



Legislation Text

File #: 23-243, **Version:** 1

Adopt a Resolution to Approve and Authorize the City Manager to Execute an Amendment No. 3 to an Existing Consulting Services Agreement with Noll & Tam Architects for Design Services for the Mulford-Marina Branch Library, Project 2018.2400; to Increase the Amount of Compensation from \$366,047 to \$848,884; and to Extend the Term of the Contract to December 31, 2026

COUNCIL PRIORITY

- Infrastructure
- Sustainability & Resiliency

SUMMARY

This contract amendment provides for the resumption of design services and additional scope of work for the Mulford-Marina Branch Library.

RECOMMENDATIONS

Staff recommends the following:

- Approve and authorize the City Manager to execute a Consulting Services Agreement Amendment No. 3 with Noll & Tam Architects that:
 - Increases the contract amount from \$366,047 to \$848,884; and
 - Extends the existing contract to December 31, 2026.

BACKGROUND

The City has continuously provided library services to the community since 1906 and today operates a main library plus three branch libraries. The City library services are enhanced and supported by the Friends of the San Leandro Library and the San Leandro Library Foundation.

The existing Mulford-Marina Branch Library, located at the intersection of Aurora Drive and Fairway Drive, has operated since 1962 in a 1,200 square foot building that has reached the end of its useful life. In 2018, the City identified funding, related to the San Leandro Shoreline Development, for the replacement of the branch library building. The project proposed a new larger 2,500 square foot building to house a collection of over 15,000 items, a meeting room, computer work stations or lounge seating areas with computer access and utilization of updated library technologies. The new building will be designed to meet Leadership in Energy and Environmental Design (LEED) Silver rating.

The library site is nestled in the Mulford Gardens neighborhood on the west side of the City and is also close to Monarch Bay Drive and the proposed new Shoreline Development. A grove of trees adjacent to the library is the winter habitat of the monarch butterfly and for more than a decade this library has hosted an educational program that highlights the annual return of the butterflies. It is the

intent of the library's design to accommodate the continuation of this highly regarded educational program and potentially add outdoor site features that strengthen this unique environmental learning experience.

In 2018, Noll & Tam Architects was selected, through a competitive process, as the firm to provide design services for the replacement of the Mulford-Marina Branch Library. Design of the replacement library commenced in 2019 and progressed through the Schematic Design phase and included public engagement. Toward the end of 2019, the schedule for the Shoreline Development became uncertain, impacting the availability of library construction funding. In early 2020, without confirmed construction funding, the design effort was paused.

In 2022, the City applied for, and was successfully awarded, a \$4,079,701 grant from the California State Library, Building Forward Library Infrastructure Grant Program. Additionally, the San Leandro Library Foundation intends to contribute \$800,000 toward the project.

Analysis

The grant terms require an equal local fund match. The increased budget allows for a larger, approximately 3,600 square foot library building. The library interior design will be updated to accommodate new uses derived from experiences learned during the COVID-19 era.

The increased compensation included in Amendment No. 3 with Noll & Tam Architects represents hourly rate increases from 2019 to 2023 plus additional effort for added scope including grant application support work, design of a larger building, and updated interior library uses.

The original 2019 CSA term was set to expire on June 30, 2020. Amendment No. 1 extended the term to December 31, 2021. Amendment No. 2 further extended the term to June 30, 2023. Amendment No. 3 will extend the term until December 31, 2026.

Approval of CSA Amendment No. 3 with Noll & Tam Architects will ensure the complete design of the replacement Mulford-Marina Branch Library Project.

Current Agency Policies

- Maintain and enhance San Leandro's infrastructure
- Support and implement programs, activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride
- Maintain and support a strong positive relationship between the City, schools, and the educational community

Previous Actions

- On December 5, 2022, the City Council by Resolution No. 2022-208 authorized a grant application, acceptance and execution of the grant and appropriation of funding in the amount of \$4,079,701 to account #150-68-100 for the subject property.

- On February 19, 2019, the City Council by Resolution No. 2019-045 approved a consulting services agreement with Noll & Tam for the subject project; and authorized the City Manager to execute individual amendments up to 5% and cumulative amendments up to 15% of the original Contract amount; and authorized for the agreement pursuant to Resolution 18-093 be suspended.
- On July 23, 2018, the City Council by Resolution No. 2018-093 approved a consulting services agreement with Noll & Tam for the subject project; and appropriated an additional \$150,000 from economic uncertainty reserves for the design phase of the project.

Committee Review and Actions

- On July 22, 2019, Engineering and Transportation (E/T) Department staff presented the library project at the City Council Facilities and Transportation Committee meeting. The Committee was supportive of the design concept, including general site plan, building layout and floorplan options.

Applicable General Plan Policies

- GOAL CSF-3 Sustain and expand a public library system that provides a destination for exploration and discovery, knowledge and information, leisure and cultural enrichment, and life-long learning opportunities for persons of all ages.
 - o Policy CSF-3.1 Library Expansion and Upgrades. Support the expansion and upgrading of public library facilities and services to keep pace with changes in information technology and community needs.
 - o Policy CSF-3.4 Libraries as Neighborhood Centers. Promote programs and events that affirm the role of the City's libraries as community and neighborhood gathering places and that reflect the City's diverse population.
 - o Policy CSF-3.5 Resources for Self-Improvement. Ensure that San Leandro's libraries and other community institutions provide a setting for the open exchange of ideas and information and provide an opportunity for residents of all backgrounds to improve their skills and knowledge.

Summary of Public Outreach Efforts

- Community Meeting No. 2 for the project was held on Saturday June 29, 2019, at the Mulford -Marina Branch Library. Attendees were supportive of the project and provided input.
- Community Meeting No. 1 for the project was held on Tuesday June 25, 2019, at the Mulford-Marina Branch Library. Attendees were supportive of the project and provided input.

- A community outreach survey conducted in May-June 2019 resulted in over 300 responses. Half of the respondents were from the Mulford Marina neighborhood.

Financial Impacts

Sufficient funds are included in the Fiscal Year 2022-2023 budget as shown below.

Capital Improvement Fund, Account 210-69-193	\$450,000
Capital Improvement Fund, Account 210-68-100	\$2,100,000
Capital Improvement Fund, Account 210-68-104	\$2,400,000
Special Library Grants Fund, Account 150-68-100	\$4,079,701
<u>Library Foundation Donation (anticipated)</u>	<u>\$ 800,000</u>
Total	\$9,829,701

The estimated project cost is shown below.

Design	\$1,080,000
Construction Contract	\$7,300,000
Construction Administration	
\$438,000	
<u>Project Contingencies</u>	<u>\$431,000</u>
Total	\$9,249,000

This Council action will not impact fund balance because there are funds available in the adopted budget.

ATTACHMENTS

- Attachment A: Resolution to approve amendment No. 3
- Attachment B: Original CSA with Noll & Tam Architects
- Attachment C: CSA Amendment No. 1
- Attachment D: CSA Amendment No. 2
- Attachment E: CSA Amendment No. 3

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