ITEM NO. 12

STAFF REPORT

CITY OF OCEANSIDE

DATE: September 8, 2010

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **AUTHORIZATION TO AWARD A CONTRACT FOR THE OCEANSIDE CIVIC CENTER LIBRARY RENOVATION PROJECT**

SYNOPSIS

Staff recommends that the City Council award a contract in the amount of $451,309 to MW Construction, Inc., of Escondido for the Oceanside Civic Center Library Renovation Project, and authorize the City Manager to execute the agreement upon receipt of all supporting documents.

BACKGROUND

The Oceanside Public Library Strategic Plan 2005-2010 was approved by the City Council on November 2, 2005. The plan included action steps to recarpet the Civic Center Library, improve the lighting, and to create a "library marketplace based on a bookstore model". The goal was to provide a more welcoming, customer-friendly library that reflected the new patterns of library usage, self-service capability, and computer technology.

On April 7, 2010, the City Council approved plans and specifications and authorized the City Engineer to call for bids.

On June 23, 2010, City Council rejected bids and authorized the City Engineer to call for re-bid of the Oceanside Civic Center Library Renovation Project. On August 5, 2010, the bids were publicly opened. Four bids were received and are summarized in Exhibit A. The lowest responsible bidder is MW Construction, Inc., of Escondido with a bid of $439,860. The successful bidder's credentials have been researched and found to meet City requirements. The contract documents are on file in the Capital Improvements Division of the Development Services Department.

ANALYSIS

The Civic Center Library was constructed in 1989 and opened in January 1990. The carpet and furnishings are original to the facility and are showing extreme wear from the estimated 1,000 people per day who visit the library. Recarpeting the library will necessitate moving all the books and book stacks to install carpet underneath the

shelves. Therefore, the carpeting project was deferred until renovation plans were complete to take advantage of the opportunity to reconfigure space to meet modern library user needs. Staff and the Library Board of Trustees worked with the architect in an extensive planning process focused on creating a more efficient and inviting floor plan that would be flexible and accommodate changing needs.

The proposed renovation will consolidate staff areas to create more usable space for the public. In addition to new carpet and lobby tile, the plans on the first floor include a central information desk and display shelving in the great hall, new lighting, new bathroom entries and a reconfigured staircase. Teen services have grown dramatically in the past 20 years, and the plan creates a larger teen area on the first floor as well as a new space for "tweens", youth aged 10-13, to better serve these important age groups. The children's area will have a new shelving arrangement and a door into the community room for easy access for large children's programs.

The old tables and seating are very unsightly and will be replaced. Because of their age and heavy use, they can no longer be cleaned or reupholstered. The existing automatic front door is at the end of its useful life and needs to be replaced. It will be upgraded with a wider opening for easier access by the disabled and parents with baby strollers. The main stairway will be straightened and widened to create more floor space and allow comfortable passage by the many library customers.

The second floor book collection will remain in its current location, with the addition of an expanded computer area and a new training room for public computer classes, which replaces the training room lost when the Community Computer Center closed. Several offices will be reconfigured and three small study rooms will be constructed for quiet small group and individual study.

As summarized in Exhibit B, staff recommends inclusion of Deductive Alternate 2 in the amount of $5,237 and Deductive Alternate 3 in the amount of $4,500 for a total deduction of $9,737. In addition, staff recommends inclusion of Additive Alternate 5 for Great Hall light fixtures for $7,143, Additive Alternate 8 for additional great hall lighting for $7,995, Additive Alternate 16 for labor to remove and re-install library book stacks for $6,048, for an additional total of $21,186. The base bid for the project is $439,860, less $9,737 (Deductive Alternates 2 and 3), plus $21,186 (Additive Alternates 5, 8 and 16), for the total contract amount of $451,309. Construction is anticipated to begin November 8, 2010, and will finish late-January 2011.

FISCAL IMPACT

The FY 2010-11 Capital Improvement Program (CIP) budget for the Oceanside Civic Center Library Renovation Project (907112200503) has an approximate balance of $516,181. The construction contract of $451,309 with MW Construction, contingency, construction inspection will result in a total construction project cost of $483,309. A furnishing, fixture and equipment package will be purchased by the Library in the amount of $32,000. Therefore, sufficient funds are available for this project.

Construction-phase project costs are budgeted as follows:

Direct Construction Costs	
Bid Award Amount	$451,309
Construction Change Order Contingency	$ 22,000
Furnishing, Fixtures &Equipment Package	$ 32,000
City Inspection and Administration	$ 10,000
Total Direct Construction	$515,309

INSURANCE REQUIREMENTS

The City's standard insurance requirements will be met.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

The bid documents were previously reviewed by the City Attorney and approved as to form. The contract must be awarded to the lowest responsible bidder. The Public Contract Code defines "responsible bidder" as a bidder who has demonstrated the attributes of trustworthiness as well as quality, fitness, capacity and experience to satisfactorily perform a public works contract. The City Council also has the discretion to reject all bids and re-advertise.

RECOMMENDATION

Staff recommends that the City Council award a contract in the amount of $451,309 to MW Construction, Inc., of Escondido for the Oceanside Civic Center Library Renovation Project, and authorize the City Manager to execute the agreement upon receipt of all supporting documents.

PREPARED BY:

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Scott O. Smith, City Engineer

Teri Ferro, Financial Services Director

Attachments:
Exhibit A –List of bidders
Exhibit B – Deductive and Additive Alternates

Exhibit A

Bidder	Address	Bid Amount
MW Construction	Escondido	$439,860
Healey Construction	National City	$493,849
Dennis Patrick Construction	Oceanside	$498,100
Atlas Development Corp.	Solana Beach	$576,389

Exhibit B

Base Bid Amount		**$439,860**
Deductive Alternate #2	Solid Counter Top Removal	($5,237)
Deductive Alternate #3	MC Cable	($4,500)
Additive Alternate #5	Great Hall Lighting	$7,143
Additive Alternate #8	Great Hall Lighting	$7,995
Additive Alternate #16	Book Stack Removal	$6,048
TOTAL		**$451,309**