



City of Gilroy

COMMUNITY DEVELOPMENT DEPARTMENT

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TO: Thomas J. Haglund, City Administrator

FROM: Rick Smelser, City Engineer

DATE: August 3, 2009

SUBJECT: Gilroy Library Final Design Services Contract

Recommendation

It is recommended that the City Council approve, by motion, the attached design services contract with Harley Ellis Devereaux to provide final contract documents for construction of the new Gilroy Library in the amount of one million eight hundred fifty thousand dollars (\$1,850,000) plus direct expenses not to exceed One Hundred Thousand Dollars (\$100,000) and authorize the City Administrator to execute the agreement.

Background

The current library, located at 7387 Rosanna Street, was constructed in 1975 when the city's population was 15,589. In 2000 the City of Gilroy anticipated reaching General Plan "build-out" (or maximum land use within the City's boundaries according to the new General Plan) by the year 2040. The projected population was expected to increase to approximately 90,305 at General Plan build-out and create significant additional demands on the library and other city facilities. In addition, the library no longer met critical earthquake codes and faced other costly improvements that were not an efficient expenditure for a facility of its size, age and maintenance status. In 2000 the City Council approved a Library Expansion Committee to develop a Master Plan for a new library facility. The committee was later directed to procure grant funding and design services to ultimately construct a new Library Facility. In the fall of 2000, Fields Devereaux, Architects and Engineers, now Harley Ellis Devereaux, Architects and Engineers, were hired to develop the Master Plan and provide these design services.

The Library Master Plan was completed in February 2003. The Master Plan quantified the demands created by a projected growing city population and determined that in order to provide adequate library services to the present city population of more than 51,000 as well as a 2020 population of 69,500, a facility of 53,500 square feet was needed to replace the current Library. It also determined that limited additions would be necessary to continue to meet the space demands beyond 2020. To procure grant funding for ultimate construction of the library, design plans were authorized up to 90% design. The plans were submitted to the State of California for grant funding in three different cycles of the Library Bond Act of 2000 but the state was not able to fund the grant.

In May 2008 the City Council directed staff to take the steps necessary to place a measure on the November 2008 ballot for bond funding. In November 2008 bond funding in the amount of \$37 million was approved by the voters to complete the new library design, move the existing library to temporary facilities, demolish the existing library, acquire property and construct additional parking improvements along Dowdy Street and construct a new library facility and library related civic center improvements.

On April 6, 2009 Council approved Harley Ellis Devereaux to provide design services to complete their design of the new library which was brought to 90% completion in 2003. In order to establish a scope of work for the final design phase of the new library, Council authorized Harley Ellis Devereaux to determine what design changes and services would be needed to bring the existing plans into conformance with current codes, Title 24 energy standards, changes in library programs and technology and to perform an analysis of the opportunities and cost benefits related to each level of LEED certification.

After performing new code reviews, new structural code analysis, Title 24 energy calculations and analyses, cost benefit sustainability analyses for each level of LEED and a three part review of library programming, services, and technology needs, Harley Ellis Devereaux presented their findings to Council on May 18, 2009. The results of their analysis indicated that the initial 90% design effort for the library building was very good and very few new code related design changes were necessary to bring the initial 90% design up to existing standards. In addition, the cost benefit sustainability analyses performed for each of the LEED certification levels revealed that the initial 90% design, with upgrades to meet current code standards and available equivalent materials, was eligible to target certification at the level of LEED Silver. It was noted that a Silver Level LEED certification could be pursued within the revised baseline hard construction cost range of \$22 to \$24 million, excluding “soft” costs such as fees, permits, CM services and additional design services.

To better quantify the LEED analysis and determine that every possible enhancement was being made to get the best return for the money spent on the project, Council directed staff to review all possible LEED enhancements beyond LEED Silver. The analysis revealed that with some design enhancements involving storm water management, natural day lighting, integrated energy management control systems and mixed mode thermal conditioning to improve performance the initial 90% design could be eligible to target certification at the level of LEED Gold or better. The total number of targeted attainable points based on these enhancements was determined to be 55 to 59. The point range for LEED Gold is 39-51. On June 8, 2009 Council directed staff to add these enhancements to the project and pursue certification at the level of LEED Gold or better.

Discussion

Design services related to construction of the new City library will be focused on modifying the existing 90% design Library Bond Act Application drawings, dated March 14, 2003 to full construction documents, assisting with permitting and bidding of the plans and providing design review and commissioning services during and after construction. Plans and specifications will meet all current governing code requirements and will incorporate the requirements of all Library environmental documents, all of the sustainable design modifications necessary to pursue the LEED Gold or better credits and the entire new library related technological changes that have occurred since the plans were first developed in 2003.

In addition to modifying the existing 90% design Library Bond Act Application drawings, the Architect will assist the City in selecting/pre-qualifying the Construction Manager (CM) and the General Contractor (GC), as LEED Certified, successfully completing no fewer than three LEED silver or higher projects of similar size and scope. They will also be required to assist the City in other administrative services including:

- Updating their opinion of probable cost prior to the CM’s constructability and bidability review and just prior to bidding the project to ensure the project is within budget.
- Assisting the City and the CM in the constructability and bidability review process.
- Providing assistance to the City of Gilroy Building Department with plan check review.

- Revising construction documents as required based on plan check comments.
- Assisting the City and the CM in bidding the construction documents providing bid addenda as needed and attending a pre-bid meeting and a pre-construction meeting.
- Providing design review services during construction including, but not limited to review of submittals, requests for information and field reports.
- Providing commissioning services during and after construction to maximize building operation and targeted energy efficiency measures.
- Assisting the City with additional architectural/site review as necessary.
- Assisting the City with additional environmental review as necessary.

In performing these services, the Architect will attend all regularly scheduled meetings of the Library Review Committee, which consists of three (3) members of the City of Gilroy City Council and representatives of the Santa Clara County Library and bi-weekly Project Team meetings between the CM, GC and City Engineer.

Council Ad-Hoc Library Review Committee

The Council Ad-Hoc Library Review Committee reviewed this agreement on Monday, July 27, 2009 and recommended that it be forwarded to Council for approval.

Project Schedule

Final design is scheduled to start in August 2009 and continue through October 2009. City permit review is scheduled to start concurrently with constructability review in November 2009 and continue through February 2010. During this final design/permit review period, revised architectural and site and environmental approvals will be completed, existing library materials and staff will be relocated to a temporary library site and the existing library will be demolished.

Project construction will consist of separate contracts. The City of Gilroy Community Development Department will act as the Project Manager coordinating all contracts and providing all City of Gilroy Building Permits and CEQA environmental clearances. Demolition of the existing library is scheduled to start in November 2009 and construction of the new library building including civil site improvements and new library equipment and furnishings is scheduled to start construction in April 2010. Construction of the new library building may be able to start earlier should any of the final design, permit review, bidding, and relocation and demolition tasks be completed sooner than expected.

Human Resources

It is expected that the Community Development Department will provide full staffing support for all phases of this project including in house permit review and building inspection. A Construction Management Firm will be brought in during the design phase to provide additional design review and construction cost oversight during the design phase and help manage the construction phase of the project. This is a long term (three year) effort that at times will be very staff intensive and may require staff from other departments for site preparation for possible short term book storage at the City Hall Annex and during the final commissioning of the building. Although staffing needs vary the project will require an average of at least one (1) full time employee (FTE) position overseeing the various and ongoing aspects of the project during its term.

Financial Impact

The recommended action does not impose an additional impact on the city's FY 09 budget. The total costs of the library project, including the recommended actions of this report, are within the current \$37 million bond revenue approved by the voters in November 2008.