

# **CITY OF YORBA LINDA**

## **LIBRARY REPORT**

**DATE OF COUNCIL MEETING: JULY 15, 2008**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: WILLIAM R. KELLY, INTERIM CITY MANAGER**

**BY: MELINDA STEEP, LIBRARY DIRECTOR**

**SUBJECT: AWARD OF CONTRACT FOR THE YORBA LINDA PUBLIC LIBRARY FLOOR STRENGTHENING PROJECT – 2H CONSTRUCTION, INC.**

---

### **RECOMMENDATION**

It is recommended that the City Council:

- Award a contract for the floor strengthening project at the Yorba Linda Public Library, in the amount of \$112,000 to 2H Construction, Inc. of Signal Hill, California and reject all other bids; and
- Authorize the Interim City Manger to execute Change Order #3 with Myers, Houghton Partners, Inc., in the amount of \$6,000 to fund a structural steel specialist for construction observation: and
- Approve and appropriate an additional \$53,850 from the Library Capital Reserves to fund the balance of the project construction (\$153,850) including a 15% contingency (\$16,800) to allow for unforeseen circumstances.

### **BACKGROUND**

Over the past several years, the Facilities Maintenance staff has been required to make adjustments to doors and windows in the upper story of the Public Library. This is part of the City's normal maintenance practices and these adjustments appeared to be needed due to normal settling of the building. However, in December 2006, staff became aware that the condition had begun to deteriorate at a faster than normal rate and that further investigation of the issue would be required. The floor now has a visible slope leading to the outside edge of the building and is causing the doors in this area of the building to bind and become inoperable.

### **DISCUSSION**

In March 2007, staff requested the City's Building Official to render an opinion on the severity of the problem. The Building Official reviewed the issue and determined that

no immediate danger existed and that the Library was safe to occupy. The Building Official also recommended that an independent structural engineer review the issue to determine the nature of the failure and provide a plan for a permanent correction.

Per the City's Purchasing Policy and Chapter 3.04 of the Municipal Code, staff hired a structural engineering consultant, Myers Houghton Partners, Inc., to review the construction drawings and conduct a forensic review of the facility and determine the specific nature of the structural failure. The review included specialized survey services to assist in determining the extent and cause of the failure. The consultant was also asked to make an independent determination as to whether or not any imminent danger existed at the facility and whether or not the structure could continue to remain open to the public and staff.

MHP, Inc. found that the failure of several glue-laminated wood beams is causing damage to the upper story of the structure. The underlying cause of the failure is the overstressing of the beams that support the upper story. The beams are generally engineered and designed to support the weight of the building itself as well as any additional contents of the structure. In this case, the beams are overstressed by approximately forty percent and will continue to weaken over time due to the weight of the structural loads. After a thorough review of the situation, MHP, Inc. rendered an opinion related to safety at the facility similar to that of the Building Official and submitted a formal proposal to develop plans and specifications for the development of a permanent solution.

In June 2007, staff awarded an agreement to MHP, Inc. for the development of plans and specifications for the permanent corrections needed at the facility. Several change orders were also needed during the preparation of the plans and specifications in order to prepare architectural plans and details in compliance with the Americans with Disabilities Act.

## **ANALYSIS**

In April 2008, staff requested proposals from qualified firms to complete the scope of work defined in the specifications prepared by the design consultant. Proposals were accepted in accordance with the Informal Public Project Purchasing Policy. The project includes a highly specialized structural steel improvement to the existing wood framing. Staff is recommending that an additional sub consultant be hired to assist with the construction observation duties on the project. The sub consultant is being proposed as Change Order #3 to the existing agreement with MHP, Inc.

The City's design consultant originally provided an engineer's estimate placing the value of the project at \$60,000. The original estimate included the structural improvements and interior architectural improvements needed to complete the work. It did not include the required ADA improvements, painting, or storm water requirements.

The Engineer's Revised Estimate is \$100,000 and includes the structural steel improvements, interior architectural improvements, painting, ADA related improvements in the parking lot, and best management practices.

The bids were received as follows:

| <u>Bidders</u>           | <u>City</u>     | <u>Amount of Bid</u> |
|--------------------------|-----------------|----------------------|
| 2H Construction, Inc.    | Signal Hill, CA | \$112,000.00         |
| SPS, Inc.                | Anaheim, CA     | No Bid               |
| Kelty Construction, Inc. | Signal Hill, CA | No Bid               |

2H Construction, Inc. comes with excellent references and has completed several similar projects for public agencies.

The total fund balance available for this project is \$100,000 derived from an allocation from Library Capital Reserves. This funding was approved by the City Council at the regular meeting of March 4, 2008. In order to complete the project as recommended, additional funding is needed as described in the Fiscal Impact section of this report. Staff is recommending that the additional funding required for the construction, contingency and inspection services be appropriated from Library Capital Reserves.

**FISCAL IMPACT**

Forensic Review and Project Design Costs:

|  |              |
|--|--------------|
| Myers Houghton Partners, Inc.          |              |
| Contract Agreement dated June 18, 2007 | \$ 11,000.00 |
| Change Order #1                        | \$ 5,175.00  |
| Change Order #2                        | \$ 2,875.00  |
| Total Review and Design Costs to date  | \$ 19,050.00 |

The project construction costs are estimated as follows:

|   |                      |
|---|----------------------|
| Structural Floor Strengthening  | \$ 112,000.00        |
| Proposed Change Order #3 to MHP, Inc. for<br>Structural Inspection Services | \$ 6,000.00          |
| 15% Contingency   | \$ 16,800.00         |
| Total Construction Costs  | \$ 134,800.00        |
| <b>Total 2007/08 Project Expenditures</b>                                   | <b>\$ 153,850.00</b> |

The recommended funding sources are as follows:

|  |                      |
|--|----------------------|
| Library Structural Improvements – Fund Balance | \$ 100,000.00        |
| Library Capital Reserves                       | <u>\$ 53,850.00</u>  |
| <b>Total Recommended Funding</b>               | <b>\$ 153,850.00</b> |

Funding in the amount of \$100,000 is appropriated in the 2007/08 Library Structural Improvement budget in account number 008.4.511.6310. An additional \$53,850 is requested in order to complete this project.

### **ALTERNATIVES**

The following alternatives are available to the City Council:

1. Approve the staff recommendation that the City Council:
  - Award a contract for the floor strengthening project at the Yorba Linda Public Library, in the amount of \$112,000 to 2H Construction, Inc. of Signal Hill, California and reject all other bids; and,
  - Authorize the Interim City Manger to execute Change Order #3 with Myers, Houghton Partners, Inc., in the amount of \$6,000 to fund a structural steel specialist for construction observation: and,
  - Approve and appropriate an additional \$53,850 from the Library Capital Reserves to fund the balance of the project construction (\$153,850) including a 15% contingency (\$16,800) to allow for unforeseen circumstances.
  
2. Do not approve the staff recommendation and reject all bids received for the project and authorize staff to rebid the project using the formal public project process. This option will delay the recommended repairs and cause further deterioration of the situation.

Prepared By: Steve Campbell, Parks and Facilities Superintendent

---

Reviewed by:



---

City Manager and/or Assistant  
City Manager Review and Approval

  

---

Finance Director

