To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: Phillip L. Harrington, Director, Public Works
Subject: Contract No. 10941 Amendment: W.A. Rose Construction, Inc. for Exterior Stucco Demolition Work at the Central Library

RECOMMENDATION
Adopt a Resolution authorizing the City Manager to execute an amendment to Contract No. 10941 with W.A. Rose Construction, Inc. for exterior stucco demolition work at the Central Library, increasing the original contract amount of $194,897.95 by $125,258.49 for a total contract amount not to exceed $320,156.44.

FISCAL IMPACTS OF RECOMMENDATION
Funding for this contract amendment is available in the FY 2019 budget in the Berkeley Public Library’s Library Tax Fund 301-9103-450.30-43. All costs will be paid from the Library Tax Fund including project demolition, design, and reconstruction at the Central Library. The FY 2019 budget appropriates $3,000,000 for facility maintenance and repairs. This contract amendment has been entered into the City’s contract management system and assigned CMS No. M8AHA.

CURRENT SITUATION AND ITS EFFECTS
The Public Works Department, jointly with the Library, is requesting execution of an amendment by the City Manager to the existing contract for full removal of all exterior stucco to the Central Library’s Bancroft building annex constructed in 2002.

The existing contract with W.A. Rose Construction, Inc. for exterior stucco demolition work at the Central Library was executed on July 24, 2018 for an amount not to exceed $194,897.95 and for a term from March 19, 2018 through final completion on September 30, 2018.

With the initial contract the Library sought to immediately address areas determined to be at highest risk of hazard and injury to public and staff related to stucco detachment from the exterior of the building. Those areas judged to be at highest risk were, a) the west facing wall directly abutting the K Street Flats tenants’ recreation and barbeque courtyard area and, b) the Bancroft wing south facing wall above the non-enclosed (to the public) Library vehicle parking area. This request for an amendment to the contract is in response to the July 3rd release of a comprehensive analysis report undertaken by...
the architectural and engineering consultancy firm Marx/Okubo Associates, Inc. detailing the condition and expansive extent of the compromised stucco throughout the structure’s exterior surfaces and adds two remaining non-publicly accessible walls for demolition treatment.

BACKGROUND
In March of this year (2018), a section of exterior stucco on the Bancroft building wing detached in an area not visible from either Kittredge Street or Bancroft Way. With the assistance of the General Services Department and in consultation with other City departments, the Library engaged the services of W.A. Rose Construction, Inc., a general contractor, on an emergency basis to secure the area and to remove any other proximate potential stucco-related hazards to ensure the safety of Library patrons and staff. Consequently, the agreement with W.A. Rose initiated the removal of exterior stucco from selected areas of the Central Library exhibiting signs of decay, poor bonding, and other deficient characteristics.

Concurrently, the Library entered into a separate agreement with the architectural and engineering consultancy firm Marx/Okubo Associates, Inc., to determine the extent of failing and or compromised stucco and the causes of the stucco failure. Marx/Okubo tested the entirety of accessible Bancroft building stucco walls to assess the bonding strength of the stucco layer to the concrete wall and the stucco’s overall condition. The final accepted report from Marx/Okubo Associates confirmed extensive conditions of potential risks due to stucco failure.

On March 23, 2018, the Library was issued Purchase Order 118878 for $50,000 for necessary removal of stucco to be performed by W.A. Rose, the maximum amount granted to the Director of Library Services’ for vendor services. On May 21, 2018, W.A. Rose completed demolition of stucco on the Kittredge Street side of the Bancroft building. Subsequently, Contract No. 10941 was executed for $194,897.95 that included all work performed (inclusive of Purchase Order 118878) as well as providing for additional demolition work to the wall abutting the tenants’ courtyard area of the K Street Flats apartment complex and the Bancroft Way south facing wall (staff entry area).

ENVIRONMENTAL SUSTAINABILITY
The removal of the stucco at the Central Library will assist in maintaining the lifespan of the building and will allow for new construction that will improve the long term durability of the exterior. Additionally, all waste generated will be managed appropriately to minimize landfill impacts.

RATIONALE FOR RECOMMENDATION
In fiscal year 2018 there were 409,547 unique visits to the Central Library through the public entrance. Removal of compromised stucco eliminates exposure to falling stucco which is a safety hazard for both patrons and staff. Completion of demolition will allow the City and Library to undertake design and reconstruction efforts, including a public construction project bid solicitation for reinstallation of stucco.
ALTERNATIVE ACTIONS CONSIDERED
None.

CONTACT PERSON
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Elliot Warren, Acting Director, Library Services, 510-981-6195

Attachments:
1: Resolution
RESOLUTION NO. ##,###-N.S.

CONTRACT NO. 10941 AMENDMENT: W.A. ROSE CONSTRUCTION, INC. FOR EXTERIOR STUCCO DEMOLITION WORK AT THE CENTRAL LIBRARY

WHEREAS, as a result of a 1996 voter-approved bond measure (Measure S) the Central Library was renovated and enlarged with construction of a new annex wing commonly referred to as the Bancroft building and reopened for public services in 2002; and

WHEREAS, Berkeley Public Library facilities are the property of the City of Berkeley; and

WHEREAS, on March 15, 2018, a section of plaster from the upper portion of a single Bancroft building wall detached from the building structure; and

WHEREAS, upon expert analysis performed by Marx/Okubo Associates, Inc., an architectural and engineering consultancy firm, building stucco conditions were confirmed for potential risks due to failure; and

WHEREAS, neither the Library nor the City have equipment or staffing to perform the emergency work needed; and

WHEREAS, to ensure the safety of Library patrons and staff the Library engaged the services of W.A. Rose Construction, Inc. to initiate stucco demolition from the Bancroft building annex of the Central Library above the accessibility ramp and main entry areas; and

WHEREAS, Contract No. 10941 with W.A. Rose Construction, Inc. for exterior stucco demolition work on two additional walls at the Central Library was executed on July 24, 2018 for an amount not to exceed $194,897.95; and

WHEREAS, an increase of $125,258.49 to the not to exceed amount is needed for the complete demolition removal of all exterior stucco at potential risk of failure; the contract will be funded by the Public Library’s Library Tax Fund (301-9103-450-3043) CMS No. M8AHA.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute an amendment to Contract No. 10941 with W.A. Rose Construction, Inc. for exterior stucco demolition work at the Central Library increasing the current contract amount of $194,897.95 by $125,258.49 for a total contract amount not to exceed $320,156.44.