



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Gho, Public Works Director

DATE: February 11, 2021

RE: **Final Library Renewal Project Construction Status Memo**

This memorandum is intended to provide the City Council, Library Board, Library Foundation, Pacific Grove Friends of the Library and public with the latest Library Renewal Project construction updates. The last construction memo was issued in July 2020 when the project was deemed substantially complete. This memo will serve as the final construction status memo, signifying completion of the minor punch list construction items and bringing the project to a close.

July 2020 – January 2021 Project Milestones:

- Completion of construction activities, including all punch list items
- Completion of the move from the Holman building site to the newly renovated Library
- Library opened for hold pick-up in accordance with State and County guidelines
- Issuance of a Notice of Completion to Avila Construction Company with a January 15, 2021 completion date
- Development and dissemination of a video providing a glimpse of the completed Library Renewal Project developed by the Friends of the Library. The video can be viewed at: https://youtu.be/Pd_bh4AMGJY

Total Project Expenditures:

Total construction project expenditures were \$2,298,857. Construction costs came in \$80,399 below the approved budget.

Final Change Order Tabulation:

37 change orders and 5 credit deductions, totaling \$135,897.46, have been approved and invoiced accordingly. The invoiced Change Orders are derived from the contingency budget.

Approved Change Orders include:

Change Order #	Description	Cost
1	ADA compliant restroom faucets	\$3,308.30
2	Supports for a drop-down ceiling	\$5,098.87

3	Chandelier lights electrical and installation	\$2,276.55
4	Required revisions to fire suppression system per Fire Inspector	\$6,504.26
5	Modified lighting controls	\$7,100.81
6	Add framing/lower ceilings	\$19,996.26
7	Add roof/ceiling supports	\$5,938.88
8	Modify plumbing vents and framing	\$7,027.69
9	Salvage and reinstall crown molding	\$3,311.56
10	Relocate gas line	\$1,241.24
11	Relocate and install new attic ladder	\$5,118.49
12	Remove underlayment and prep for new floor	\$14,629.69
13	Replace wood floor	\$7,153.88
14	Modify steel beam	\$1,256.54
15	Modify HVAC ducting	\$8,717.35
16	Replace wood base molding	\$7,349.46
17	Basement asbestos abatement	\$2,072.32
18	Removal of tile floor grout build up	\$3,028.86
19	Modify Wi-Fi and run low voltage infrastructure	\$29,197.07
20	Change outlet finishes	\$1,946.55
21	Remote antenna for fire alarm	\$1,335.01
22	Added backing on shelf stacks	\$3,578.10
23	HVAC blower and register	\$2,336.55
24	Lighting layout revised	\$471.26
25	Change model of floor covers	\$1,946.08
26	Modify fire alarm per code	\$5,070.53
27	Added floor finishes	\$2,509.63
28	Install owner WiFi	\$1,281.93
29	Plumbing for dishwasher	\$877.33
30	Replacement covers for electrical outlet	\$1,472.32
31	Light fixture in ceiling per punch list	\$1,143.86
32	Refrigerator handle	\$221.54
33	Chair upholstery	\$3,483.48
34	Fill in arches	\$2,123.09
35	Added work space cabinets	\$4,500.02
36	Backing Board	\$2,713.86
37	Shelving Repairs	\$10,143.51
CR-1	Change low voltage conduit material	-\$11,573.14
CR-2	Deduction of unneeded furniture	-\$7,730.81
CR-3	Deleted from contract butterflies (City to obtain)	-\$5,307.72
CR-4	Deletion of library book carts	-\$4,903.87
CR-5	Deletion of furniture	-\$22,069.73
Total		\$135,897.46

Total Project Cost:

The chart below reflects the total construction costs invoiced to date.

Contract Amount	\$2,162,960.00
Total Invoiced	\$2,162,960.00
Remaining Project Balance	\$0

Total Project Contingency (10%)	\$216,296
Expended Contingency Balance	\$135,897.46
Remaining Contingency Balance	\$80,398.54

Percentage of Project Completed to Date:

The project is 100% complete. Notice of Completion letters have been issued to Avila Construction Company and Karin Payson Architecture + Design.

CC: Library Board
Library Foundation
Friends of the Library
City Manager
Administrative Services Director
Library Staff