

**ALL ITEMS FOR CONSIDERATION BY THE CITY COUNCIL/ COMMISSION
ARE AVAILABLE FOR PUBLIC VIEWING IN THE OFFICE OF THE CITY
CLERK AND THE CENTRAL LIBRARY**

Agendas and other writings that will be distributed to the Councilmembers and Commissioners in connection with a matter subject to discussion or consideration at this meeting and that are not exempt from disclosure under the Public Records Act, Government Code Sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22, are available for inspection following the posting of this agenda in the City Clerk's Office, at Commerce City Hall, 2535 Commerce Way, Commerce, California, and the Central Library, 5655 Jillson Street, Commerce, California, or at the time of the meeting at the location indicated below.

**AGENDA FOR THE CONCURRENT ADJOURNED REGULAR MEETINGS OF
THE CITY COUNCIL OF THE CITY OF COMMERCE AND
THE COMMERCE COMMUNITY DEVELOPMENT COMMISSION
COUNCIL CHAMBERS
5655 JILLSON STREET, COMMERCE, CALIFORNIA**

MONDAY, SEPTEMBER 19, 2011 – 5:30 P.M.

CALL TO ORDER

Mayor/Chairperson Aguilar

ROLL CALL

City Clerk/Assistant Secretary Olivieri

PUBLIC COMMENT (TIME LIMITATION - 5 MINUTES)

Citizens wishing to address the City Council/Commission on any item on the agenda or on any matter not on the agenda may do so at this time. However, State law (Government Code Section 54950 et seq.) prohibits the City Council/Commission from acting upon any item not contained on the agenda posted 72 hours before a regular meeting and 24 hours before a special meeting. Upon request, the City Council/Commission may, in their discretion, allow citizen participation on a specific item on the agenda at the time the item is considered by the City Council/Commission. Request to address City Council/Commission cards are provided by the City Clerk/Assistant Secretary. If you wish to address the City Council/Commission at this time, please complete a speaker's card and give it to the City Clerk/Assistant Secretary prior to commencement of the City Council/Commission meeting. Please use the microphone provided, clearly stating your name and address for the official record and courteously limiting your remarks to five (5) minutes so others may have the opportunity to speak as well.

To increase the effectiveness of the Public Comment Period, the following rules shall be followed:

No person shall make any remarks which result in disrupting, disturbing or otherwise impeding the meeting.

SCHEDULED MATTERS

1. Review of Draft Plans and Specifications for Cash Contract No. 1109 – Central Library, City Hall & Senior Center Plaza Improvements Project

The **City Council** will review the draft plans and specifications for Cash Contract No. 1109 – Central Library, City Hall & Senior Center Plaza Improvements Project, as prepared by Adrian Gaus Architects, Inc., and direct the design team to continue finalizing the plans and specifications,

COUNCIL/COMMISSION AGENDA

9/19/11 – 5:30 p.m.

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or the City Council may, at its discretion and as deemed appropriate, direct staff to proceed with an alternative direction, which may include placing the project on hold indefinitely or until further notice, reducing the project scope of work to include only aesthetic improvements or holding future workshops with the City Council and community to explore potential changes, including reductions, in the project scope.

ADJOURNMENT

**LARGE PRINTS OF THIS AGENDA ARE AVAILABLE UPON REQUEST
FROM THE CITY CLERK'S OFFICE, MONDAY-FRIDAY,
8:00 A.M. - 6:00 P.M.**



AGENDA REPORT

DRAFT PLANS & SPECS ARE AVAILABLE FOR
VIEWING IN THE CITY CLERK'S OFFICE

MEETING DATE: SEPTEMBER 19, 2011

TO: HONORABLE CITY COUNCIL

FROM: CITY ADMINISTRATOR

SUBJECT: REVIEW DRAFT PLANS AND SPECIFICATIONS FOR CASH
CONTRACT NO. 1109 – THE CENTRAL LIBRARY, CITY HALL AND
SENIOR PLAZA IMPROVEMENTS PROJECT

RECOMMENDATION:

That the City Council:

1. Approve the draft project plans and specifications, as prepared by Adrian-Gaus Architects, Inc., and direct the design team to continue finalizing the plans and specifications;
2. At City Council discretion direct staff to proceed with an alternative option.

MOTION:

Move to approve recommendation.

BACKGROUND:

Central Library Renovation Project – Chronological History

On August 22, 2006, the City Council held a Special Meeting and received presentations from two architectural firms on the Central Library Renovation Project.

On September 5, 2006, City Council selected Providence, as the architectural firm for the project. After their selection, Providence and library staff conducted a series of community focus group meetings throughout the City to gain input from library patrons, community groups, school officials, and library staff members, on the project's final design.

On June 19, 2007, Providence made a presentation to the City Council on their focus group findings and their proposed design plan. After additional meetings and discussion with staff, Providence made their final design plan presentation to the City Council for approval and funding.

On November 20, 2007, the City Council received a presentation from Providence on the proposed renovation design plan for the Commerce Central Library; and approved the minimum design plan for the Central Library Renovation Project at a cost of \$5,600,000.

On September 16, 2008, the City Council authorized the termination of the Services Agreement with Providence in connection with the Central Library Renovation Project due to unsatisfactory performance and project delays; and directed staff to explore a relationship with a new architect.

On January 6, 2009, the City Council authorized the issuance of a Request for Proposal (RFP) for architectural design and project support services related to Central Library renovation design.

On March 19, 2009, as part of the Fiscal Year 2008-09 Capital Improvement Project Budget, the City Council appropriated \$6,600,000 for the completion of the Central Library renovation.

On April 21, 2009, the City Council awarded a Service Agreement to Adrian-Gaus Architects, Inc. for architectural design and project support services related to Commerce Central Library renovation.

On July 28, 2009, Adrian-Gaus Architects conducted a public presentation for the Central Library preliminary design. A second presentation in Spanish was held on September 17, 2009. These meetings served as a means to gain additional public comment on the project scope and design.

On November 3, 2009, the City Council received a presentation from Adrian-Gaus Architects, Inc., and Swinerton Management & Consulting, for the final architectural design of the Central Library renovation.

On November 17, 2009, the City Council approved the architectural design for the Commerce Central Library renovation.

On April 20, 2010, the City Council received a presentation from Adrian-Gaus Architects, Inc., and Swinerton Management & Consulting, for an update on the final architectural design related to the Central Library renovation. The presentation also provided information related to additional scope which included: HVAC, roofing, electrical and structural upgrades as required by the current building code. The concept of combining the Library Renovation with the City Hall / Senior Plaza project was also presented.

On June 7, 2011, the City Council received a presentation from Adrian-Gaus Architects and Swinerton Management & Consulting for the final design, budget, schedule and phasing for the combined Central Library Renovation, City Hall and Senior Plaza projects.

City Hall Frontage / Senior Plaza Project – Chronological History

On March 4, 2008, the City Council authorized the issuance of a Request for Proposal (RFP) for architectural design and project support services related to Commerce City Hall Frontage and Senior Plaza Improvement Project.

On August 04, 2008, the City Council awarded a Service Agreement to Black, O'Dowd and Associates (BOA) for architectural design and project support services related to Commerce City Hall Frontage and Senior Plaza Improvement Project.

On December 17, 2008, the City Council received a presentation from BOA for the preliminary design of the City Hall / Senior Plaza project.

On April 1, 2010, the City Council received a presentation from Black, O'Dowd and Associates for the final design and budget related to the City Hall / Senior Citizen Frontage Project.

On April 20, 2010, the City Council received a presentation recommending combining the City Hall Frontage and Senior Plaza project with the Central Library Renovation project.

Project Scope Development – General History

- *Preliminary Architectural Design*

In 2009, after preliminary architectural design, the Library Project was valued engineered to reduce costs by eliminating a reflecting pool and a full service café. Additionally, in order to comply with current ADA requirements, the

renovation of the council chamber restrooms and new handicap accessible entrance doors were added. To take further advantage of the economies of scale while working in council chamber lobby area, renovations of the lobby were also added.

The City of Commerce is committed to environmental excellence and recognizes the importance of protecting the local and global environment and natural resources; therefore, the Library Project has been designed to be a LEED-Certified project. LEED (or Leadership in Energy and Environmental Design) is an internationally-recognized green building certification system developed by the U.S. Green Building Council (USGBC). LEED provides building owners and operators with a framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions. LEED promotes sustainable buildings and development practices through a suite of rating systems.

- *HVAC System and Electrical Upgrades*

In 2010, investigations into the HVAC system revealed that several of the roof-mounted units are at the end of their useful life and would soon need to be replaced. Again, the City would realize substantial savings by having them replaced as part of this project as opposed to replacing later. In addition, since a new roof is being considered, all piping and roof penetrations required by an HVAC system upgrade can be performed more effectively and efficiently while a new roof is being constructed.

Also, the 2010 investigations revealed that the transformer located in the electrical room next to Building and Safety would need to be upgraded in order to meet current code. The electrical room would also be upgraded to have a one-hour fire resistive rating and the transformer would be replaced with a more efficient model. In 2005, when the City Hall Addition was constructed the City elected not to perform this work due to funding constraints. Today, due to the size and scope of the proposed project, these improvements are necessary to comply with the current Building Code and life-safety considerations.

- *Seismic and Structural Upgrades*

During the final design and plan check process, it was determined that the scope and breadth of the Library Project required additional structural upgrades. The last structural upgrade to the City Hall facility was performed in 1998. The Building Code has changed since then and requires additional structural upgrades to City Hall, due to the size and scope of the project, the library occupancy type and life-safety considerations. These upgrades involve digging underneath existing footings and installing seismic strengthening and structural attachments.

Seismic strengthening and attachments on building support columns to the roof are also required. A new diaphragm system will also be required, meaning new 4' x 8' plywood sheets would need to be laid out over the existing decking. Since the existing roof was to be removed, this gave the City the opportunity to add insulation to the entire City Hall South Building, not just the library portion as was proposed in the initial plan. This also required a whole new roofing system to be placed on the City Hall South Building.

- *Temporary Library and Consolidation of Projects*

In addition to the scope of work noted above, in order to continue to provide the services offered by the City to its community, the project design includes a 5,300 SF temporary Library facility and a 1,620 temporary Literacy Center. These facilities will consist of temporary trailers placed just west of City Hall in the west

parking lot. These facilities will house 60-70% of the Library's collection and would be removed once the project is completed.

In 2011, it was decided that (again, for savings via economies of scale) combining two projects, the Senior Center Plaza Renovation and the Central Library Renovation (including HVAC replacement, structural code upgrade and electrical room upgrade) should all be combined into one project as it is proposed today.

Final approval of plans by LA County Public Works was not obtained until July 28, 2011 due to additional changes to plans as required by LA County, especially regarding electrical and structural upgrades.

At its meeting of September 6, 2011, the City Council continued this item to September 19, 2011 to review and conduct a workshop on the project scope of work.

ANALYSIS:

The project plans and specifications are nearly ready and complete. At this time, the City Council may direct staff to continue with finalizing the plans and specifications or elect to pursue one of the following three alternatives (of which Alternative 3 is the best option):

Alternative 1

Place the project on hold indefinitely or until further notice.

Alternative 2

Request staff to reduce the project scope of work to include only aesthetic improvements, such as new paint, carpet, furniture, acoustic ceiling and roof patching. Staff will prepare a Request for Proposal (RFP) and solicit construction bids for interior painting, re-carpeting, furnishing, installation of a new acoustic ceiling and minor roof repair to eliminate leaks. Such a project will require ADA improvements to the Council restrooms (as they also served the Central Library) and both library entrances. Moreover, as long as these improvements are not significant in size, value or scope, they will not require additional structural, roof, electrical or HVAC improvements.

Alternative 3

Direct staff to schedule future workshops with the City Council and Community to explore potential changes (including reductions) in the project scope. Final recommendations from the workshops will be presented at a future City Council meeting for final review and approval.

FISCAL IMPACT:

The proposed improvements are estimated as follows (a detailed cost breakdown is attached):

<u>Estimated Cost Summary</u>	
Central Library	\$ 5,284,444
Senior Plaza	\$ 455,883
Other	\$ 1,359,798
TOTAL	\$ 7,100,125

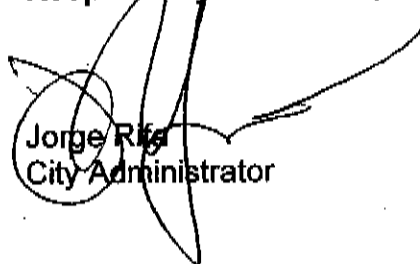
At this time, the proposed project can be carried out without additional impact on the current operating budget. Funding for this project is available in the following accounts:

Central Library Renovation Project (040-5180-54043-10134).....	\$6,600,000
Council Chambers/Sr. Center Walkway Project (040-5180-57010-10144)...	\$ 500,000
Total Funding.....	\$7,100,000

RELATIONSHIP TO 2009 STRATEGIC GOALS:

The issue before the Council is applicable to the following Council's strategic goal: "Protect and Enhance Quality of Life in the City of Commerce." Although, there are no specific objectives connected to this issue, the City is responsible for ensuring that city-owned buildings and grounds are in good and safe order for public and staff use.

Respectfully submitted,



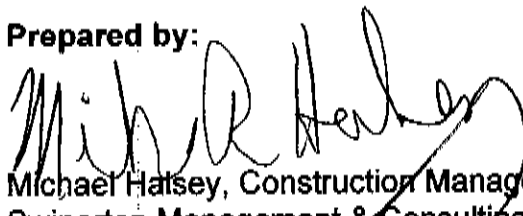
Jorge Rifa
City Administrator

Recommended by:




Robert Zarrilli
Director of Community Development

Prepared by:



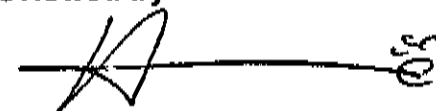
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