



CITY OF EMERYVILLE

MEMORANDUM

DATE: March 3, 2015

TO: Sabrina Landreth, City Manager

FROM: Maurice Kaufman, Public Works Director

SUBJECT: Resolution Of The City Council Of The City Of Emeryville Approving the Scope of Work For And Authorizing The City Engineer To Advertise For Public Bids The Construction of The Rehabilitation Of The Emeryville Senior Center, Project No. EPW 102-15, CIP No. 14650011

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution approving the scope of work for and authorizing the City Engineer to advertise the construction of the Rehabilitation of the Emeryville Senior Center, Project No. EPW 102-15 for public bid.

BACKGROUND

Since December 2011, the Public Works Department has been working on a project to rehabilitate the Emeryville Senior Center. The City contracted with the architectural firm of Ratcliff Architects to work with City Staff to develop a scope of work for the project. The project scope that was developed was presented to the Commission on Aging and was reviewed and recommended for approval by the Public Works Committee. Over the course of design, Ratcliff Architect's agreement with the City was amended two times by the City Council to address the contemplated design scope which includes the following improvements:

- Roof Replacement
- Repair of miscellaneous dry rot/water damage
- Installation of roof mounted solar panels
- New unisex restroom in the first floor
- Repairs to existing restrooms on the first floor
- Miscellaneous improvements to the multipurpose room on first floor
 - Acoustical Wall Panels
 - New lighting
 - Refinish existing wood flooring
 - New window shades
 - Convert storage room adjacent to stage to laundry room

Miscellaneous improvements to the exercise room on second floor

- New flooring
- New lighting
- New storage room

Replacement of Windows on the south side of the building

Installation of an HVAC system for the second floor offices (alternate)

New code compliant ramp leading to main entry

Interior Painting & Exterior Painting

Replacement of the existing 80 year old pipes for the steam heating system

Voluntary seismic improvements

The plans have been reviewed and approved by the Building Official and are now ready for the issuance of a building permit. Staff requests that the City Council authorize the City Engineer to advertise the project for public bids once the City Engineer has reviewed and approved the plans and specifications.

During construction, the Community Services Department will not be able to use the Senior Center for its programs. The building will be closed to the public throughout the construction period which is estimated to be 100 working days or approximately 5 months. Staff is working to bid the project such that construction can begin in early June 2015 and be completed by the end of October 2015. Accordingly, during the construction period some of the Senior Center programs will be moved to other city or school facilities while others may have to be temporarily suspended. Community Services is currently working on a plan to address these programmatic issues and will provide an update as the construction commencement date approaches.

FISCAL IMPACT

The Engineer's Estimate for construction is in the order of \$1,600,000. In the Capital Improvement Program, \$1,900,000 was appropriated in Fiscal Year 2014/15 for the Senior Center Rehabilitation, therefore it is anticipated that there is sufficient funding available to proceed with construction.

PREPARED BY: Maurice Kaufman, Public Works Director/City Engineer

**APPROVED AND FORWARDED TO THE
EMERYVILLE CITY COUNCIL**



Sabrina Landreth
City Manager

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Attachments: Resolution