



Mulford Marina Branch Library

Facilities and Transportation
Committee

Thursday, May 8th, 2025



Bid Results

Bidder	Base Bid Amount
Giant Construction	\$6,784,000
EF Brett	\$7,188,000
SC Builders	\$7,192,000
Wickman	\$7,628,000
Quiring	\$7,632,000
JUV	\$7,837,779
Marcon	\$8,161,339
WE Lyons	\$8,360,088
CWS	\$8,985,000
Rodan	\$9,230,000
Engineer's Estimate	\$7,100,000

Additive Alternates

There are four additive alternates. Staff plans to award Alternates 2 and 4.

1. Decorative Ceiling in Children's Library – \$70,000: Not Recommended – Too expensive
2. Monument Sign Lighting – \$6,000: Recommended
3. Exterior Trellis for Outdoor Seating – \$175,000: Not Recommended – Future scope if funding allows
4. City Standard Curb, Gutter, Sidewalk, and Driveway – \$204,000: Recommended.

Local Business Preference

- None of the 10 bidders is a local business in San Leandro.
- The lowest bidder submitted Good Faith Effort requirements to meet Local Business Preference Policy and the requirements are under review.

Community Workforce Agreement

- Community Workforce Agreement applies and is in the contract.
- Lowest bidder and subcontractors have submitted the required agreements to be bound by the CWA.

Total Project Costs

	Budgeted	Requested	Difference
Base Bid Contract	\$6,784,000	\$6,784,000	
Additive Alternates:	\$210,000	\$210,000	
Subtotal Construction Contracts:	\$6,994,000	\$6,994,000	
Allowance for onsite Architect		\$175,000	\$175,000
Contingency	\$594,490*	\$1,049,100**	\$454,610
Other Project Costs	\$2,445,700	\$2,445,700	
TOTAL PROJECT COST	\$10,034,190	\$10,663,800	\$629,610

Notes:

* Assumes 8.5 % on Subtotal Construction Contract

* Assumes 15% on Subtotal Construction Contract

Current Project Budget

■ General Funds:	\$5.15M
■ California Library Grant Funds:	\$4.08M
■ Library Foundation Donation:	<u>\$0.8M</u>
■ Total Project Budget:	\$10.03M

Budget Discussion

- Project is within Budget if the provision for an on-site architect is not included and with a lower (8.5%) contingency.
- Additional funding is for increasing contingency to 15% and the hiring of an on-site architect on an as needed basis.

Purpose of Contingency

- Contingency allows for the unexpected site conditions and requirements to be addressed in a timely manner, especially for projects with grant deadlines.
- Additional funding "asks" beyond the budget will require City Council approval. Having a contingency allows for the efficient delivery of projects. Construction delays will increase costs.

Schedule Considerations

- Grant Timeline for Construction Completion on March 31, 2026.
- Significant uncertainties related to the accelerated project schedule:
 - Pending PGE and EBMUD Service Applications
 - Mitigations triggered by Shoreline Development EIR related to monarch butterflies
 - Building Permit Plan Check comments

Staff Recommendations

Tentatively scheduled for award at City Council on June 2, 2025, there are three options. Staff recommends option 1 :

- 1. Approve and award project with additional \$630,000 to include the provision for resident architect and increasing contingency from 8.5% to 15%. Additional funding will be taken from future capital fund reserves.**
2. Award the project with existing funds and come back to City Council later if more funds are needed.
3. Reject all bids and defund the project. Return grant funds received and reappropriate unused CIP funds (approx. \$4.2M). Project expenditures to date of \$ 1.03 M would be forfeited.