



## **CITY OF SALINAS COUNCIL STAFF REPORT**

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**DATE:** APRIL 2, 2019

**DEPARTMENT:** LIBRARY AND COMMUNITY SERVICES

**FROM:** KRISTAN LUNQUIST, INTERIM DIRECTOR  
DON REYNOLDS, ASSISTANT PUBLIC WORKS DIRECTOR

**TITLE:** STATUS OF THE EL GABILAN BRANCH LIBRARY PROJECT

**RECOMMENDED MOTION:**

No motion is requested. This report is for information only.

**RECOMMENDATION:**

It is recommended that the City Council receive a status report on the El Gabilan Branch Library construction project.

**EXECUTIVE SUMMARY:**

This is a status report to summarize the progress being made to complete the new El Gabilan Library. The project is currently on-time and under budget.

**BACKGROUND:**

On September 13, 2016, the City entered into a professional services agreement with Anderson Brule Architects Inc. to develop conceptual designs for a new El Gabilan Library. On June 6, 2017, the City Council received a report summarizing the results of nearly one year's effort of community input with a recommended design for the new Branch Library. On August 16, 2017, the City issued an RFP seeking a development team to complete the design and build the new Library. On November 7, 2017, the City Council approved Resolution 21290 approving the execution of a predevelopment between Griffin Swinerton and the City that would complete the predevelopment design for the project and arrive at a mutually agreed upon Guaranteed Maximum Price (GMP). That milestone, agreement on the GMP, was reached on April 18, 2018 and the Development Agreement was executed between the Development Team and the Public Facilities Group, the not-for-profit designated to receive the bond proceeds and to build the project. In May of 2018, the Finance Director shared the bond financing strategy with the Council and received approval to move forward. Bonds closed June 28, 2018, providing \$18,700,000 to build the new branch Library. This matches approximately \$3.7 million contributed from City's Measure E equity.

More than half of the City's equity paid for predevelopment design. Demolition of the existing building ended last July. Ground breaking occurred September 10, 2018. Since that time, the site grading has been completed, as well as the pouring of the foundations, the framing steel structure has been erected and pieced together. The second floor has been poured. As of February 28, 2019, the project is 24% completed.

As reported in the attached monthly status report:

**Job Progress & Schedule Compliance**

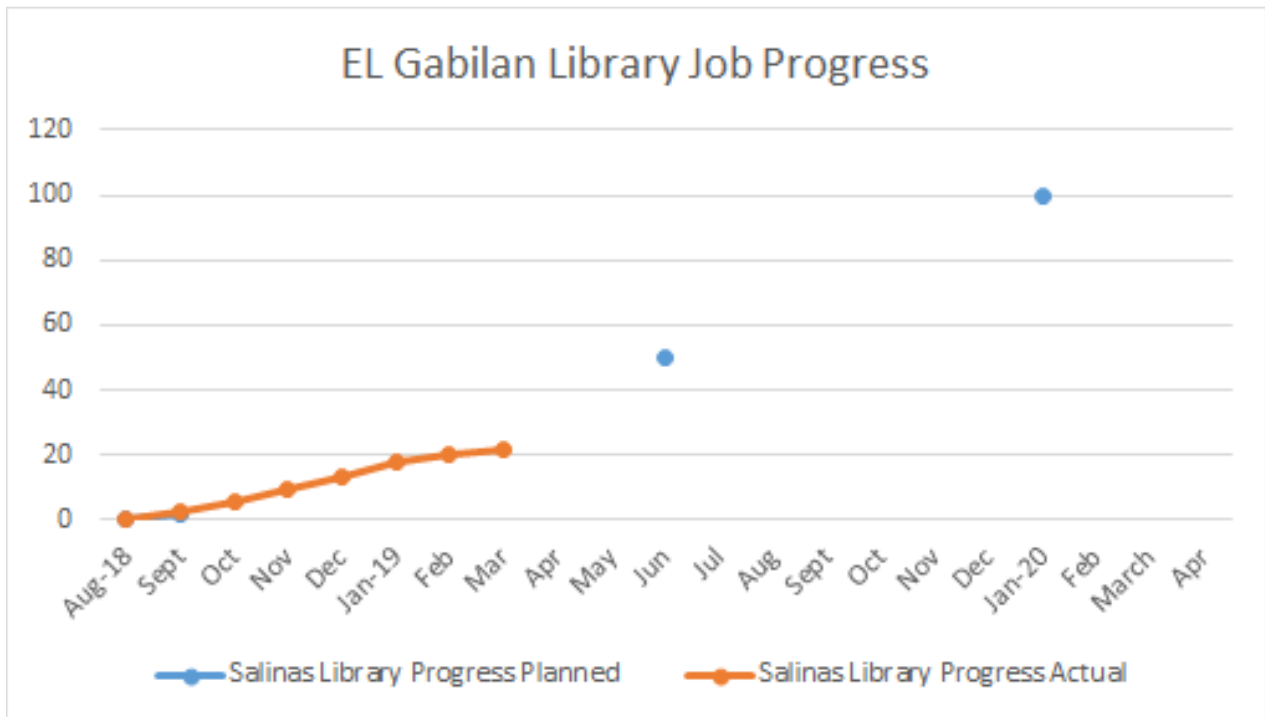
We have requested a detailed project schedule from the Project Manager and await its arrival.

Original Contract Completion Date: January 2020

Current Schedule Completion Date: January 2020

Inspector's Anticipated Final Completion Date: January 2020

As indicated by the slope of the following graph, the work pace is slower than expected and must increase in the next several months to achieve completion on time.



The project was slightly delayed when pre-fabricated steel arrived that was not fabricated per specifications. This issue has been resolved, and the project is once again moving forward as planned. Of the 15 rain days reserved in the schedule, almost all have been used.

**CEQA CONSIDERATION:**

A status report is Not a Project.

STRATEGIC PLAN INITIATIVE:

The El Gabilan Library project responds to three of the City Council Goals: Improving the Quality of Life; Effective Sustainable Government; and Well Planned City and Excellent Infrastructure.

DEPARTMENTAL COORDINATION:

During construction, there has been ongoing coordination between Library & Community Services, Public Works, Finance and the Building Permit and Inspection Divisions of Community Development.

FISCAL AND SUSTAINABILITY IMPACT:

This status report has no impact on the City's fiscal sustainability.

ATTACHMENTS:

Latest Status Report from Public Facilities Group