



CITY COUNCIL STAFF REPORT

DATE: June 19, 2013

UNFINISHED BUSINESS

SUBJECT: WELWOOD MURRAY MEMORIAL LIBRARY REMODEL PROJECT
DESIGN APPROVAL

FROM: David H. Ready, City Manager

BY: Assistant City Manager

SUMMARY

The proposed action is the approval of the Welwood Murray Memorial Library Remodel Project Plans, budget estimate and provide authority to proceed to bidding.

RECOMMENDATION:

1. Approve the Welwood Murray Memorial Library Remodel Plans as depicted on drawings dated May 8, 2013; and
2. Approve the Estimated Project Cost of \$1,150,439; and
3. Authorize the City Manager to Approve Final Plans and proceed to project bidding as well as execute all required documentation for the project to proceed.

STAFF ANALYSIS:

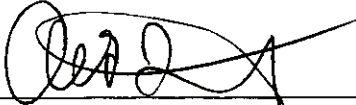
The Welwood Murray Memorial Design Subcommittee, comprised of Councilmembers Mills and Lewin, Library Board Members Gray and Willison, representatives from the Historical Society, the City Librarian and senior staff members have been working with the project Architect to refine the design and prepare a bidding package for the remodel of the Welwood Memorial Library. This design will allow for coalescing of Library/Information/Historical Society Archival functions into a re-purposed Welwood Memorial Library. A Memorandum of Understanding as to how the City and the Historical Society will operate the Library facility will be drafted and presented to City Council prior to any construction project approval being sought.

Attached, find a floor plan and a site plan of the proposed project (large plan to be on display at City Council). Please note that the interior layout is the same as previously reviewed and approved by the City Council; it is just a little more detailed as the design process has proceeded. The basis of this project design is the re-purposing of the historical building to bring together library, information and archival record preservation functions in a central location, and it will also provide for a large downtown location for public meetings while the facility is open and during after hours.

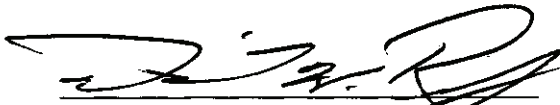
The design process has provided completed Design Development level drawings from which the designer has worked with a local builder to develop a construction cost estimate which has been reviewed by the Design Subcommittee. A complete Project Cost Estimate has been developed by taking the Construction Cost estimate and combining it with other known project costs to come up with a total estimated project cost of \$1.15 million. A copy of the full Project Cost Estimate is attached.

FISCAL IMPACT:

The current budget allocated to this project is \$567,993. With the Project Cost Estimate at \$1,150,439 that leaves a shortfall of \$582,446. Staff recommends that the Measure J Committee be approached for an additional allocation of dollars to be utilized to cover the shortfall so that this long delayed project can move to completion.



Allen Smoot, Project Coordinator



David H. Ready, City Manager

Attachment:

1. Plans (2 sheets)
2. Project Cost Estimate

WELWOOD MURRAY MEMORIAL LIBRARY PROJECT COST ESTIMATE

Jun-13

Soft Costs

Plan Check Fees	\$9,000
Advertising Bids	\$1,200
Blueprinting	\$10,000
Special Inspection & Testing	\$16,000
Hazardous Material Testing & Monitoring	\$10,500
Admin/Owners Rep.	<u>\$34,000</u>
SubTotal Soft Costs	\$80,700

Other Costs

Furniture (Not including Historical Society)	\$80,000
Communications	\$14,000
Equipment (Computers etc)	<u>\$48,500</u>
SubTotal Other Costs	\$142,500

Construction Costs

Hazardous Material Removal	\$68,000
Infrastructue (Elect, Mech , Plumb)	\$400,668
Landscape & Exterior Painting	\$45,000
Remaining Remodel Costs	\$352,197
Contingency (10%)	<u>\$61,374</u>
SubTotal Construction Costs	\$927,239

Project Total Estimate \$1,150,439

Less Budgeted Balance (\$567,993) As of 5/9/13
Project Shortfall \$582,446 Measure J Request