

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
JANUARY 21, 2025 AGENDA**

Subject:	Type:	Submitted By:
PRESENTATION - BCDM LIBRARY RENOVATION STUDY	RESOLUTION ORDINANCE ◆ RECEIVE/FILE	ROSE BARCAL LIBRARY DIRECTOR

SYNOPSIS

A representative from the architectural firm of Beringer Ciaccio Dennell Mabrey, Inc. (BCDM) will be in attendance to present the findings and recommendations resulting from the Library Renovation Study.

FISCAL IMPACT

None.

RECOMMENDATION

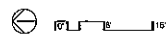
Accept.

BACKGROUND

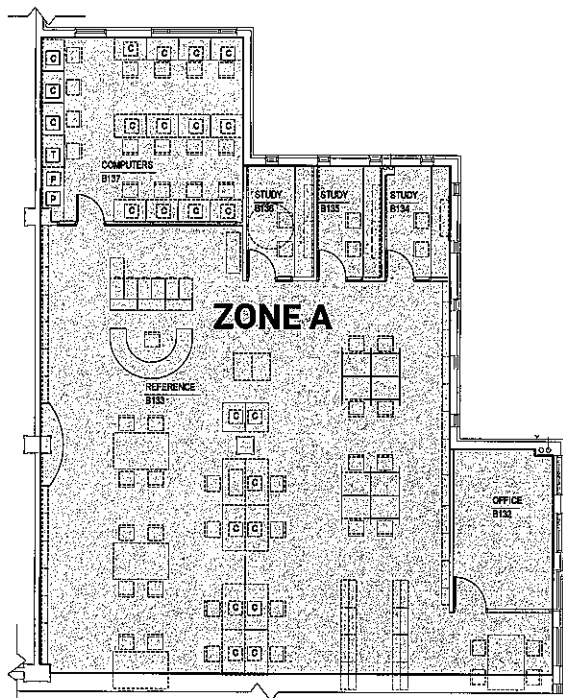
The Library has added several full time staff members since its opening in 1999. Employees are currently sharing office space that was meant for one person, work spaces (desks) behind the circulation area are stacked against each other as well as the copy machine, storage areas and counters, and the Administrative Assistant who was hired this year does not have her own work space. The evening/weekend supervisor does not have office space in which to have a private conversation or do evaluations with her staff. There is a need for additional study room space as these rooms are occupied on a regular basis and staff cannot meet the number of requests they have to use them. Also, use of the “maker space” continues to grow and there is currently no good storage or workspace for the multiple pieces of equipment that make up this area.

Consequently, a project was included in the FY24 CIP for a space needs study at the Library. The original architect for the building, BCDM, was contacted for advice regarding potential building modifications to better meet the needs of staff and the public. They met with staff several times over a period of three months to gather thoughts and ideas and discuss potential concepts for updates to the facility. This was done at no cost to the City.

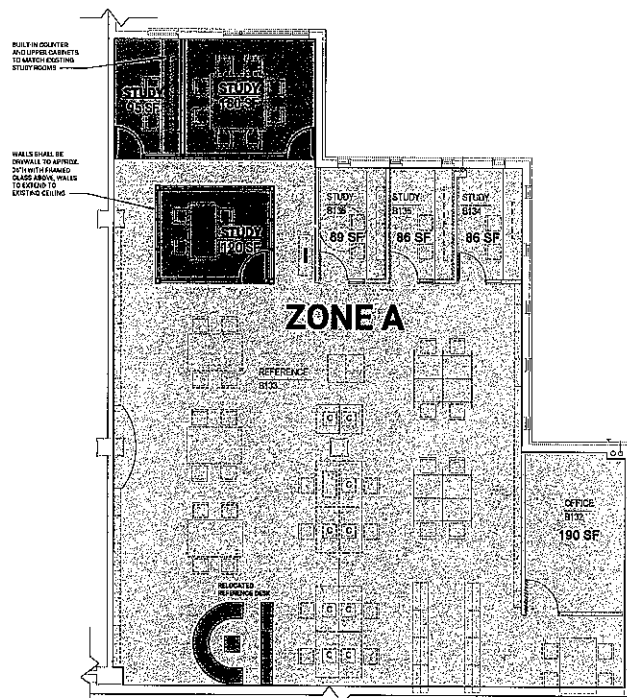
On August 20, 2024, Council authorized a professional services agreement with BCDM in the amount of \$9,500 to prepare probable construction costs for the proposed changes as well as a phasing plan. The proposed plans and cost information will be presented by BCDM at the meeting. The intent is to use this information for planning purposes as we prepare our annual CIP update, to determine timing and priorities for these potential projects.



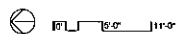
BCDM NO. 5524-00 11/15/2024



ZONE A - EXISTING CONDITIONS

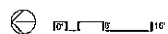
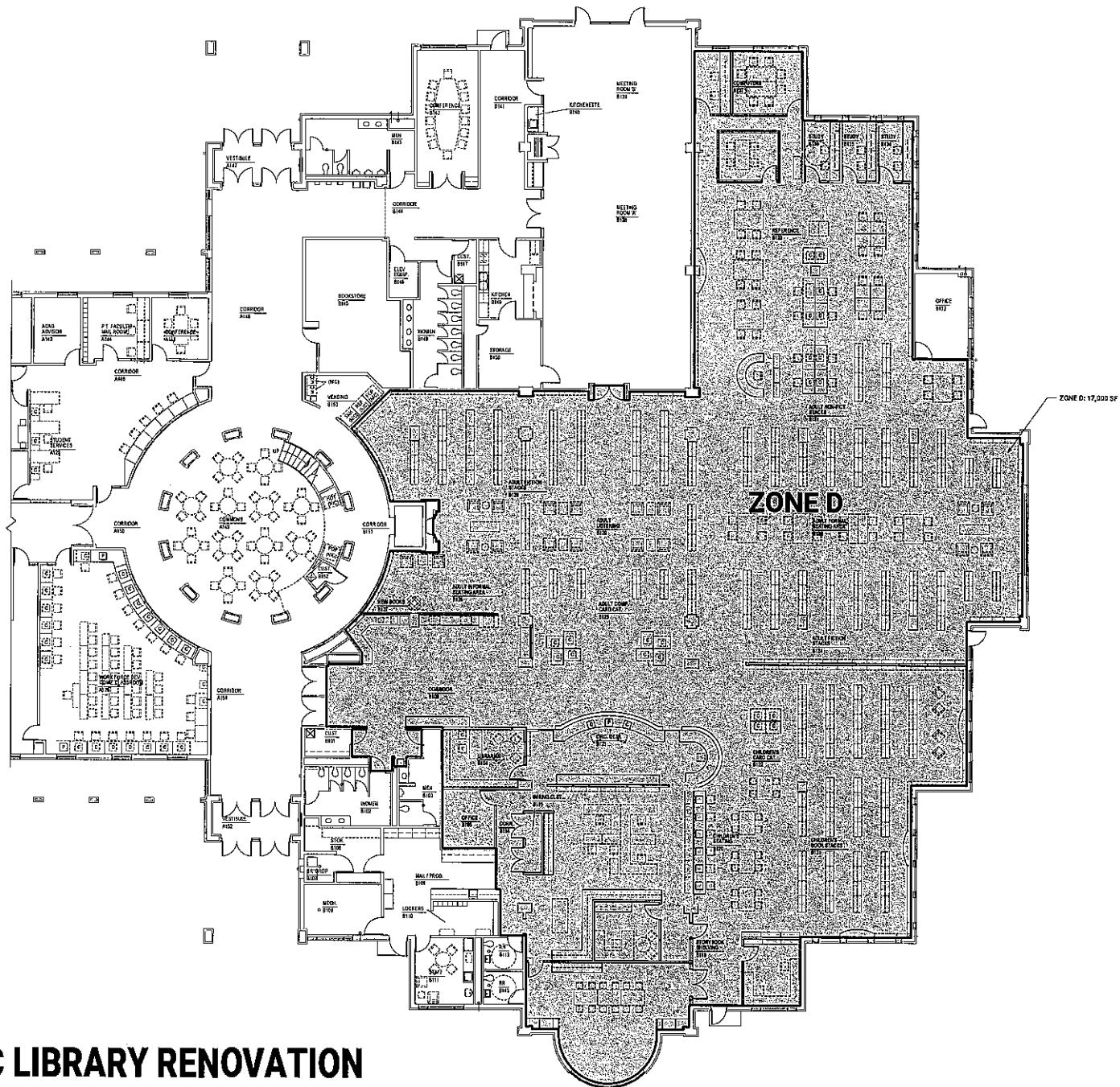


ZONE A



LA VISTA PUBLIC LIBRARY RENOVATION

BCDM NO. 5524-00 11/15/2024



LA VISTA PUBLIC LIBRARY RENOVATION

BCDM NO. 5524-00 11/15/2024



City of LaVista
Public Library Renovation
BCDM Project No. 5524-00

11/15/2024

OPINION OF PROBABLE CONSTRUCTION COST

COST SUMMARY

A. ZONE-A Study Rooms	3,150 SF @	\$41.46 - \$45.63 /SF	\$130,597 - \$143,731
B. ZONE-B STEM Zone	460 SF @	\$128.04 - \$140.97 /SF	\$58,898 - \$64,844
C. ZONE-C Staff and Childrens	3,300 SF @	\$74.65 - \$82.24 /SF	\$246,345 - \$271,392
D. ZONE-D Remaining Carpet Replacement*	10,690 SF @	\$8.25 - \$8.63 /SF	\$88,193 - \$97,012
TOTAL:			\$540,033 - \$573,349

*If Carpet Replacement for entire space was done without other renovations, the cost would be approximately \$140,250 - \$154,275.

A. ZONE-A

- GENERAL BUILDING CONSTRUCTION			
- General Construction	3,150 SF @	\$25.00 - \$27.50 /SF =	\$78,750 - \$86,625
- MECHANICAL, PLUMBING & ELECTRICAL CONSTRUCTION			
- Fire Protection & HVAC	3,150 SF @	\$6.50 - \$7.20 /SF =	\$20,475 - \$22,680
- Electrical (Power, Lighting, Fire Alarm & Data)	3,150 SF @	\$4.00 - \$4.40 /SF =	\$12,600 - \$13,860
- SUBTOTAL CONSTRUCTION:			<u>\$111,825 - \$123,165</u>
- EQUIPMENT:			
- Furniture	1 LS @	\$6,900 - \$7,500 /SF =	\$6,900 - \$7,500
- SUBTOTAL CONSTRUCTION & EQUIPMENT:			<u>\$118,725 - \$130,665</u>
- CONTINGENCY	10%		<u>\$11,872 - \$13,066</u>
- TOTAL:			<u>\$130,597 - \$143,731</u>

B. ZONE-B

- GENERAL BUILDING CONSTRUCTION				
- General Construction:	460 SF @	\$90.00 - \$99.00 /SF =		\$41,400 - \$45,540
- MECHANICAL, PLUMBING & ELECTRICAL CONSTRUCTION				\$12,144 - \$13,409
- HVAC	460 SF @	\$2.40 - \$2.65 /SF =	\$1,104 - \$1,219	
- Electrical (Power, Lighting, Fire Alarm & Data)	460 SF @	\$24.00 - \$26.50 /SF =	\$11,040 - \$12,190	
- SUBTOTAL CONSTRUCTION:				<u>\$53,544 - \$58,949</u>
- EQUIPMENT:				
- NA				
- CONTINGENCY	10%			<u>\$5,354 - \$5,895</u>
- TOTAL:				<u>\$58,898 - \$64,844</u>

C. ZONE-C

- GENERAL BUILDING CONSTRUCTION				
- General Construction: (see note-3)	3,300 SF @	\$37.25 - \$41.00 /SF =		\$122,925 - \$135,300
- MECHANICAL, PLUMBING & ELECTRICAL CONSTRUCTION				\$66,825 - \$73,920
- Fire Protection & HVAC	3,300 SF @	\$11.75 - \$13.00 /SF =	\$38,775 - \$42,900	
- Electrical (Power, Lighting, Fire Alarm & Data)	3,300 SF @	\$8.50 - \$9.40 /SF =	\$28,050 - \$31,020	
- SUBTOTAL CONSTRUCTION:				<u>\$189,750 - \$209,220</u>
- EQUIPMENT:				
- Furniture	1 LS @	\$34,200 - \$37,500 =		\$34,200 - \$37,500
- SUBTOTAL CONSTRUCTION & EQUIPMENT:				<u>\$223,950 - \$246,720</u>
- CONTINGENCY	10%			<u>\$22,395 - \$24,672</u>
- TOTAL:				<u>\$246,345 - \$271,392</u>

C. ZONE-D**- GENERAL BUILDING CONSTRUCTION**

- General Construction: 10,690 SF @ \$7.50 - \$8.25 /SF = \$80,175 - \$88,193

- SUBTOTAL CONSTRUCTION:

\$80,175 - \$88,193

- EQUIPMENT:

- NA

- CONTINGENCY 10%

\$8,018 - \$8,819

- TOTAL:

\$88,193 - \$97,012

Notes:

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1. Above Costs are current prices as of 2024. Add additional inflation for later bid date.
 2. Estimated costs does not include abatement of any hazardous materials (asbestos, mold, etc.) if they are encountered.
 3. Professional Services Costs are NOT included (architectural & engineering fees).
 4. Other Soft Costs that may or may not be required that have not been included are any Construction Manager, pre-construction fees, State Fire Marshal review fees, City