



City of Gilroy

COMMUNITY DEVELOPMENT DEPARTMENT

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TO: Thomas J. Haglund, City Administrator

FROM: Rick Smelser, City Engineer

DATE: April 6, 2009

SUBJECT: Gilroy Library Design Service Review

Recommendation

It is recommended that the City Council approve, by motion, 1) Harley Ellis Devereaux as a sole source provider for design services to complete their design of the new library which was brought to 90% completion in 2004 and, 2) to authorize the City Administrator to sign the attached proposal in the amount of \$94,850 in order to establish a scope of work for the final design phase of the new library.

Background

The current library 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 2004. 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 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 was approved by the voters in November 2008.

Discussion

In order to expedite the review process to establish a scope of work for the final design phase of the new library, Harley Ellis Devereaux, the original design firm that prepared the 90% design plans for the library in 2004, has been asked to prepare the attached proposal to determine what design changes and services will be needed to bring the existing plans into conformance with current codes, including new structural code analysis, new Title 24 energy

calculations and analyses, and associated changes in technology. In addition, an analysis of the opportunities and related design changes for each LEED certification level will be provided, along with cost benefit sustainability analyses for each LEED certification level. The review of design factors and cost benefit sustainability analyses for each of the LEED certification levels are scheduled to be presented to Council on May 4, 2009, primarily for direction on LEED certification design direction. A three part review of library programming, services, and technology needs will be done with the library staff during the months of April and May. The outcomes of these reviews and direction from City Council will be documented in a written scope change and project budget that will be presented to Council on June 1, 2009. The City approved scope and budget will be used to develop the final scope of work for design services which will be brought to Council for approval in July 2009.

Project Schedule

Construction of the new library is scheduled to begin in early 2010. To accommodate a construction start in early 2010 this preliminary review to develop the final scope of work for design services must be performed in the next few months. Final design is scheduled to occur during the months of July, August and September. City permit review is scheduled to be performed in October, November and December. These design and review periods will provide the highest quality plans possible, the best possible bid period (during the winter) and allow construction to start immediately after the wet season to have the best chance to avoid weather delay. During this final design/review time existing library materials and staff will be relocated to a temporary site and the existing library will be demolished. Construction may be able to start earlier should any of these design, review, and relocation and demolition periods 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 cost 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.

cc: Kristi Abrams

Attachments