



## CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

### AGENDA ITEM

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Report: Contract for Central Library Youth Spaces Renovations

1. Motion authorizing the City Manager or his designee to execute a contract with PCL Construction Services, Inc., for the Central Library Youth Services Renovation, per Specification No. 3888, in the amount of \$6,527,157, plus a 10% contingency amount of \$652,716.
2. Resolution of appropriation

### COUNCIL ACTION

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**Item Type:** Consent Calendar

**Approved for** June 27, 2023 **calendar**

### EXECUTIVE SUMMARY

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The scope of work for the Central Library Youth Services Renovation Project, recommended to be awarded to PCL Construction, Inc., includes the complete renovation of approximately 11,000 square feet of space on the second floor of the library. The Children's Room improvements features the creation of spaces for toddlers, preschoolers, and elementary-aged children. The newly created Teen's Space includes study areas, audio-visual areas and a recording studio. Four new restrooms will be created: two adult restrooms that will serve the auditorium and general areas of the second floor, and two restrooms that will serve the Children's Room.

## **COUNCIL PRIORITIES**

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Infrastructure: Provide modern space for Children and Teens including new restroom facilities for staff the public.

## **RECOMMENDATION**

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That the City Council authorize the City Manager or his designee to execute a contract with PCL Construction Services, Inc., for the Central Library Youth Services Renovation in the amount of \$6,527,157, plus a 10% contingency amount of \$652,716 and approve the resolution of appropriation.

## **BACKGROUND**

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In 2017, Central Library re-opened after an extensive renovation. While the renovation created many beloved and vibrant community spaces, funding was not available to fully address all spaces, most notably the teens and children's areas. The planned design addresses the teen and children's spaces comprehensively and in collaboration with the community and staff.

Teens, children, and their families make up a large portion of Glendale Library users, and library spaces are needed to support them at every stage of life. The Central Library Children's Room is always busy with the Preschool Play Area being filled with parents and children. Teens currently have an area in the library that houses teen collections, but there are few seats in that space, and they are rarely used by teens. Teens make use of every area of the library, and sometimes their use interferes with patrons who are looking for a quiet space to work. Glendale teens rely on the library as a safe space after school, and these active, engaged library users need designated spaces for them to study, socialize, create, explore, and learn.

The 2017 renovation eliminated the second-floor adult restrooms adjacent to the auditorium. The remaining public restrooms on the second floor of the library are the girls and boys restrooms which are accessible only from the Children's Room, which creates problems for adults utilizing the auditorium space, or other second floor areas. The planned improvements will include two new restrooms within the Children's Room and two new restrooms for general use that are outside of and separate from the Children's Room.

November 2020, the Public Works Department solicited Requests for Qualifications and Proposals (RFQ/RFP from professional design firms to provide architectural and engineering services for the Central Library Youth Spaces.

February 2021, the Public Works and Library, Arts & Culture Departments conducted interview with three firms and determined that Johnson Favaro was the most compatible with the defined scope of work and provided the lowest pricing while meeting all requirements of the RFQ/RFP.

March 2021, City Council approved a Professional Services Agreement with Johnson Favaro to provide Architectural/Engineering, Interior Design, and Construction Administration services.

Staff from Library, Arts & Culture and Public Works Departments worked collaboratively with Johnson Favaro through the design development phase of the project, collected enthusiastic community input, and adjusted plans accordingly. The majority of feedback addressed interior design choices. On December 7, 2021, Johnson Favaro presented the conceptual design plans to City Council and received addition feedback that they incorporated in the final design.

On December 13, 2023, the City Council accepted \$5,670,328 in Building Forward grant funds from the California State Library to support the Central Library Youth Spaces project, and appropriated required matching funds. This funding will also support the roof repair work, air handler replacement and solar panel installation, which will all be handled separately from this project. Additionally, on April 18, 2023, the City Council accepted \$6,095,000 in funding for Glendale Central Library Capital Outlay and Maintenance from the California State Library Targeted Grant, which was appropriated in the FY22-23 State Budget by Assemblymember Friedman. This funding will support the Central Library Youth Spaces project, as well as other needed building improvements.

On January 24, 2023, City Council adopted the plans and specifications and directed the City Clerk to advertise for bids. In addition to City advertisement, Public Works staff invited six contractors directly that were recommended by Johnson Favaro. The project was also advertised at several online publications including Construct Connect, Ebid Board, and Plan Hub.

On February 9, 2023, The Public Works Department hosted a mandatory job walk and five contractors attended.

On April 26, 2023, the City received three bids. The lowest bid was from PCL Construction Services, Inc., in the amount of \$6,527,157. Staff contacted the contractors that participated in the job walk but did not submit a bid, and they responded that they were too occupied with other work to participate in a new project of this size and complexity.

## **ANALYSIS**

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Following extensive review, Public Works' staff found PCL Construction Services, Inc., has submitted a responsive bid and they are a responsible bidder. The recommended contract with PCL Construction Services, Inc., is \$6,527,157, plus a 10% contingency amount of \$652,716, due to the complexities of the site and designs. This contract amount is in line with the estimate received from the architect and consistent with current market prices seen on other capital improvement projects.

PCL Construction Services, Inc., has a current State of California General Contractors License that is active and in good standing.

PCL Construction Services, Inc., has been based in Glendale for the past 30 years, and in business for over 100 years. The contractor's proximity provides convenient access to the company's full range of resources and allows them to closely monitor the construction activities. Their local presence also allows them to easily collaborate with the City's project team, subcontractors, and ensures good communication and ultimately a successful project.

PCL Construction Services, Inc., has successfully completed several large library renovation projects such as CSU Channel Islands John Spoor Broome Library and San Diego Country Lakeside Branch Library.

The Central Library Youth Services Renovation construction phase is tentatively scheduled for eight months. All work will be phased and coordinated to minimize impacts to users of the Glendale Central Library.

<b>Project Description:</b>	Central Library Youth Services Renovation
<b>Plans/Specs Adopted:</b>	January 24, 2023
<b>Advertisement Method:</b>	City website, press release, direct invitation
<b>Specs Issued:</b>	January 24, 2023
<b>Bids Opened Date:</b>	April 26, 2023
<b>Company Name(s) and Bid Amount(s):</b>	1. PCL Construction Services, Inc. \$6,527,157 2. Archico Design Build, Inc. \$6,995,616 3. Dorado Design & Construction, Inc. \$9,738,630
<b>Contractor:</b>	PCL Construction Services, Inc.
<b>New / Existing Contractor:</b>	New
<b>Procurement Method (Bid / SS):</b>	Bid
<b>Contract Term:</b>	1 YEAR
<b>Construction Phase Begins:</b>	August 2023
<b>Construction Phase Ends:</b>	March 2024

## **STAKEHOLDERS/OUTREACH**

Public Works Department staff will collaborate with Library, Arts & Culture staff to minimize the disruption this construction will cause to Central Library operations. Staff and the architect have held multiple meetings with the community and City Council. During these meetings Council's and community's feedback were incorporated into the design.

## **FISCAL IMPACT**

The Central Library Youth Services Renovation will cost \$6,527,157 plus 10% for contingencies or \$652,716 for total cost of \$7,179,873, which was approved as part of the FY 2022-23 budget. City Council accepted the Building Forward State Grant Revenue in the amount of \$5,670,328 at the December 13, 2022 Council meeting, and appropriated the required one-to-one matching funds for the Youth Services Renovation, as well as roof repair and solar installation, which will be bid separately. A portion of that funding was designated to fund this however, more funding is needed to bridge the gap. The City Council approved funding is outlined below:

Existing Appropriation		
Amount	Account String	Funding Source
\$5,483,666	GL: 51200-2750-LAC- 0020-P0000 PL: LAC00942AG	Library Fund - State Grant Revenue
\$2,380,790	GL: 51200-4011-LAC-0020-P0000 PL: LAC00942DN	Measure S Capital Improvement Fund
\$1,937,266	GL: 51200-4010-PWD- 0020-P0000 PL: LAC00942EN	Capital Improvement Fund
\$777,709	GL: 43110-5830-GWP-0020-P0000 PL: LAC00942BN	GWP Electric Depreciation Fund – Solar Design Built Program
\$376,619	GL: 51000-4070-LAC-0020-P0000 PL: LAC00942CN	Library Mitigation Fee Fund

Additional appropriation will be required in the amount of \$1,290,000. City Council accepted the Targeted State Grant Revenue in the amount of \$6,095,000 at the April 18, 2023 Council meeting for Glendale Central Library Capital Outlay and Maintenance costs. Therefore, staff is requesting for an appropriation of \$1,290,000 to be shifted from the Targeted State Grant project which is State Grant Revenue to the Central Building Forward project. The appropriation request is outlined below:

Requesting Appropriation			
Amount	From (Account String)	To (Account String)	Funding Source
\$1,290,000	GL: 43110-2750-LAC 0020-P0000  PL: LAC00988AG	GL: 43110-2750-LAC-0020 -P0000  PL: LAC00942FG	Library Fund - State Grant Revenue

## **ENVIRONMENTAL REVIEW (CEQA/NEPA)**

This project is Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines §15301, existing facilities. The existing facilities exemption applies to “the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical

features, involving negligible or no expansion of existing or former use.” (CEQA Guidelines §15301). Here, there is no expansion of use, the Project entails the renovation of approximately 11,000 square feet of interior space on the second floor of the existing library and is essentially a tenant improvement.

#### **CAMPAIGN DISCLOSURE**

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Not Applicable.

#### **ALTERNATIVES**

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Alternative 1: Authorize the City Manager to execute the contract with PCL Construction Services, Inc. as recommended in the amount of \$6,527,157 including a contingency of \$652,716 and a resolution of appropriation.

Alternative 2: Don’t approve the Motion, which would defer the improvements at the Central Library’s Youth Services Renovation, increase project costs and possibly lose the grant funding.

Alternative 3: Consider any other alternative not proposed by Staff.

#### **ADMINISTRATIVE ACTION**

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**Prepared by:**

Arthur Asaturyan, Project Manager

**Approved by:**

Roubik R. Golanian, P.E., City Manager

#### **EXHIBITS/ATTACHMENTS**

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None.