



[Commission Name]

CONSENT CALENDAR  
July 23, 2019

To: Honorable Mayor and Members of the City Council

From: Elliot Warren, Acting Director of Library Services

Submitted by: Phillip L. Harrington, Director, Public Works

Subject: Contract No. 121345-1 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. 121345-1 with W.A. Rose Construction, Inc. to complete exterior stucco demolition work at the Central Library, increasing the amended contract amount of \$320,156 to a not to exceed amount of \$351,317 plus an allowable contingency amount of \$6,000 and to extend the term of the contract to December 31, 2019.

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 101-22-241-263-0000-000-463-662110. All costs will be paid from the Library Tax Fund including project demolition, design, and reconstruction at the Central Library. The FY 2019 budget appropriated \$3,000,000 for facility maintenance and repairs.

The funds for the contract amendment will be carried over from FY 2019 to FY 2020 and will be officially appropriated as part of the First Amendment to the FY 2020 Annual Appropriations Ordinance.

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 to complete 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 a projected final completion on September 30, 2018. On September 13, 2018 City council approved an amendment to increase the contract to an amount not to exceed \$320,156.44.

The initial contract 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 Central Library. W.A. Rose has completed removal of stucco on all portions of the Kittredge wing and most of the Bancroft wing. Demolition work on the Bancroft wing has proven more difficult and involved due to unforeseen varying conditions of degrees of stucco adherence and uneven surface conditions of the underlying base concrete wall; this includes, in some portions of the Bancroft wing, stronger adherence conditions due to the presence of lath that had not been observed on the Kittredge wing and which were encountered only once stucco demolition was undertaken on the Bancroft wing. Consequently, with remaining funds on the contract of \$88,977.00 proving insufficient in consideration of these unforeseen conditions, the Library suspended demolition work with two walls remaining to be addressed. The amendment to increase the contract by \$31,161.00 for a total contract amount not to exceed \$351,317.44 is to enable the full completion of removal of stucco on the Bancroft wing. In addition, an allowable contingency amount of up to \$6,000 is requested in the event of the occurrence of unforeseen conditions.

#### BACKGROUND

In March of (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 – since converted to ERMA contract no. 121345-1 – 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). That work has been completed. Two additional walls remain to be completed due to unforeseen stucco adherence and wall

conditions. Consequently, the current contract requires additional funds of \$31,161.00 and a time extension in order to ensure completion so that the City and Library can initiate redesign and replacement of the failed stucco system

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, 510-981-6195

Attachments:  
1: Resolution

RESOLUTION NO. ##,###-N.S.

CONTRACT NO. 121345-1 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 (converted to ERMA 121345-1) with W.A. Rose Construction, Inc. for exterior stucco demolition work was executed on July 24, 2018 and amended for an amount not to exceed \$320,156.44; and

WHEREAS, due to unforeseen varying conditions of degrees of stucco adherence and uneven surface conditions of the underlying base concrete wall an increase of \$30,161.00 to the not to exceed amount is required for the complete demolition removal of all exterior stucco at potential risk of failure; the contract is funded by the Public Library's Library Tax Fund (101-22-241-263-0000-000-463-662110).

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. 121345-1 with W.A. Rose Construction, Inc. for exterior stucco demolition work at the Central Library increasing the current contract amount of \$320,156.44 by \$30,161.00 for a total contract amount not to exceed \$351,317.44 plus an allowable contingency amount of up to \$6,000.