



STAFF REPORT

July 19, 2023

File Number 0600-10; A-3467

SUBJECT

LIBRARY CRITICAL INFRASTRUCTURE PROJECT MANAGEMENT CONSULTING AGREEMENT WITH GRIFFIN STRUCTURES

DEPARTMENT

Communications & Community Services

RECOMMENDATION

Request the City Council adopt Resolution No. 2023-86, authorizing the Mayor to execute a Consulting Agreement with Griffin Structures in the amount of \$798,000 for the project and construction management services related to the Escondido Public Library Critical Infrastructure and Modernization Project ("Project").

Staff Recommendation: Approval (Communications & Community Services: Joanna Axelrod, Deputy City Manager/Director of Communications & Community Services)

Presenter: Joanna Axelrod, Deputy City Manager/Director of Communications & Community Services

FISCAL ANALYSIS

There will be no impact to the General Fund as the cost of this contract will be paid out of the grant funding received for this Project.

PREVIOUS ACTION

On March 2, 2022, City Council adopted Resolution 2022-32 authorizing the Deputy City Manager/Director of Communications & Community Services to submit an application to the California State Library for \$10 million in funding through the Building Forward Library Infrastructure Improvement Program grant and complete all necessary documentation to receive and spend funds.

On September 12, 2022, the City was notified that our application was successful, and we were awarded the full \$10 million and that our request for a full 100% reduction in the required cash match amount was also approved.

BACKGROUND

The Budget Act of 2021 (SB-129) allocated \$439 million in one-time funds to the California State Library to address life-safety and critical maintenance needs of public library facilities throughout California. The



CITY of ESCONDIDO

STAFF REPORT

competitive Building Forward Library Infrastructure Improvement Program grant prioritizes funding for local library facilities located in high poverty areas of the state. The City applied for and was awarded the maximum grant amount per library facility of \$10,000,000. Additionally, the City's request for a full 100% reduction in the required cash match amount was also approved.

The Escondido Public Library resides in a 40,000 square foot building constructed in 1980 and is the sole library location serving a population of over 150,000 people. As with many aging City facilities, there has not been sufficient funding available to properly maintain the library. There are currently three known roof leaks and the windows seep during storms with high winds. Without addressing the roof and window issues, it is likely that there will be a major issue impacting library operations in the next 3-5 years.

The Project will replace critical infrastructure including lighting, roofing, windows, and HVAC systems throughout the facility. Fluorescent and incandescent lighting will be replaced with energy efficient LED. The original roof, which has exceeded its projected lifespan and has been repaired multiple times over the years but continues to leak, will be replaced and allow us to fix water-damaged areas throughout the facility. The asbestos-laden ceiling tiles will be remediated and replaced with a safer, more modern material. The first-floor restrooms will also be upgraded to current ADA compliance. The Library has seven roof top HVAC systems which are approximately 15 years old with a 15-year lifecycle. The Library is a designated cool zone for residents during extreme heat waves. Due to the age of the HVAC units, we are experiencing major HVAC failures that have affected operations. These replacement efforts will extend the life of the building for the foreseeable future. If additional funding remains beyond the costs associated with the critical infrastructure improvements, then modernization efforts around making the layout of the first floor more functional and accommodating of current community needs as well as aesthetic improvements will be made.

In order to address staff bandwidth issues around project management of the numerous capital improvement projects underway and the tight timelines of the associated funding sources, it has been necessary to hire outside support. RFQ 23-01 was released January 23, 2023 in order to build a list of qualified firms for Project/Construction Management Services. Out of the nine responses, four firms were asked to submit specific proposals for the Project. The selection team of representatives from Engineering, the City Attorney's Office, Communications & Community Services, and Public Works was formed to review the proposals. It was determined that with over 35 library projects in their portfolio, Griffin Structure's extensive experience in performing similar construction project management of municipal library renovation projects, in addition to their detailed proposal and deliverables, was the right fit for this Project.

Following Council approval and execution of the contract, it is anticipated that preconstruction will take 18 months followed by 14 months of construction.



CITY *of* ESCONDIDO

STAFF REPORT

RESOLUTIONS

- a. Resolution No. 2023-86
- b. Resolution No. 2023-86 Exhibit "A" Consulting Agreement