

Legislation Text

File #: #17-0339, Version: 1

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DATE OF MEETING: 08/07/17

SUBJECT:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AUTHORIZING A BUDGET APPROPRIATION OF \$200,000 FROM GENERAL FUND DESIGNATED RESERVES - PLAZA SAN PABLO AND CIVIC AND INFRASTRUCTURE PROJECTS TO THE FY 2017/18 CIP PROJECT BUDGET 320-3200-43600-LIB-PSP FOR THE NEW SAN PABLO LIBRARY PROJECT

CITY MANAGER RECOMMENDATION

Adopt Resolution

COMPLIANCE STATEMENTS

Development Projects (Economic Development) - Circle S Project Development is an adopted policy item under the FY 2015-17 Council Priority Workplan Update, effective October 1, 2016.

CEQA Compliance Statement

The funding appropriation is not a project as defined by CEQA. CEQA Guidelines section 15378 states that "project" does not include the creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. The Library Project itself was already approved by the City Council pursuant to Resolution No. 2016-269 following a review under CEQA and a determination that the San Pablo Library Project was Categorical Exempt because: a) The project qualifies for an exemption under CEQA Guidelines Section 15332 (i.e., Class 32) and, as a result, would not have a significant effect on the environment; b) The analysis shows there are no exceptions to qualifying for the infill exemption, as identified in CEQA Guidelines Section 15300.2; and as a separate and independent basis; and; c) The project qualifies for streamlined CEQA review pursuant to CEQA Guidelines Section 15183 because there are no project-specific effects which are particular to the project or its site that were not already evaluated in the 2011 certified San Pablo Avenue Specific Plan EIR.

BACKGROUND

The City of San Pablo ("City") has long partnered with the County of Contra Costa to provide its citizens with a local branch of the County library system. The San Pablo library branch is currently located at 2300 El Portal Drive, Suite C, within the College Center shopping center. The City rents the existing space of approximately 8,900 square feet. The City has long been interested in securing a larger location for the San Pablo library branch in order to better serve library patrons.

To that end, the City has secured a long term lease on a 22,000 square foot space at 13731 San Pablo Avenue, generally located at the southern corner of Church Lane and San Pablo Avenue as a new location for the San Pablo Library ("New San Pablo Library"). This allows the City to more than double the size of the current library and provide a more robust library to its patrons.

On September 6, 2016, City Council adopted resolution 2016-269 awarding a \$5,590,000 contract to Strawn Construction for the construction of the New San Pablo Library. Under the same resolution, City Council also authorized a budget appropriation to cover the contract amount and 10% for contingencies.

Construction has been progressing quite well but due to heavier than usual rains as well as unforeseen conditions of the building, additional funds are needed to complete the project including a new parking lot, a new roof and other project related expenses.

The proposed resolution appropriates \$200,000 from General Fund Designated Reserves - Plaza San Pablo and Civic and Infrastructure Projects to FY 2017/18 CIP Project Budget 320-3200-43600-LIB-PSP. City Council previously approved a 10% contingency on for the Strawn Construction contract. An additional \$200,000 appropriation would still be under the 15% contingency amount allowed by the Purchasing Guidelines (up to a total of \$6,428,500).

FISCAL IMPACT

The proposed resolution appropriates \$ 200,000 from General Fund Designated Reserves - Plaza San Pablo and Civic and Infrastructure Projects to FY 2017/18 CIP Project Budget 320-3200-43600-LIB-PSP.