

REPORT

To the Honorable Mayor and City Council
From the City Manager

August 25, 2008

SUBJECT

Final Acceptance – Redwood Shores Branch Library (also known as the “Redwood Shores Community Library”) Project.

RECOMMENDATION

Accept, by motion, the construction of the Redwood Shores Branch Library, authorize the release of bonds, authorize the release of retention less \$150,000.00 which is representative of punchlist items pending completion, and authorize the Community Development Services Director to release said amount upon completion of punchlist items according to City procedures.

BACKGROUND

Status of Construction Contract

On December 11, 2006, the City Council awarded the construction contract for the Redwood Shores Branch Library to Sausal Corporation of San Leandro. The project was awarded for a base bid of \$14,472,500.00 and construction began January 27, 2007. The project is substantially completed in accordance with the Contract Documents and approved changes. Fifteen (15) change orders totaling \$411,184.00 were issued. The final contract amount is \$14,883,684.00, and 2.8% more than the contract amount initially awarded.

Change orders resulted from unforeseeable conditions, required design clarifications, and owner initiated modifications. Typically, change orders total more than 5% on projects of this size and complexity. The limited change order activity is attributable to the quality of service provided by the construction management firm – Kitchell, the designers – Anderson Brule Architects, and close oversight of the project by staff.

Some punchlist items remain uncompleted although their status does not affect the occupancy and use of the facility. The punchlist includes landscaping, electrical, lighting, mechanical, and architectural items, and issues related to the leak detection panel. Punchlist items are scheduled for completion by August 29, 2008. The value of work is approximately \$150,000.00. If punchlist items are not completed by the date scheduled for the release of retention, September 15, 2008, staff recommends that an amount equal to the value of uncompleted work be retained until completion which is consistent with City procedures. Staff requests that Council authorize the Community Development Director to release withheld retention upon satisfactory completion of the punchlist items.

Library Opening

Efforts continue to provide a fully equipped, furnished, and functioning facility that will be available for training purposes before the library's scheduled grand opening on September 6, 2008. The Library Foundation has successfully raised over \$850,000.00


for the book and media collection that will be installed over the next few months. Equipment specific to library operations has been ordered from the Peninsula Library System. Furniture and furnishings have been procured and installation will occur in August. Council approved an agreement on July 28, 2008, for \$277,000.00 to design and install an Interpretive Center. The work of this agreement is funded in part by a California Coastal Conservancy Grant (Proposition 50) of \$150,000.00, a contribution from the Moore Family Foundation of \$25,000.00, and project funds totaling \$102,000.00 that will be reimbursed from continued fundraising efforts. A lease agreement with La Tartine LLC, for the operation of an on-site café is scheduled for presentation to Council on August 11, 2008.

ALTERNATIVES

Council may choose not to accept the project and authorize the release of bonds and retention which would be contrary to the terms of the contract, prior Council action, and the public contracting code.

FISCAL IMPACT

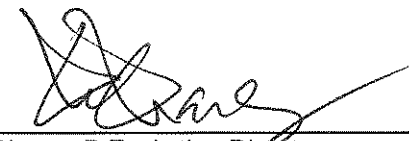
Sufficient funds have been approved and appropriated for this project from the Capital Projects Fund, the General Fund, and the GID 1-64 Facility Fee Fund. This project received approximately \$10.1 million in state grant funds.



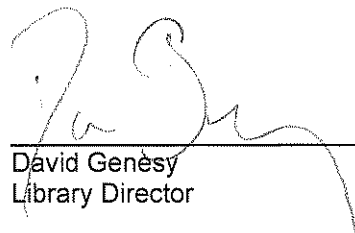
Brian Lee, P.E.
Senior Civil Engineer



Peter Vorametsanti, P.E., Acting Manager
Engineering & Construction



Chu Chang, P.E., Acting Director
Community Development Services



David Genes
Library Director



Peter Ingram
City Manager

ATTACHMENTS

None

RELATED DOCUMENTS IN CITY CLERK'S OFFICE

None