COUNCIL AGENDA: 06-10-08
ITEM: 5.3

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Albert Balagso
Jane Light
Katy Allen

SUBJECT: SEE BELOW

DATE: 05-19-08

Approved

Date 5/23/08

COUNCIL DISTRICT: 6
SNI AREA: Burbank/Del Monte

SUBJECT: REPORT ON BIDS AND AWARD A CONTRACT FOR THE BASCOM LIBRARY AND COMMUNITY CENTER PROJECT

RECOMMENDATION

Report on bids and take appropriate action based on the evaluation of bids for the Bascom Library and Community Center project.

OUTCOME

Approval of this construction contract will allow the construction of the Bascom Library and Community Center to proceed. Approval of the standard ten percent contingency will provide funding for unanticipated work necessary for completion of the construction of this project.

EXECUTIVE SUMMARY

The purpose of this memorandum is to report on the evaluation of the bids received for the Bascom Library and Community Center project and recommend an appropriate action to be taken based upon the results of the evaluation.

BACKGROUND

The Bascom Library and Community Center will be a 40,000 square foot joint facility consisting of a branch library and community center (20,000 sf each). Proposed amenities include a community room, multi-purpose room with kitchen, gymnasium, game room, fitness center, youth center, tech center, Internet café, children and adult collection spaces, various reading areas, Family Learning Center classroom, and administration and support areas. There will also be an outdoor "sun porch" area for community events including a projector and screen wall for outdoor movie viewing. The joint facility will have a new surface parking lot with 101 spaces including disabled parking. The new facility will be built on a 2-acre site located at 1000 South

Bascom Avenue between Fruitdale Avenue and Leon Drive. The project site is bounded by Bascom Avenue to the west and by Del Mar Avenue and residential housing to the east, commercial, professional and retail businesses are to the north, west and south (map attached).

Project funding consists mainly of Library and Parks and Recreation bond funds approved by San José voters in November 2000, supplemented by Park Trust and Construction and Conveyance Tax Funds.

Based upon City Council recommendations, this building is designed towards meeting the criteria of a LEED silver level facility and has been registered with the USGBC (United States Green Building Council) as targeting silver certification. Additionally, the project is designed in conformance with the requirements of the 2007 California Building Codes.

The Engineers Estimate is $20,150,000 for the base bid. Construction is scheduled to begin July 2008 with completion in Spring of 2010.

In addition to the base bid scope of work there are three add alternate bid items:

Add Alternate Description	Engineer's Estimate
1. Kitchen Equipment, only items noted	$29,000
2. Ceramic Wall tile in Restrooms	$10,000
3. Mechanical Unit Visual Screen	$116,000

ANALYSIS

A supplemental memo will be provided after bids are opened on May 29, 2008.

EVALUATION AND FOLLOW-UP

Approval of this recommendation will enable the project to move forward into construction. Construction is scheduled for 20 months and anticipating completion in spring 2010. At this time, no other issue needs to be followed up with Council.

POLICY ALTERNATIVES

Not applicable.

PUBLIC OUTREACH/INTEREST

✓ **Criterion 1**: Requires Council 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)**

This item meets criteria 1: Requires Council action on the use of public funds equal to $1 million or greater.

General Contractors have been pre-qualified to bid this project. The City has received 19 RFQ responses, of which 11 have been pre-qualified.

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 are routinely provided to a standard list of various contractor organizations, builder's exchanges and disadvantaged business organizations, including United Minority Business Enterprises and the San José Minority Business Development Center.

This placeholder award memo will be posted on the City's website for the June 10, 2008 Council Agenda, the supplemental memo will also be posted online during the week of June 2, 2008.

In addition, staff held numerous community meetings to solicit public input regarding the design of this new joint facility. Meeting notices and flyers were distributed and posted at public facilities and mailed to residents, NAC groups, and neighborhood associations within 2,000 foot distance of the joint facility site. Furthermore, staff formed a Community Project Advisory Committee (CPAC) composed of about 10 community members. The CPAC helped facilitate effective communication and coordination between staff and the entire community.

COORDINATION

This memorandum has been coordinated with Planning, Building and Code Enforcement, Council District 6 Office, the City Manager's Budget Office and the City Attorney's Office.

FISCAL/POLICY ALIGNMENT

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 expansion of square footage of this community center and branch library will also assist in meeting the General Plan goal of providing 0.43 square feet of library space per capita for the library.

COST SUMMARY/IMPLICATIONS

1. AMOUNT OF RECOMMENDATION/COST OF PROJECT: (Engineer's Estimate)

	$20,150,000
Land Acquisition (PRNS portion only)	$ 3,974,000
Project Delivery	6,212,000
Construction	20,150,000
Contingency (10%)	2,015,000
Public Art (Library portion only)	215,000
TOTAL PROJECT COSTS	**$32,566,000**
Prior Year Expenditures	($6,652,974)
REMAINING PROJECT COSTS	**$25,913,026**

2. COST ELEMENTS OF THE CONTRACT:

3. SOURCE OF FUNDING: 375 – Subdivision Park Trust Fund
   384 – Construction Tax and Property Conveyance Tax Fund: Parks Purposes Council District #6
   471 – Parks and Recreation Bond Projects Fund
   472 – Branch Libraries Bond Projects Fund

4. OPERATING COST: The new Bascom Branch and Community Center will have a net annual operating and maintenance impact of $2,061,000 starting in FY 2010-11. This funding was included in the 2009-2013 General Fund Forecast, released on February 29, 2008.

BUDGET REFERENCE

The table below identifies the fund and appropriation proposed to fund the contract recommended as part of this memorandum and remaining project costs, including project delivery, construction and contingency costs.

Fund #	App n #	Appn. Name	RC #	Total Appn.	Amt. For Contract	2007-2008 Adopted Budget Page	Last Budget Action (Date, Ord No)
Remaining Project Costs				**$5,913,026**			
Total Funding Available							
375	4694	Bascom Community Center	124925	$382,000		V-657	10/16/07 Ord. No. 28143
384	5026	Bascom Community Center-Multi Service	124925	1,529,000		V-436	10/16/07 Ord. No. 28143
471	4538	Bascom Community Center-Multi Service	124925	11,093,000		V-812	10/16/07 Ord. No. 28143
472	5160	Bascom Branch	141465	13,551,000		V-263	10/16/07 Ord. No. 28143
		TOTAL		**$26,555,000**			
Funding in future years of CIP							
471	4538	Bascom Community Center-Multi Service		1,041,000		V-812	
472	5160	Bascom Branch		287,000		V-263	
Total Funding Available				**$27,883,000**			

CEQA

CEQA: Exempt, File No. PP07-081

ALBERT BALAGSO
Director of Parks, Recreation and
Neighborhood Services Department

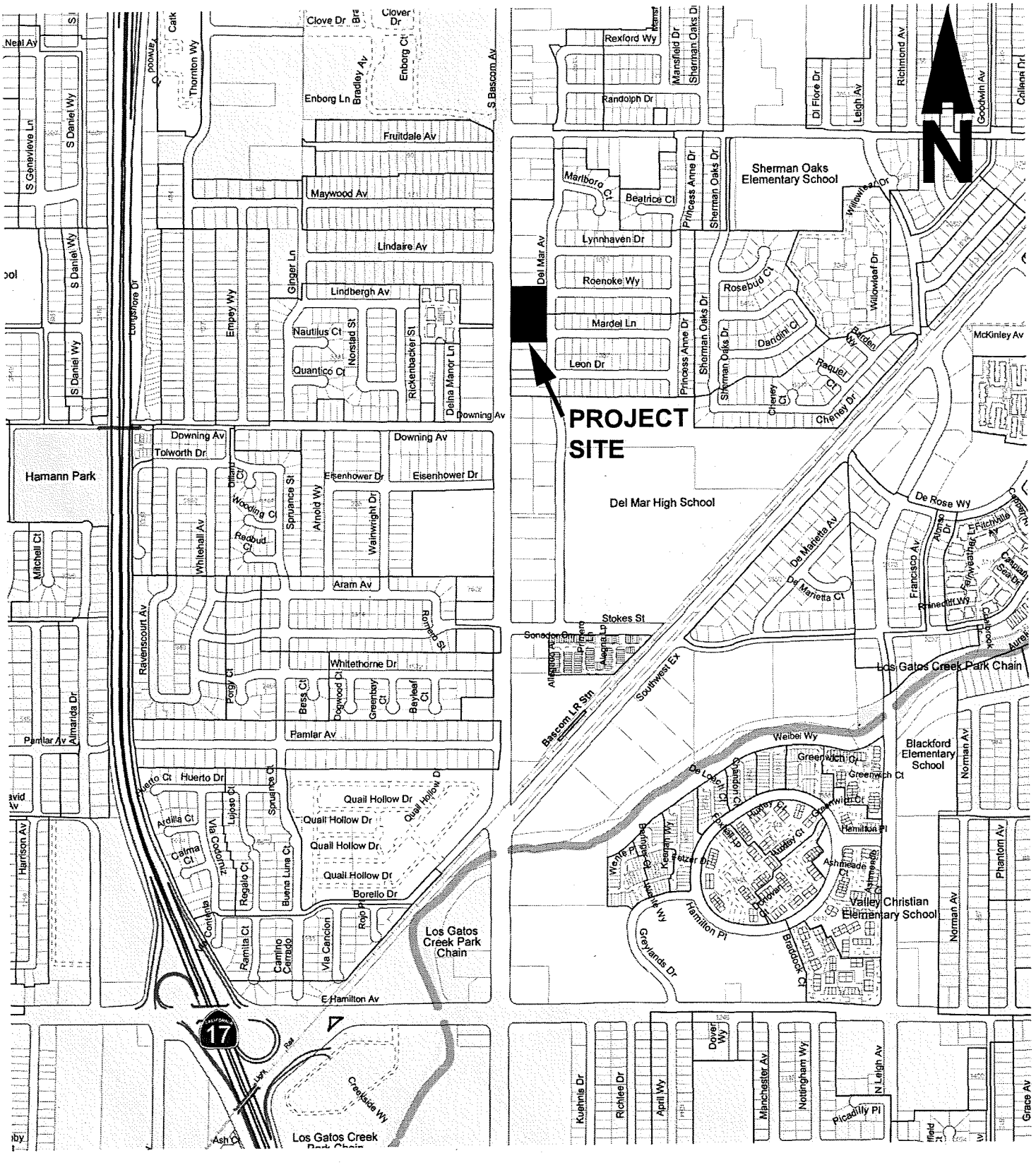
JANE LIGHT
Director, Library Department

KATY ALLEN
Director, Public Works Department

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

Attachments:
Vicinity Map
Expenditure Reconciliation
Statement of Exemption

BA PlaceholderMemo 01.doc



BASCOM BRANCH LIBRARY & COMMUNITY CENTER LOCATION MAP

Not to Scale