



# ***Agenda Report***

## ***Fullerton City Council***

**MEETING DATE:** AUGUST 16, 2022

**TO:** CITY COUNCIL / SUCCESSOR AGENCY

**SUBMITTED BY:** MEG MCWADE, PUBLIC WORKS DIRECTOR

**PREPARED BY:** STEPHEN BISE, CITY ENGINEER  
DAVID GRANTHAM, PRINCIPAL CIVIL ENGINEER

**SUBJECT:** HUNT LIBRARY PHASE IV – SITE FENCING IMPROVEMENTS

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### **SUMMARY**

Request to award \$323,900 construction contract to Araad Builders, Inc. for Hunt Library Phase IV – Site Fencing Improvements Project.

### **RECOMMENDATION**

1. Approve plans and specifications for Hunt Library Phase IV – Site Fencing Improvements Project.
2. Award \$323,900 construction contract for Hunt Library Phase IV – Site Fencing Improvements Project to Araad Builders, Inc. and authorize City Manager, or designee, to execute the contract, in a form approved by the City Attorney.
3. Authorize Public Works Director, or designee, to approve any future change orders for construction and professional engineering construction support services within the approved project budget.

### **CITY MANAGER REMARKS**

Based on the current projected costs, if City Council approves the fence project, the remaining phases (building repair and site improvements) will need to come under projections by approximately \$831,000 or the City will need to value engineer or pull funds from other projects.

### **PRIORITY POLICY STATEMENT**

This item matches the following Priority Policy Statement:

- Infrastructure and City Assets.

## FISCAL IMPACT

The FY 2022-23 adopted CIP Budget has sufficient funding allocated to this project, which will include carry-forward of remaining grant funds awarded in prior fiscal years.

The following describes the funding for the Hunt Library Construction:

	<b>Anticipated Project Cost</b>
<b>Total Funding</b>	<b>\$5.250 million</b>
Less:	
Set Aside for Programming	\$(0.250) million
* Expended and reserved for work to date (YTD as of 08/05/2022)	\$(1.130) million
Fencing	\$(0.401) million
* Remaining Estimated Costs:	
Building repair	\$(3.50) million
Site improvement	<u>\$(0.80) million</u>
<b>Total Anticipated Project Cost</b>	<b><u>\$(6.081) million</u></b>
<b>Anticipated Surplus (Deficit)</b>	<b>\$(0.831) million</b>

\* Estimates and subject to change.

Staff has attached a Budget Data Sheet / Summary of Bids and the contractor's Bid Schedule for reference (Attachments 1 and 4 respectively).

## DISCUSSION

The Hunt Library building and site is listed as a local historical landmark and listed on the National Register of Historic Places. The building functioned as a city library until its closure in 2013. The City is renovating the building and site to provide limited library services and partner with an entity to provide programming to the general public. The City received a \$2.5 million grant for renovation from the California State Library in 2019 with a \$1.25 million allocation in FY 2020-21 and a \$1.25 million allocation in FY 2021-22. The State awarded an additional \$2,750,000 grant, allocated in FY 2022-23. \$250,000 of this grant amount is designated for start-up arts, cultural and library programming and services. Assemblymember Sharon Quirk-Silva requested the first \$2.5 million grant and Senator Josh Newman and Assemblymember Sharon Quirk-Silva requested the second \$2.75 million.

Staff programmed the overall project in the following five phases due to the scope of the renovations:

- Phase 1 – Roof Replacement (under construction)
- Phase 2 – Water and Sewer Improvements (complete)
- Phase 3 – Building Repairs / Renovations (bid opening August 22, 2022)
- Phase 4 – Site Fencing Improvements
- Phase 5 – Site Improvements (design in progress).

Staff previously programmed this project for four phases, with fencing improvements included with the site improvements. However, staff moved the site fencing improvements forward in the schedule and made it a stand-alone project due to ongoing vandalism of the building. The project improvements will involve installation of an eight-foot-high perimeter fence, new pedestrian gates at the Basque Avenue and Pacific Drive Park pedestrian bridge entrances and a vehicular gate at the Basque Avenue entrance. The Parks and Recreation Commission reviewed and approved enclosing this area. The Landmark Commission approved the fencing concept and limits. The City selected the color, finish and features of the fence in consultation with the City's historic architect to protect the integrity of the site.

The City received seven bids for the Hunt Library Phase IV – Site Fencing Improvements Project on July 29, 2022. Araad Builders, Inc. of Irvine, CA submitted the lowest responsible bid in the amount of \$323,900. The low bid, as submitted, is approximately eight percent above the \$300,000 engineer's estimate. Staff has reviewed the bid documents and considers the bid acceptable. Staff recommends awarding the project to Araad Builders, Inc. Total site fencing improvements will cost approximately \$400,000 with contingency and inspections.

Staff has prepared an environmental assessment in accordance with California Environmental Quality Act guidelines and determined that the project is categorically exempt.

Attachments:

- Attachment 1 – Budget Data / Summary of Bids
- Attachment 2 – Project Location Map
- Attachment 3 – Fence Panel Rendering
- Attachment 4 – Bid Schedule
- Attachment 5 – Standard Contract / Agreement