.P.F. Corp. dba Fine Line Construction – San Francisco, CA	\$619,916.00
4	John Plane Construction – Burlingame, CA	\$669,591.00

The low bid of \$581,625 is approximately 33% higher than the Architect's Estimate of \$435,000.

The Architect's Estimate had not included the Asbestos Abatement Work (\$40,000), and the landscaping estimate was actually one half of the contractor's anticipated bid price. In addition, the last minute changes caused by clarifications to Contractors' questions of flooring materials, required more ceramic tile and more carpet tile, thereby increasing the bid price.

The Agreement is available for review in the City Clerk's office.

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**Alternative**

The only alternative would be to have Schaberg Library in its present state, which is not in compliance with the ADA, putting the City at risk.

**Fiscal Impacts**

Funds in the amount of \$720,000 are appropriated in the FY 2003-2004 Capital Improvement Program budget under the various Civic Facilities programs, for this project.

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For Brian Lee  
Senior Civil Engineer

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Community Development Services Department

*Susan Wells*  
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