

# Capitola City Council

## Agenda Report



**Meeting:** January 13, 2022

**From:** Department of Public Works

**Subject:** Capitola Branch Library Project Notice of Completion

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**Recommended Action:** Approve the Notice of Completion for the Capitola Branch Library Project constructed by Otto Construction at a final cost of \$13,190,813 and direct the Public Works Department to 1) record the Notice of Completion and 2) release the retention held in escrow of \$369,724.39.

**Background:** Development and reconstruction of the Capitola Branch Library Project has been a city goal for the past decade. The project gained momentum when Measure S was approved by the voters in June 2016, providing most of the funding for the project. The City Council hired the architectural firm of Noll and Tam to design the new building in November 2016. After several public workshops, Planning Commission, and City Council presentations, the City Council approved the final plans in April 2018. Bids were received in June 2018 and a contract awarded to Otto Construction in July 2018. Otto began construction in January 2019 and the building was opened to the public by the Santa Cruz Public Libraries in June 2021. The final items of construction were completed in December 2021.

Opening the building to the public and the official project completion was delayed for a year and half due to site conditions and conflicts with overhead utility lines.

**Discussion:** The new library is 11,700 square feet, more than twice the size of the old library building which was located on the same site. The new building includes many dedicated areas such as quiet reading areas, a children's area, study rooms, a teen room, community room, and staff offices. The existing Tot Lot play area was maintained and tied into the new building with a large deck.

A 99-year lease for the building is in place with the County of Santa Cruz who in turn has contracted with the Santa Cruz Public Library System to operate the library. Maintenance of the building and grounds, except for the Tot Lot, will be the responsibility of the County and Library System. The City of Capitola will continue to maintain the Tot Lot.

Fiscal Impact: The following tables itemize the final revenue and expenditures for the project:

<b>Funding Source Received</b>	<b>Final Revenue Amount</b>
Measure S	\$ 10,476,529
Successor Agency	\$ 2,624,410
City General Fund	\$ 1,552,492
Friends (donations)	\$ 719,128
County Library Funds	\$ 396,000
Investment earnings	\$ 213,267
PG&E	\$ 100,000
<b>Sub-Total</b>	<b>\$ 16,081,826</b>
<b>Funding Due</b>	
Noll and Tam	\$ 450,000
<b>Total</b>	<b>\$ 16,531,826</b>

<b>Item</b>	<b>Final Expense</b>
Construction	\$ 13,190,813
Architecture and Engineering	\$ 1,537,220
Permits/Special Inspections	\$ 149,816
Project Management	\$ 323,061
Misc	\$ 23,860
Furniture, Fixtures, & Equipment	\$ 421,888
Fundraising & other	\$ 119,245
<b>Total</b>	<b>\$ 15,765,903</b>

The remaining project fund balance is \$765,923. The allocation of these funds will be discussed with the City Council as part of the mid-year budget review which is scheduled for the next City Council meeting on January 23, 2022.

Attachments:

1. Notice of Completion

Report Prepared By: Steven Jesberg, Public Works Director

Reviewed By: Chloé Woodmansee, City Clerk; Sam Zutler, City Attorney

Approved By: Jamie Goldstein, City Manager