

## CITY COUNCIL AGENDA ITEM NO. 29

**Meeting Date:** June 23, 2009

**Subject/Title:** Direct Staff to Go to Bid for the Construction of the Civic Center Project.

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### RECOMMENDATION

Direct Staff to Go to Bid for the Construction of the Civic Center Project.

### PREVIOUS ACTION

On April 10, 2007, City Council endorsed the Brentwood Civic Center Five Year Financing and Phasing Plan in concept and authorized staff to bring the Plan components to the City Council for formal consideration as part of the 2007/08 – 2011/12 CIP budget.

On April 24, 2009, City Council, by Resolution No. 2007-89, authorized the City Manager to Execute an Agreement with LPA, Inc., for the architectural planning, design and related services of the New City Hall (CIP No. 337-31390), including the Civic Center Parking Facility and Civic Center Plaza in an amount not to exceed \$2,922,218, plus 10% contingency of \$292,221 for a total of \$3,214,439.

On November 13, 2007, by Resolution No. 2007-269, City Council 1) endorsed the Civic Center Conceptual Plans; 2) endorsed the City Hall and Community Center Building Plans; 3) endorsed the History Walk concept as one of the Required Art Components of the Civic Center; and 4) directed staff to proceed with this project to design development.

On May 13, 2008, by Resolution No. 2008-115, City Council approved the Swinerton Management and Consulting contract for Construction Management services for the Civic Center Project.

On May 13 2008, by Resolution No. 2008-117, City Council endorsed the City Park Master Site Plan.

On June 10, 2008, City Council directed staff to pursue the temporary space for the interim library at the annex building on Oak Street.

On August 26, 2008, by Resolution No. 2008-219, City Council authorized the City Manager to execute an agreement with Devcon Construction Incorporated for construction management services related to the construction of the interim library at the Oak Street Annex.

On August 26, 2008, by Resolution No. 2008-220, City Council approved the Mitigated Negative Declaration for the Brentwood Civic Center project; by Resolution No. 2008-221, approved the General Plan amendment (GPA 07-02) to change the land use designation on a portion of the Civic Center site from Park to Downtown (mixed use); by Resolution No. 2008-222, approved a Downtown Specific Plan amendment to add the Brentwood Civic Center District Zone, create site development standards and permitted uses for the new district zone, and re-designate City

Park, the adjacent Maple Street and Third Street and two City-owned parcels to the new district zone; and by Resolution No. 2008-223, approved a summary vacation for portions of Maple Street and Third Street.

On November 18, 2008, City Council directed staff to implement a phased approach for the Civic Center consisting of building the City Hall and Community Center as Phase I; and the Parking Structure as Phase 2.

On March 24, 2009, by Resolution No. 2009-63, City Council authorized the preparation of a Labor Stability Study for the proposed Civic Center Project.

On March 24, 2009, City Council accepted the Civic Center status report and authorized staff to move forward with Next Steps.

On April 14, 2009, City Council authorized staff to prepare a prequalification package and commence prequalification process for general contractors.

On April 14, 2009, City Council authorized tenant improvements at the Brentwood Education and Technology Center to accommodate the Interim City Council Chambers and the relocation of the Parks and Recreation staff.

## **BACKGROUND**

The Civic Center project, Phase I, consists of a Council Chambers building, a new City Hall, a Civic Plaza, a new Community Center, a redesigned City Park and a surface parking lot. The project has been designed to provide a "campus" atmosphere to connect the proposed civic complex with the downtown area.

At the March 24, 2009 City Council meeting, staff presented a series of completed and pending tasks that culminate in going to bid for the construction of the Civic Center. Tasks completed to date are:

- Consolidation of Community Development and Public Works Staff in 118/120 Oak Street
- Construction of the Senior Activity Center at Balfour / Griffith
- Relocation of the library to 104 Oak Street
- Preparation of a Labor Stability Study and negotiation of a Project Labor Agreement
- Completion and approval of the Supplemental Environmental Review (MND on Surface Parking Lot) for the phased project.

Tasks currently in progress are:

- Construction of Council Chambers at the Tech Center and relocation of Parks and Recreation staff to the Tech Center
- Completion of the General Contractor prequalification process

The next step in the process is to go to bid for the project. The bidding climate is currently very favorable and bids are expected to come in at or below the engineer's estimate. Construction documents will be available July 20, 2009 and bids will be due to the City on August 25, 2009. However, there remains the possibility of at least one addendum to the bid package, which

could move the bid due date to September 8, 2009 We anticipate the Council awarding the bid in late September or early October.

**FISCAL IMPACT**

None.