



Sunnyvale

Lakewood Branch Library and Learning Center

Award of Construction Contract, Approve a Budget Modification and Adopt the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program
May 21, 2024



Project Background



Sunnyvale

- Project started in 2013
- Lakewood neighborhood identified for Branch Library
- Final location on SSD property
- Partnership with
 - ◆ Sunnyvale School District
 - ◆ Fremont Union High School District
 - ◆ City of Sunnyvale
 - ◆ Community (Series of outreach meetings)

Final Design

- Substantially the same as the approved conceptual plan
- Highlights:
 - ◆ Building Size: 22,771 SF
 - ◆ Flexible learning center space
 - ◆ Partner program rooms
 - ◆ After hours book pickup area
 - ◆ Outdoor patio off children's area
 - ◆ Maker Space
 - ◆ LEED Gold Equivalent



Design Phase Cost Estimates

- Construction Budget: **\$22,770,380**
- Challenges:
 - ◆ Rapid cost escalation
 - ◆ Unexpected Infrastructure Upgrades (Water Main, Storm Drain)
 - ◆ PG&E costs
- Strategies:
 - ◆ Value Design/Engineering
 - ◆ Additive Alternate Bid Items
 - ◆ Additional Outside Funding



Construction Bidding

- Seven Bids Received on March 28, 2024
- Engineer's Estimate:
 - ◆ W/ Add Alts: **\$25,460,000.00**
- Lowest Bid:
 - ◆ Bobo Construction, Inc.
Base Bid: \$22,527,824.25
5 Add Alts: \$651,000.00
W/ Add Alts: **\$23,178,824.25**



Additive Alternates

- City Council may choose to award none of them, any of the items individually, or all of them.
- Additive Alternate bid items provide flexibility to reduce the amount of budget modification needed.
- Base Bid includes the size, features and programming committed to in the agreement with the partners.
- The Additive Alternates provide increased benefit and flexibility for the facility.

Additive Alternates 1 and 2

1. Operable Partition Wall at the Community Room and Library Program Room
 - ◆ Bid Price: **\$185,000**
 - ◆ If awarded, the Friends of the Sunnyvale Library will commit an additional \$190,000 to offset costs
2. Operable Partition Wall at the FUHSD and SSD Rooms
 - ◆ Bid Price: **\$220,000**
 - ◆ If awarded, the school partners have agreed to split the cost of this item three-ways with the City



Additive Alternates 3, 4 and 5

3. Infrastructure for Additional Future Electric Vehicle Chargers **\$64,000**
 - ◆ Base bid includes five EV charging spaces
 - ◆ This item provides infrastructure to easily add more in the future
4. Outdoor trellis structure over the west courtyard **\$44,000**
 - ◆ Provides shade and beautifies courtyard
5. Fenced Enclosure for the staff book delivery area: **\$138,000**
 - ◆ Increases security of book delivery area for staff

Additive Alternate Costs and Revenues

Costs and additional funding available of each item

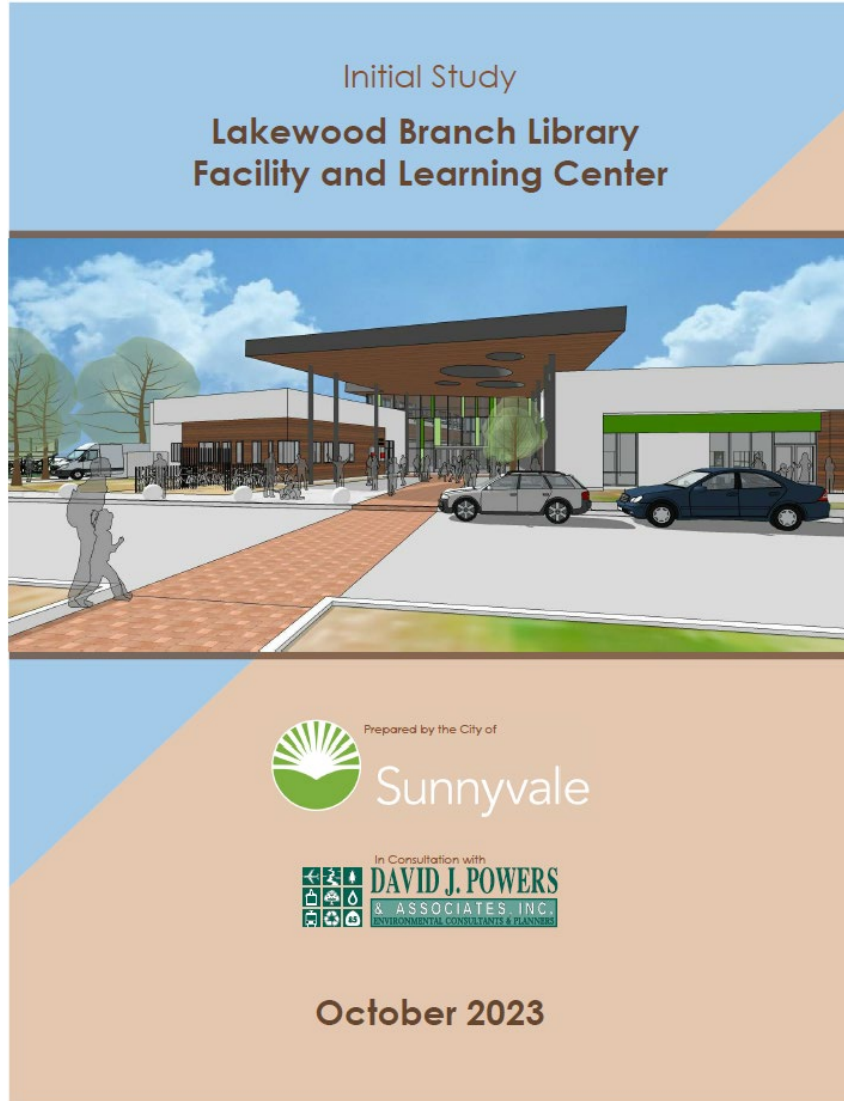
Additive Alternates	Bid Price	Revenue
1. Operable Partition: Community Room	\$185,000	\$190,000
2. Operable Partition: School Rooms	\$220,000	\$161,332
3. Future Electric Vehicle Chargers	\$64,000	0
4. West Trellis	\$44,000	0
5. Staff Delivery Enclosure	\$138,000	0
Additive Alternates Total	\$651,000	\$351,332

Budget Modification

Additional funding commitments available

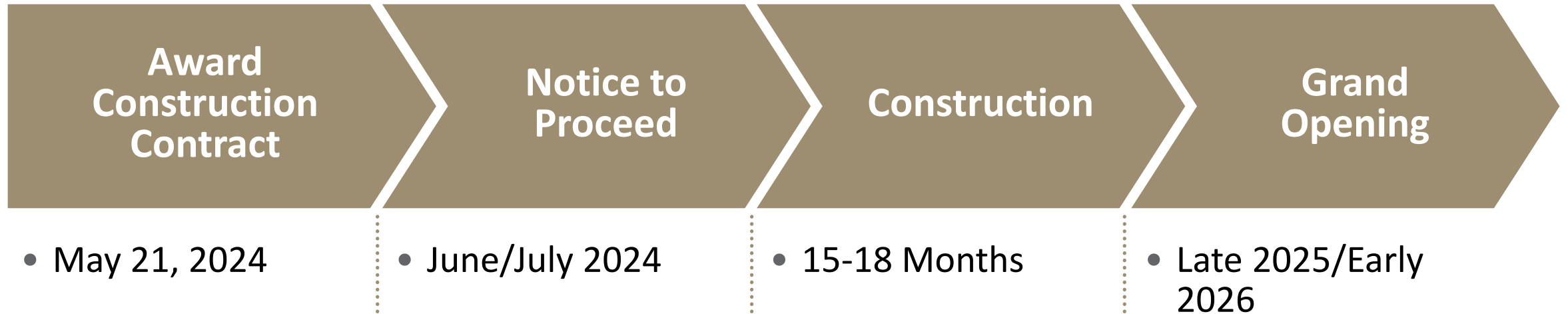
Funding Sources	Amount
Friends of the Sunnyvale Library	\$190,000
Sunnyvale School District	\$80,667
Fremont Union High School District	\$80,667
City of Sunnyvale	\$2,379,995
Total Budget Modification Amount (with contingency)	\$2,731,329

California Environmental Quality Act (CEQA)



- Initial Study and Mitigated Negative Declaration (IS/MND)
- Public Review Period: November 8, 2023- November 28, 2023
- No Public Comments Received
- Mitigation Monitoring and Reporting Program (MMRP)

Next Steps



Future upcoming items for City Council approval:

- Award Contract for Furniture
- Amend MOU to revise project boundary and increase partner contributions
- Solar Power Purchase Agreement
- Public Art

Recommendations

Staff Recommendation

- Award a construction contract in the amount of \$22,527,824.25 to Bobo Construction, Inc.;
- Award all five Additive Alternate Bid items in the contract at a cost of \$651,000 for a contract total amount of \$23,178,824.25;
- Make the findings required by CEQA as stated in the MND and adopt the Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project;
- Approve a Budget Modification in the amount of \$2,731,329; and
- Approve a 10% construction contingency in the amount of \$2,317,882