



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen
Jane Light

SUBJECT: PEARL AVENUE BRANCH
LIBRARY PROJECT

DATE: 07-20-05

Approved

Date

7/25/05

Council District: 9

RECOMMENDATION

Approval of an agreement with Anderson Brulé Architecture, Inc. for consultant services for the Pearl Avenue Branch Library Project, from the date of execution to June 2008, in an amount not to exceed \$850,000.

CEQA: Not a project.

BACKGROUND

The Pearl Avenue Branch Library is the twelfth library to be initiated under the Branch Facility Master Plan. The branch will be located at the existing branch location on 4270 Pearl Avenue (map attached).

Staff from the Departments of Public Works (DPW) and Library conducted the architectural consultant interview and selection process per the Approved Qualifications Based Consultant Selection (QBCS) Policy as well as the Local Business and Small Business Preference Ordinance and recommends the retention of Anderson Brulé Architects, Inc. to provide the consultant services for this project.

The scope of work will include program review, conceptual design, schematic design, design development, preparation of construction documents, bidding and award, construction administration, preparation and compiling of record documents and project closeout.

The building programming, conceptual and schematic design scope of work will include community outreach.

Construction is estimated to begin in fall 2006 with completion in spring 2008.

ANALYSIS

DPW started the consultant selection process in May 2005 with a Request for Qualifications. After notifying 85 pre-qualified architectural firms, 17 firms responded to the Request for Qualifications. Six firms out of the 17 were notified for interviews. On June 1, 2005, DPW and the Library Department staff along with a panel member from outside the City interviewed the six firms and as a result, Anderson Brulé Architecture, Inc. was selected for the Pearl Avenue Branch Library.

Ranked List determined by the Interview Board:

1	Anderson Brulé Architects
2	Gould Evans
3	Rob W. Quigley
3	Tetra Design
5	Field Paoli Architects
6	BSA

Library and DPW staff have negotiated a fee of \$850,000 for the basic services. Staff believes that this is a reasonable fee for this project.

A member of the firm who is LEED Accredited is included on the Design Team for this facility. The facility will be designed in accordance with the Green Building Policy.

An alternative to hiring a consultant for this work is for the work to be done by existing City staff. Staff considered this alternative and recommends using a consultant because current City staff is fully utilized. Shifting existing City staff resources to this project at this time would delay the project.

OUTCOME

Approval of this agreement for consultant services for the Pearl Branch Library will enable the City to start the design process as scheduled

PUBLIC OUTREACH

The Request for Qualifications was published in the *San José Post Record* and the City's Internet Bid Line and automatic notifications of the Request for Qualifications were sent via email to all of the 85 firms on the list of pre-qualified architectural consultants. A programming community meeting will be held in August 2005. Future project meetings will be advertised at Pearl Avenue

Branch Library and at various nearby branch library locations for conceptual design and the schematic design processes.

COORDINATION

This agreement and memorandum have been coordinated with the Departments of Planning, Building and Code Enforcement, Finance, the City Manager’s Budget Office and City Attorney’s Office.

COST IMPLICATIONS

1. AMOUNT OF RECOMMENDATION: \$850,000

2. COST OF PROJECT:

Project Delivery	\$1,493,000
Construction	5,600,000
Contingency	560,000
TOTAL	\$7,653,000

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 renovated Pearl Avenue Branch will have an annual operating and maintenance impact of \$268,000 starting in 2008-2009.

BUDGET REFERENCE

Fund #	Appn. #	Appn. Name	RC #	Total Appn.	Amt. For Contract	2005-06 Proposed Budget Page	Last Budget Action (Date, Ord. No.)
472	5734	Pearl Avenue Branch	Various	\$7,437,000	\$850,000	V-411	MBA #60 6/21/05**

*An additional \$318,000 is budgeted in the Library Bond Fund in 2006-2007 and 2007-2008 for project costs.

** The 2005-2006 Adopted Capital Budget for this project includes a \$959,000 rebudget that was approved by City Council on June 21, 2005.

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CEQA

Not a project.



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