

City of Brisbane

Agenda Report

TO: Honorable Mayor and City Council

FROM: Randy Breault, Director of Public Works/City Engineer via City Manager

SUBJECT: New Brisbane Library Bidding and Construction Phase

DATE: March 15, 2018

City Council Goals:

To design infrastructure and public facilities to be efficient, cost effective and to contribute to the cohesion and character of the community. (#2)

Purpose: To approve releasing the project for bids from qualified contractors.

Recommendation:

1. Approve the project; direct staff to file the Notice of Determination for the Mitigated Negative Declaration and to publish the Notice Inviting Bids.
2. Approve a Task Order with JMW Consulting Engineers in the amount of \$487,822 for construction management services.

Background:

The current effort to develop this project began in earnest in May 2015, when the council provided input on the selection process to engage an architectural firm (A-E) for design. Council subsequently established a Library Planning Stakeholder Group (LPSG) to assist in review of A-E proposals, and to work with the selected architect during design.

After an extensive review process of the proposals submitted by three (3) “short-listed” A-E firms, the contract for design was awarded to Siegel & Strain (S&S) in April 2016. The City Manager provided council a detailed overview of the project status via written correspondence 7/25/16.

In the ensuing period, S&S has worked extensively with the LPSG, held two public meetings for citizens to review the project’s progression, and presented the project to the full council in November 2016. The final project reflects the elements specified by Council in the initial letters of interest mailed to A/E firms in the Request for Proposals, and in the Agreement with S&S, and also balances the community’s desires identified during public outreach with the operational needs of the San Mateo County Library

staff, and with the building code requirements. Additionally, as required by the Brisbane Municipal Code, the new library has been designed to a LEED Silver rating.

At the 2/2/17 meeting, Council determined that the proposed project would not have a significant effect on the environment because mitigation measures have been incorporated into the design, and adopted a Mitigated Negative Declaration¹ (MND). There have been no substantive changes to the project design since the adoption of the MND. Council's action approving the publication of the Notice Inviting Bids is a final approval of the project, which triggers the requirement to publish a Notice of Determination.

S&S presented the Concept Design Phase of the project to Council in November 2016, and then reviewed the final project plans with the Infrastructure, Utilities & Franchise Subcommittee on 1/30/18. Due to the overwhelming size of the project plans and specifications (more than 160 plan sheets and over 1,000 pages of specifications) they are not attached to this staff report². S&S will attend this council meeting and be prepared to answer questions.

With regards to full-time construction management of the building, staff recommends issuing a task order to the Agreement for Professional Services previously approved with JMW Consulting Engineers for services provided during the City Hall remodel project. JMW has provided services for the City of Brisbane on multiple projects in addition to the remodel, and as shown in the attached proposal has managed a wide breadth and depth of projects throughout the state. The project budget reserved \$664,000 for construction management; JMW's proposed fee is \$487,822.

Fiscal Impact:

The latest construction estimate, including a small contingency and cost escalation, is \$5,090,139. To date, the known project costs for design and the estimated costs for construction and construction management remain within the previously established budget. Please refer to the Director of Administrative Services staff report on financing dated 3/15/18 for additional information.

Measure of Success: A new, modern library that meets the needs of the citizens of Brisbane.

Attachments:

- Project Rendering
- JMW Construction Management Services proposal dated 2/15/18



Director of Public Works/City Engineer



City Manager

¹ The Initial Study presented to Council at their meeting on 2/2/17 may be accessed [on the City's Website](#).

² A copy of the plans and specifications will be available to the public at the Public Works Counter during normal work hours, and [online](#).