



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Katy Allen

SUBJECT: JOYCE ELLINGTON
BRANCH LIBRARY
WATER SERVICE

DATE: 05-08-07

Approved

Deanna Arna

Date

5/9/07

COUNCIL DISTRICT: 3
SNI AREA: 13th Street

RECOMMENDATION

Approval of an agreement with San Jose Water Company for installation of water facilities to serve the new Joyce Ellington Branch Library project and the multi-purpose facility of the adjacent Grant Elementary School, in the amount of \$226,067.

OUTCOME

Award of this agreement to San Jose Water Company (SJWC) will allow the water facilities for the new building to be installed.

BACKGROUND

On May 23, 2006, City Council approved the First Amendment to Lease between San Jose Unified School District (SJUSD) and City of San Jose for Joyce Ellington Branch Library Parcel. This parcel of land bounded by the Grant Elementary School at the north, 10th Street at the west, 11th Street at the east and Empire Street at the south became available for the development of the Joyce Ellington Branch Library project (map attached).

The construction contract for the Joyce Ellington Branch Library project was awarded by the Council to John Plane Construction on September 26, 2006. The construction started in November 2006. Currently the project is approximately 25% complete. Due to the location of this particular site, SJWC, indicated that the existing water services are not sufficient to provide this new development with an adequate capacity for domestic and fire protection uses. It proposed a major upgrade of the water service under Empire Street between 9th and 11th Streets. Utility agreements over \$100,000 require Council approval. Since SJWC is the only water service provider for this area, there was no need to solicit for bids.

In summer 2006, Grant Elementary School began the construction of two development projects on school site: constructing an approximately 5,000 square feet multi-purpose building and installing a synthetic material surface over the existing sports field. The sports field is immediately adjacent to the boundary of the Joyce Ellington Branch Library project site. Subsequently, the construction team for the school projects approached the City and requested considerations for tapping their storm drain and water services into the library's systems. In return, the SJUSD would compensate City the costs for the added work. Both the water service and storm drain are critical to the school and library projects. The completion of school projects is expected in summer 2007.

Staff prepared estimates for the added work as requested by SJUSD. The cost increase in water service connection as a result of tapping the services for the school projects is \$660.00, plus half of the savings for potentially eliminating a fire hydrant on the school site. The cost increase in storm drain system as a result of collecting the storm drainage from the school site is \$20,000. These estimated costs were discussed in the meeting on 1/26/07 and acceptable to SJUSD. Immediately after the meeting, staff proceeded with incorporating the added work into the construction contract and coordinating with SJWC to finalize the terms of the agreement for water service.

ANALYSIS

SJWC submitted a proposal in an amount of \$226,067 for the upgrade and connection of the water services for this library project. This fee amount reflects the magnitude of the work that includes engineering, trenching, installing a new water main in the street and making a connection two blocks away from the project site. Staff reviewed this proposal and believes it is reasonable for the work proposed. The construction contract carries the utility allowance in an amount of \$120,000 for electrical, gas and water services connections. After paying PG&E's costs, the remaining allowance of \$68,036 will be made available for this agreement. The remaining amount of \$158,031 will be allocated from the project budget. Reimbursement of the SJUSD cost will be addressed in a subsequent agreement.

PUBLIC OUTREACH/INTEREST

- Criterion 1:** Requires action on the use of public funds equal to \$1 million or greater
(Required: Website Posting)
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

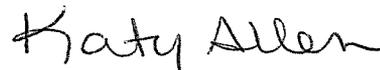
BUDGET REFERENCE

Fund No.	Appn. No.	Appn. Name	RC No.	Total Appn.	Amt. For Contract	2006-2007 Adopted Budget Page	Last Budget Action (Date, Ord. No.)
Remaining Project Costs				\$ 8,409,620			
Current Funding Available							
472	4791	Joyce Ellington Branch		\$ 8,295,000	\$ 226,067	V-264	10/17/06 Ord. No.27888
Total Current Funding Available				\$ 8,295,000	\$226,067		
Funding in future years of CIP*				\$ 115,000			
Total Funding for Project				\$ 8,410,000	\$ 226,067		

* A total of \$115,000 is currently programmed in 2007-2008 as part of the 2007-2011 Adopted Capital Improvement Program.

CEQA

CEQA: Exempt PP05-167



KATY ALLEN
Director, Public Works Department

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

