



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Katy Allen
Jane Light

SUBJECT: EDENVALE BRANCH
LIBRARY PROJECT

DATE: 04-19-06

Approved

Diana Santana

Date

4/25/06

COUNCIL DISTRICT: 2

RECOMMENDATION

- a. Report on bids and award of contract for the Edenvale Branch Library Project to the low bidder, John Plane Construction Co., Inc., to include the base bid and Add Alternate No. 1, in the amount of \$7,336,000 and approval of a contingency in the amount of \$733,600.
- b. Adoption of a resolution approving the Edenvale Branch Library Project and incorporating environmental mitigation measures as set forth in the Mitigation Monitoring And Reporting Program for the project.

CEQA: Mitigated Negative Declaration, PP05-011.

OUTCOME

Approval of this construction contract will allow the Edenvale Branch Library Project to be built and occupied for use by the community. Approval of a ten percent contingency will provide funding for unforeseen conditions during the construction of this project. Adoption of the resolution will ensure all environmental mitigation and monitoring measures will be carried out.

BACKGROUND

The Edenvale Branch Library is the tenth library to be constructed using City Library Bond Funds. The proposed project will add a new library to the City's branch library system, in accordance with the Branch Facility Master Plan approved by Council in September 2000. The new library will be built on an undeveloped City-owned site acquired from the City's Department of Transportation. The site is located at 101 Branham Lane East (Monterey Rd. at Branham) and is bounded by high-density residential across Branham Lane to the northwest, residential to south east, and Monterey Road to the southwest (map attached).

The project will construct a 22,222 square foot single-story library building, housing various reading areas, a tech center, a new Internet Café area, children and adult collection spaces and a community meeting room. The site will be developed to include a parking lot adjacent to the north side of the building accommodating 83 vehicles. Construction is scheduled to begin May 2006 with completion October 2007.

The Edenvale Branch Library Project has been designed and will be constructed to achieve the equivalency of a LEED Certified level.

In addition to the base bid scope of work there is one add alternate bid item:

<u>Add Alternate Description</u>	<u>Engineer's Estimate</u>
1. Artwork Structural Support	\$30,000

ANALYSIS

Bids were opened on March 30, 2006 with the following results:

<u>Contractor</u>	<u>Base Bid</u>	<u>Add Alternate</u>	<u>Total Bid</u>	<u>Variance Amount</u>	<u>Over/(Under) Percent</u>
Engineer's Estimate	\$8,800,000	\$30,000	\$8,830,000	--	--
Robert A. Bothman Const. (San José)	8,035,000	13,500	8,048,500	(781,500)	(9)
Ralph Larsen & Son Const (San Mateo)	7,972,000	20,000	7,992,000	(838,000)	(10)
Zovich Const. (Hayward)	7,950,000	35,000	7,985,000	(845,000)	(10)
Gonsalves & Stronck (San Carlos)	7,815,500	21,500	7,837,000	(993,000)	(11)
Hagensen Pacific Constr. (San José)	7,590,000	42,000	7,632,000	(1,198,000)	(14)
John Plane Constr. (Burlingame)	7,299,000	37,000	7,336,000	(1,494,000)	(17)

The low bid submitted by John Plane Construction, to include the base bid and Add Alternate is 17 percent below the Engineer's Estimate. The cost estimating consultant provided the estimate based on a steady trend of high construction costs experienced over the last several years. Volatile conditions that continue to influence the construction market, such as labor and material shortages are resulting in estimating uncertainty. While all bids came in significantly under the Engineer's Estimate, the fact that there was a minimal spread from highest to lowest is an indicator of the accuracy of the results. Staff considers the low bid submitted for this project to

be competitive while also legitimate for the work to be performed and recommends award of contract to John Plane Construction.

Council Policy provides for a standard contingency of ten percent on public works projects involving the construction of a building. Staff considers the standard contingency appropriate for this project.

PUBLIC OUTREACH

Community participation in the master planning effort through various community participation meetings for this branch was solicited through flyers at various branches and mailers to the nearby residents.

To solicit contractors, this project was listed on the City’s Internet Bid Line and advertised in the *San José Post Record*. Bid packages for all Department of Public Works construction projects were provided to various contractor organizations and builder’s exchanges.

COORDINATION

This project and memorandum have been coordinated with the Departments of Planning, Building and Code Enforcement, Police, Fire, General Services, Environmental Services, Information Technology, Finance, the City Attorney’s Office, Council District 2 Office and the City Manager’s Budget Office.

COST IMPLICATIONS

1. AMOUNT OF RECOMMENDATION: \$7,336,000
2. COST OF PROJECT:

Project Delivery	\$2,482,000
Construction	7,336,000
Contingency	733,600
TOTAL PROJECT COSTS	\$10,551,600
Prior Year Expenditures	1,099,821
REMAINING PROJECT COSTS	\$9,451,779
3. SOURCE OF FUNDING: 472 – Branch Libraries Bond Projects Fund
4. FISCAL IMPACT: This project is consistent with the Council-approved Budget Strategy Economic Recovery section in that it will spur construction spending in our local

economy. The new Edenvale Branch will have a net annual operating and maintenance impact of \$425,000 starting in FY 2007-08.

BUDGET REFERENCE

Fund #	Appn. #	Appn. Name	Total Appn.	Amt. For Contract	2005-06 Adopted Budget Page	Last Budget Action (Date, Ord. No.)
Remaining Project Costs			\$9,451,779			
472	4319	Edenvale Branch	\$10,017,000*	\$7,336,000	V-451	10/18/05, Ord. No. 27580
		TOTAL	\$10,017,000*			

* An additional \$153,000 is budgeted in the Library Bond Fund in FY 2005-06 for project costs.

CEQA

Mitigated Negative Declaration, PP05-011.

Planning has issued a mitigated negative declaration for this project. The mitigated negative declaration identifies a number of mitigation measures that need to be implemented in order to address environmental impacts. These measures and their manner of implementation are identified in the *Mitigation Monitoring and Reporting Program* for the project. These measures have been incorporated into the project design and the construction documents. As part of today's action, staff is requesting Council to approve these mitigation measures and their manner of implementation, as set forth in the *Mitigation Monitoring and Reporting Program*, and direct the implementation of these measures as part of the project.

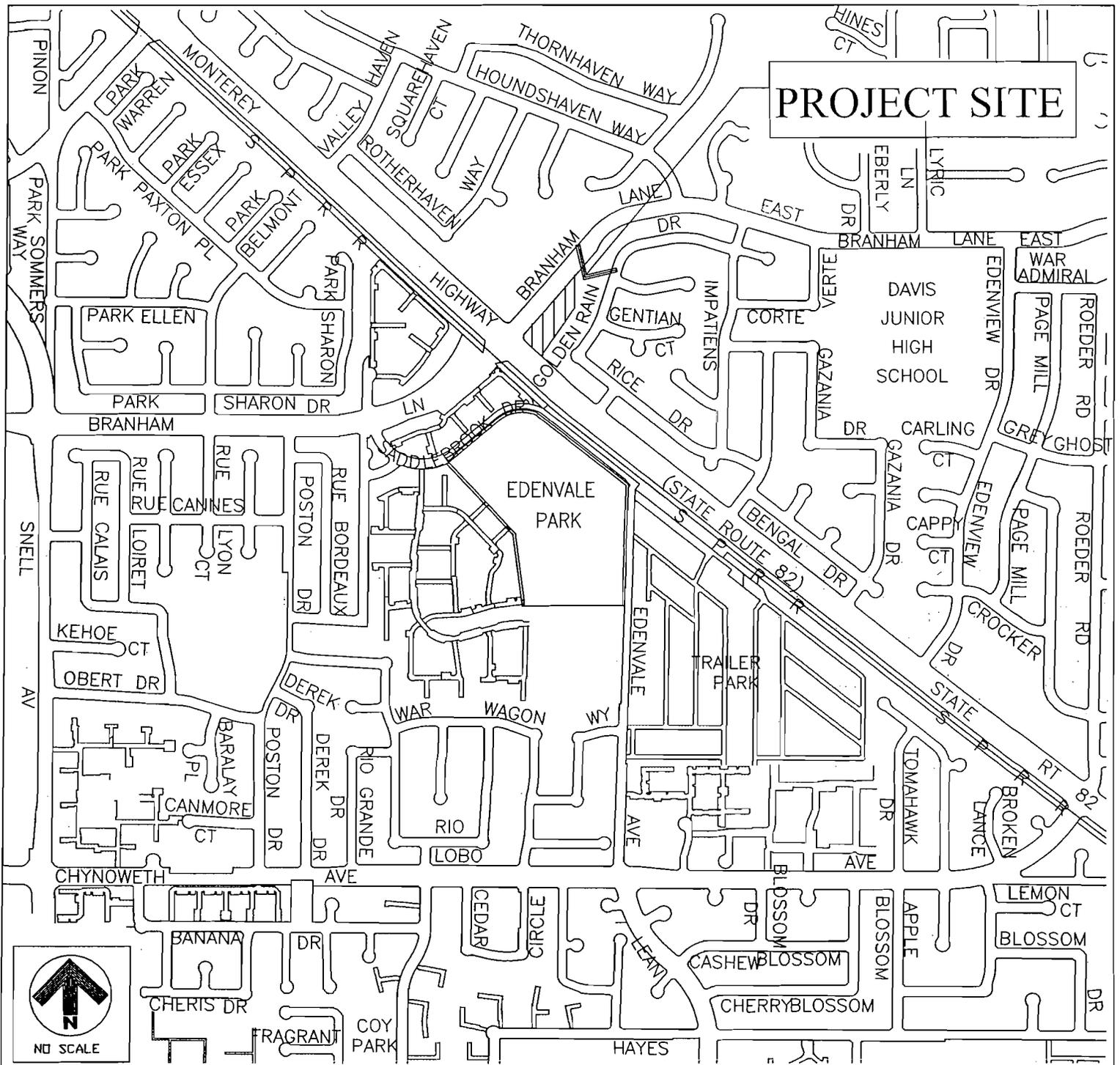


KATY ALLEN
 Director, Public Works Department



JANE LIGHT
 Library Director

For questions please contact DAVID SYKES, ASSISTANT DIRECTOR, at (408) 535-8300.



EDENVALE BRANCH LIBRARY

LOCATION MAP

NO SCALE

City File No. PP05-011 E-13078

County Clerk
County of Santa Clara

Office of Planning and Research
State of California

SCH #

**NOTICE OF DETERMINATION
FOR MITIGATED NEGATIVE DECLARATION**

Project Title, Location and Description:

The Edenvale Branch Library Project, involves the construction of a one-story, 22,250 square foot branch library and 83-space surface parking lot on a 2.0 gross acre site in the R-1-8 Residence Zoning District located at the southeast corner of Monterey Road and Branham Lane East.

This is to advise you that the City Council of the City of San Jose approved the above-described project and make the following determinations regarding such project:

1. The project will not have significant effects on the environment.
2. The Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The Mitigated Negative Declaration and record of project approval may be examined at the City of San José, Department of Planning, Building and Code Enforcement, 200 East Santa Clara Street, San José CA 95113-1905. This notice is in compliance with Section 21108 and 21152 of the Public Resources Code.

The above-described project was approved and issued on the 10 day of March.

Sincerely,



KATY ALLEN

Director, Public Works Department

KA:sb

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JOSE APPROVING THE EDENVALE BRANCH LIBRARY PROJECT, FOR WHICH AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION WAS PREPARED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, prior to the adoption of this Resolution, the Planning Director of the City of San Jose prepared an Initial Study and adopted a Mitigated Negative Declaration for the Edenvale Branch Library Project (Planning File No. PP05-011) in accordance with the requirements of the California Environmental Quality Act of 1970, as amended ("CEQA"), and state and local guidelines implementing CEQA; and

WHEREAS, the Edenvale Branch Library Project ("Project") analyzed under the Initial Study/Mitigated Negative Declaration consisted of the development of a 22,222 square foot branch library building, on a 2.0-acre site located at 101 Branham Lane East, San José, California 95136; and

WHEREAS, the Initial Study/Mitigated Negative Declaration concluded that implementation of the Project will not have significant effects on the environment. The Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA; and

WHEREAS, in connection with the approval of a project involving the preparation of an initial study/mitigated negative declaration that identifies one or more significant environmental effects, CEQA requires the decision-making body of the lead agency to incorporate feasible mitigation measures that would reduce those significant environment effects to a less-than-significant level; and

WHEREAS, whenever a lead agency approves a project requiring the implementation of measures to mitigate or avoid significant effects on the environment, CEQA also requires a lead agency to adopt a Mitigation Monitoring and Reporting Program to ensure compliance with the mitigation measures during project implementation; and

WHEREAS, the City of San Jose is the lead agency on the Project, and the City Council is the decision-making body for the proposed Project; and

WHEREAS, the City Council has reviewed and considered the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project are, by this reference, incorporated into this Resolution as if fully set forth herein; and

WHEREAS, the Project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Department of Fish and Game Code.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN JOSE AS FOLLOWS:

THAT THE CITY COUNCIL does hereby make the following findings: (1) it has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project, (2) the Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA and consistent with state and local guidelines implementing CEQA, and (3) the Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City as lead agency for the Project. The City Council designates the Director of Public Works at the Director's Office at 200 East Santa Clara Street, 5th Floor, San Jose, California 95113, as the custodian of documents and records of proceedings on which this decision is based.

THAT THE CITY COUNCIL does hereby approve construction of the Project (Planning File No. PP05-011) and adopt the Mitigation Monitoring and Reporting Program prepared for the Project. The Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are: (1) on file in the Office of the Director of Planning, 200 East Santa Clara Street, 3rd Floor, San Jose, California 95113 and (2) available for inspection by any interested person.

ADOPTED this ninth day of May, 2006, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

VACANT:

RON GONZALES
Mayor

ATTEST:

LEE PRICE, CMC
City Clerk