



Building Projects Update

January 12, 2024

Agenda

Bob Lucas Branch

- Project Overview
- Timeline and Status Update
- Next Steps

Main Library

- Project Overview
- Timeline and Status Update
- Next Steps

Budget Updates

- Bob Lucas Branch
- Main Library
- Overall Building Program

Bob Lucas Memorial Branch



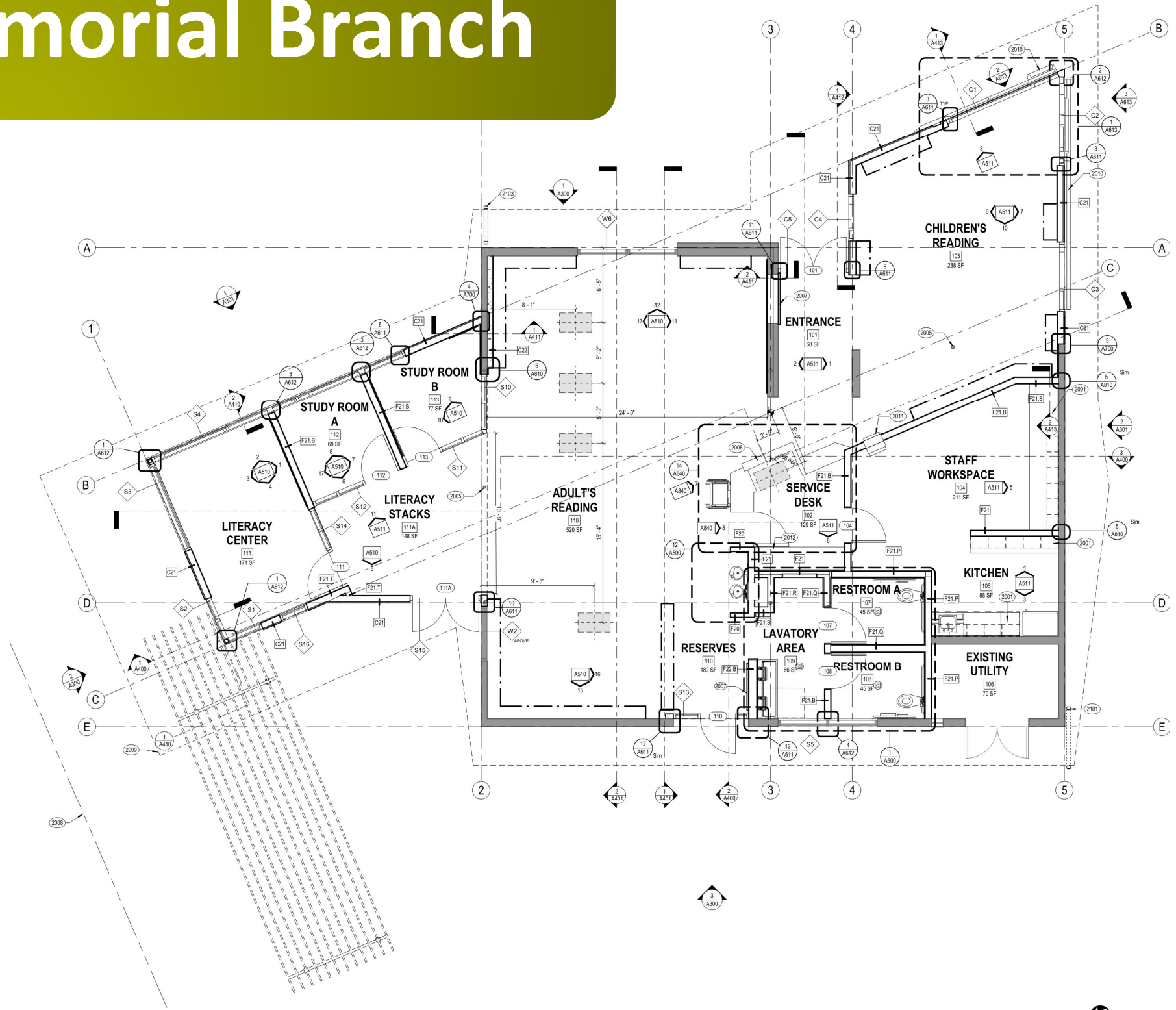
Bob Lucas Memorial Branch

Project Scope

- Renovation of existing building
- Literacy Center Addition
- Children's Area Addition
- Reading Garden
- Extension of Demonstration Garden
- Parking lot resurfacing/stripping



Bob Lucas Memorial Branch



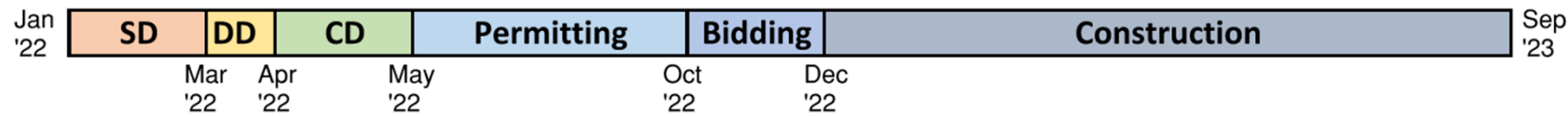
1 FLOOR PLAN
1/4" = 1'-0"



Bob Lucas Memorial Branch

Preliminary Timeline

Bob Lucas Preliminary Timeline

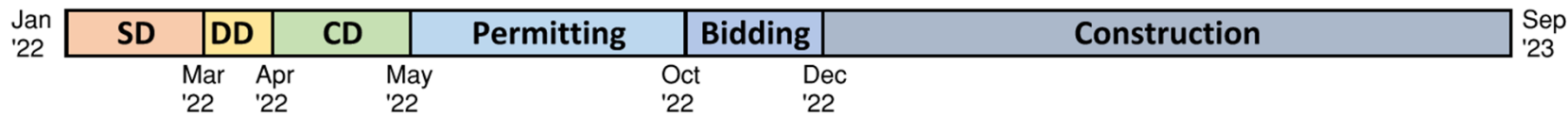


- SD** Schematic Design
- DD** Design Development
- CD** Construction Documents

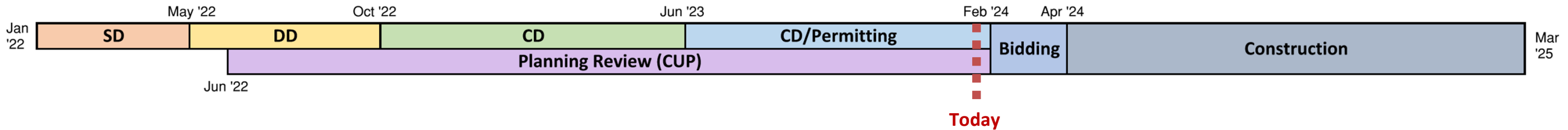
Bob Lucas Memorial Branch

Updated Timeline

Bob Lucas Preliminary Timeline



Bob Lucas Updated Timeline



- SD Schematic Design
- DD Design Development
- CD Construction Documents

Bob Lucas Memorial Branch

Current Project Status

- CUP Hearing January 23
- Public Works and Other Approvals
- RFPs for contractor
- RFP for special inspections and soils engineer

Bob Lucas Memorial Branch

Next Steps

- Board approval of RFPs – Jan. 22
- Regional Planning CUP hearing – Jan. 23
- Issue RFPs – Jan. 24
- Board approval of Contractor
- Construction

Main Library



Main Library

Project Status

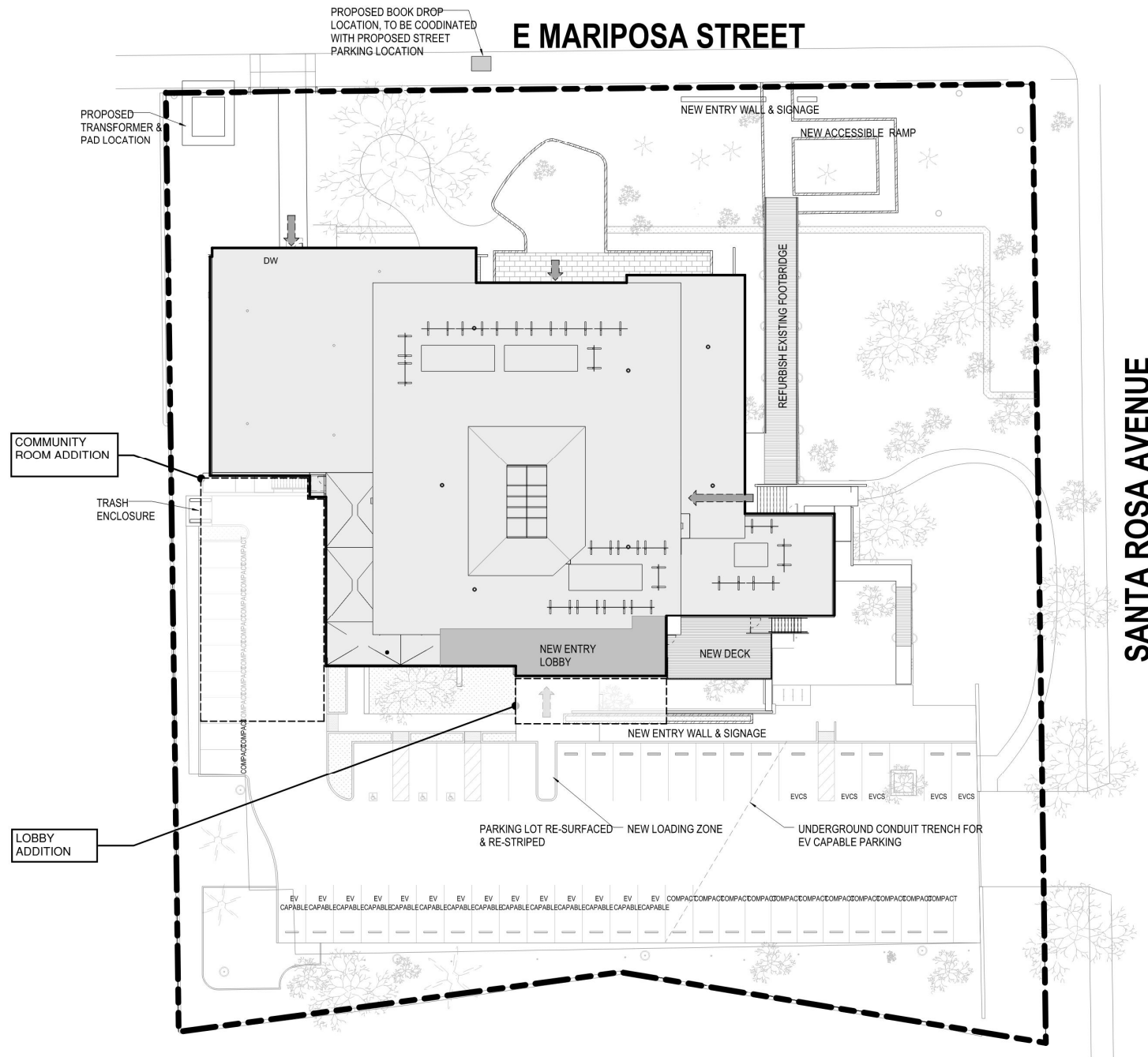
- Design Development Phase complete
- Submittal to Regional Planning in progress

Main Library

Project Scope

- Base bid
 - Accessibility – elevator, restrooms, etc.
 - Health and Safety
 - Seismic upgrades
 - Fire alarm and fire sprinklers
 - Hazardous material abatement
 - HVAC, electrical, plumbing upgrades
 - Roof replacement
 - Reconfiguration of space program for flexibility and future-proofing
- Alternates
 - Exterior reading court
 - Additional meeting/study room
 - Enhanced finishes

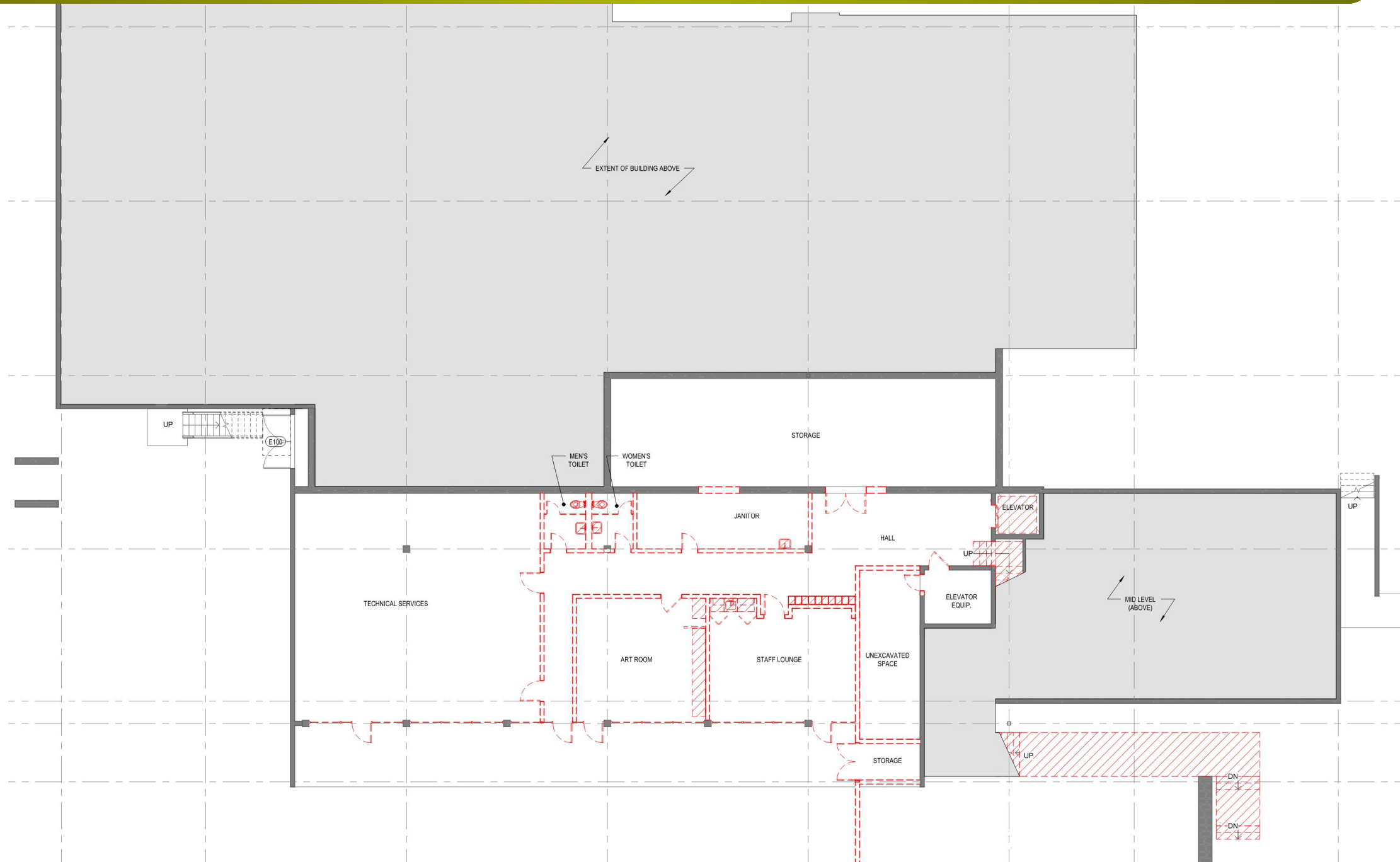
Main Library



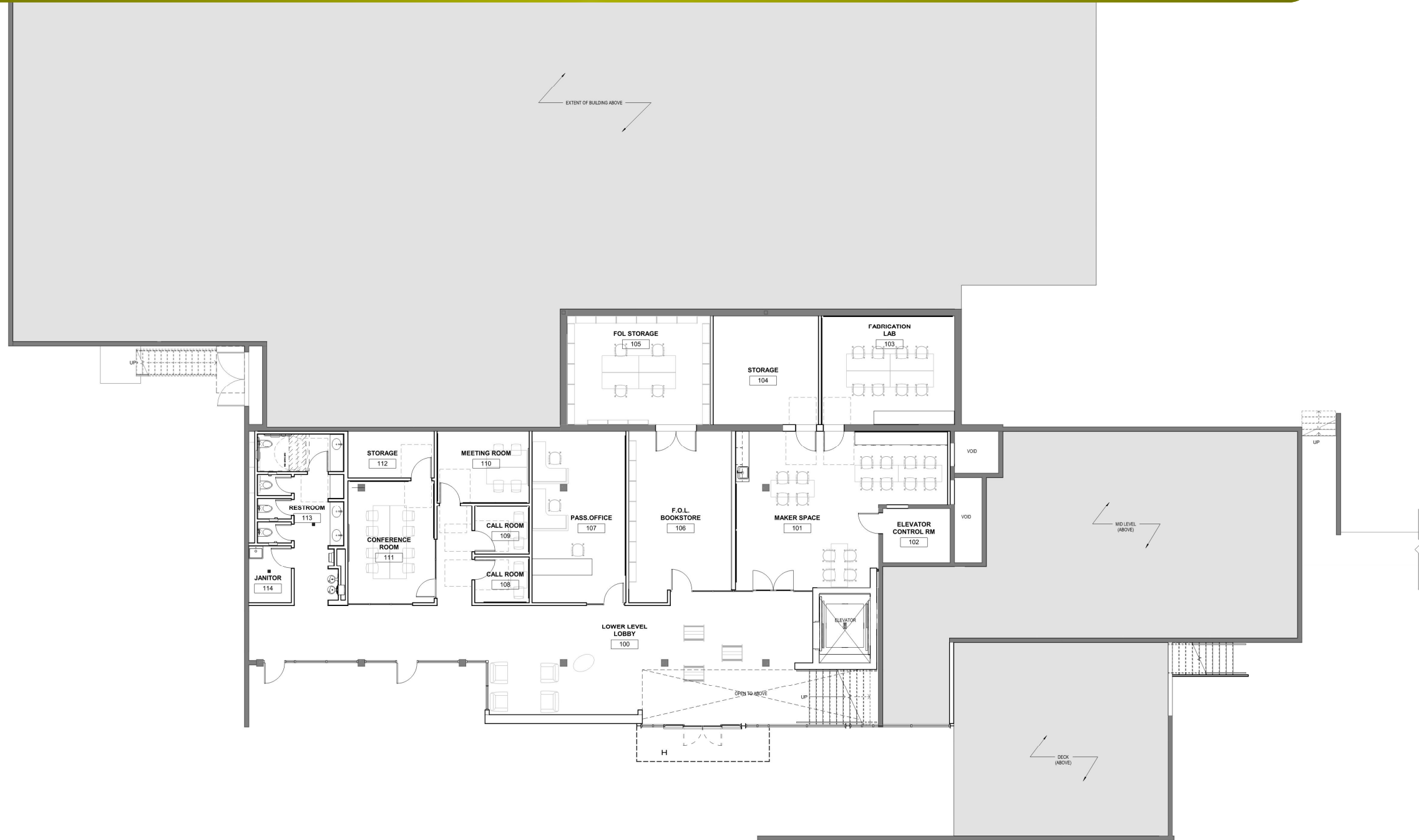
ALTADENA MAIN LIBRARY - SITE PLAN

01/11/24 SCALE: 1/16" = 1'-0" 2111010

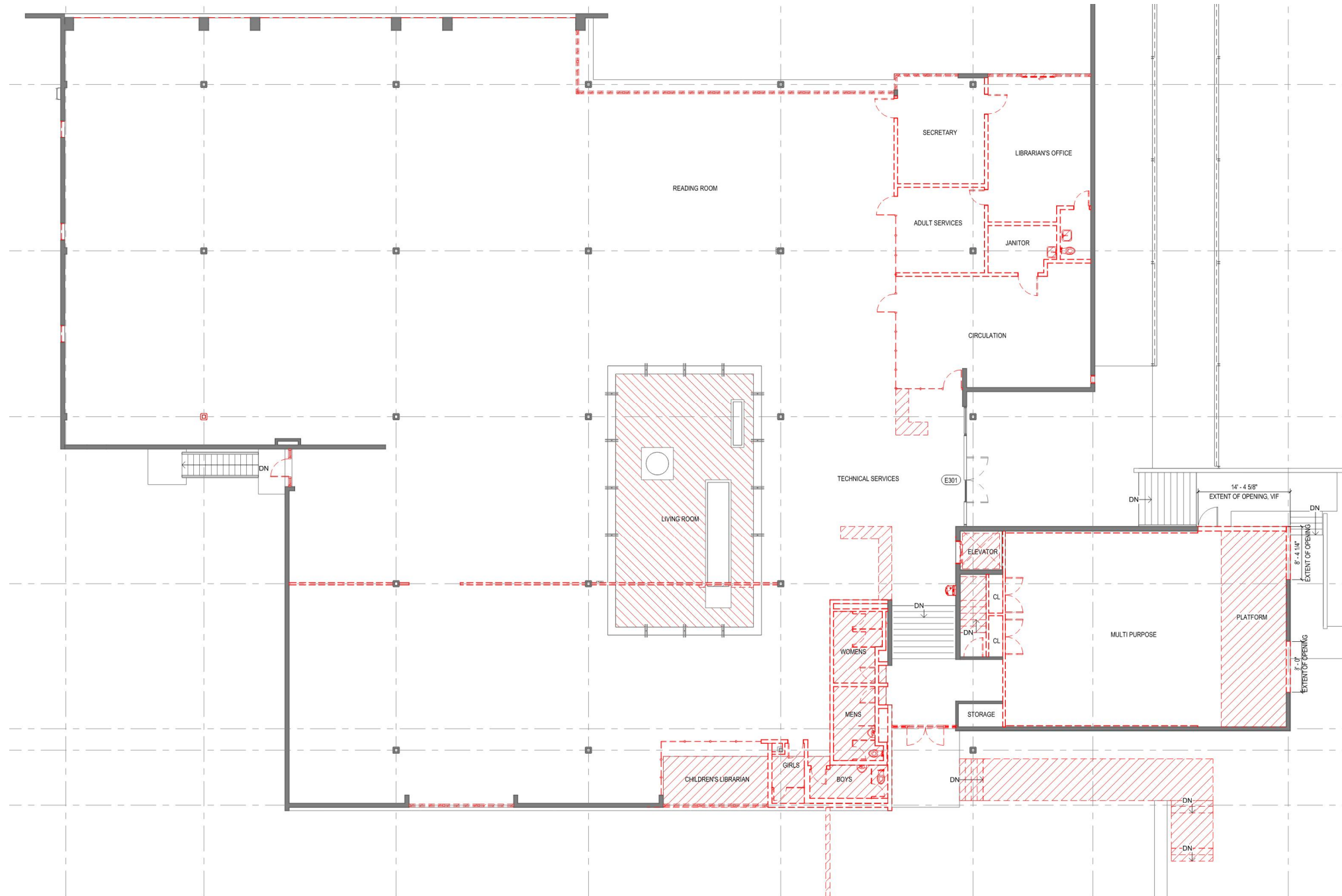
Main Library



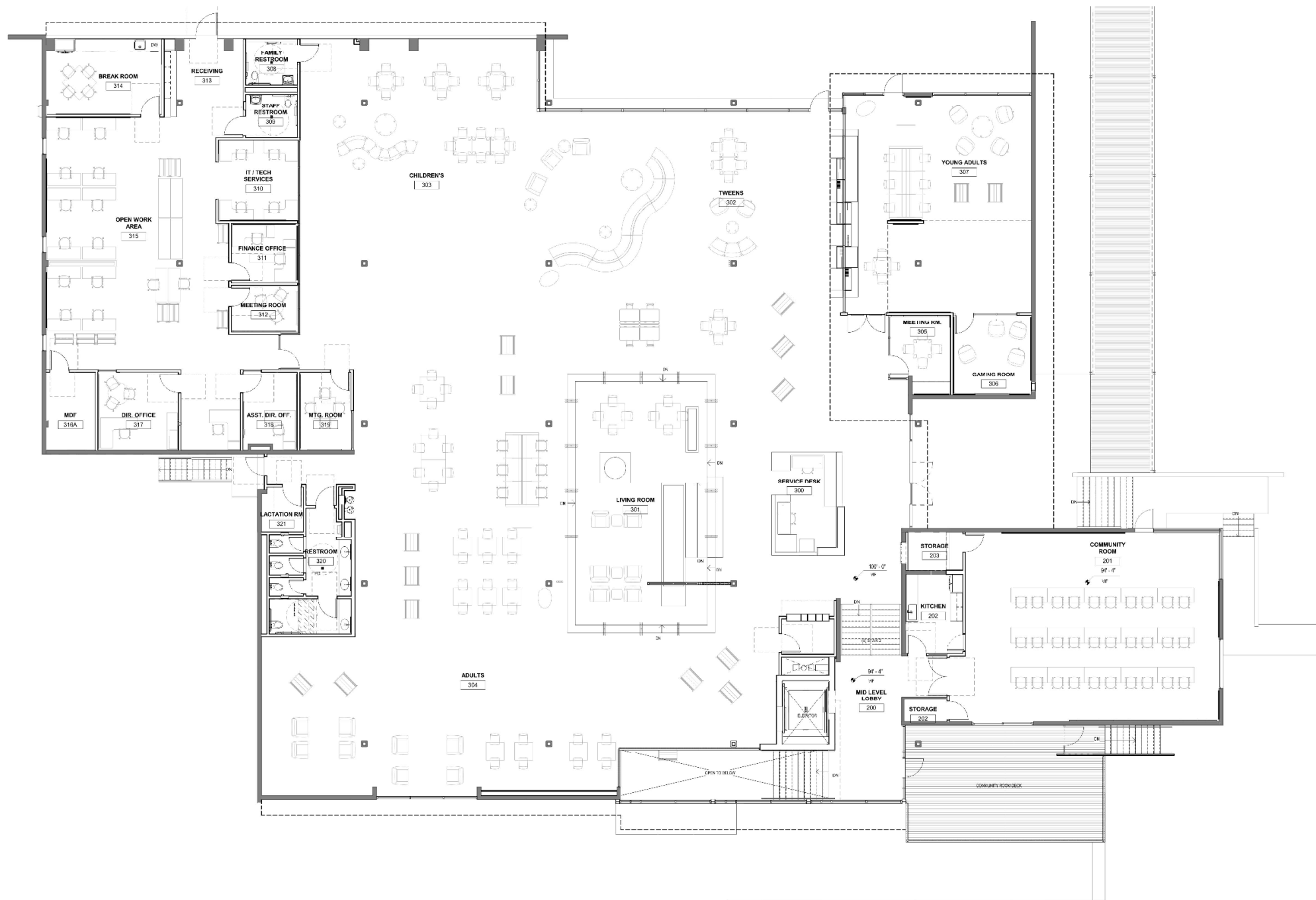
Main Library



Main Library



Main Library



ALTADENA MAIN LIBRARY - FLOOR PLAN - MAIN LEVEL

01/08/24 SCALE: 3/16" = 1'-0" 2111010

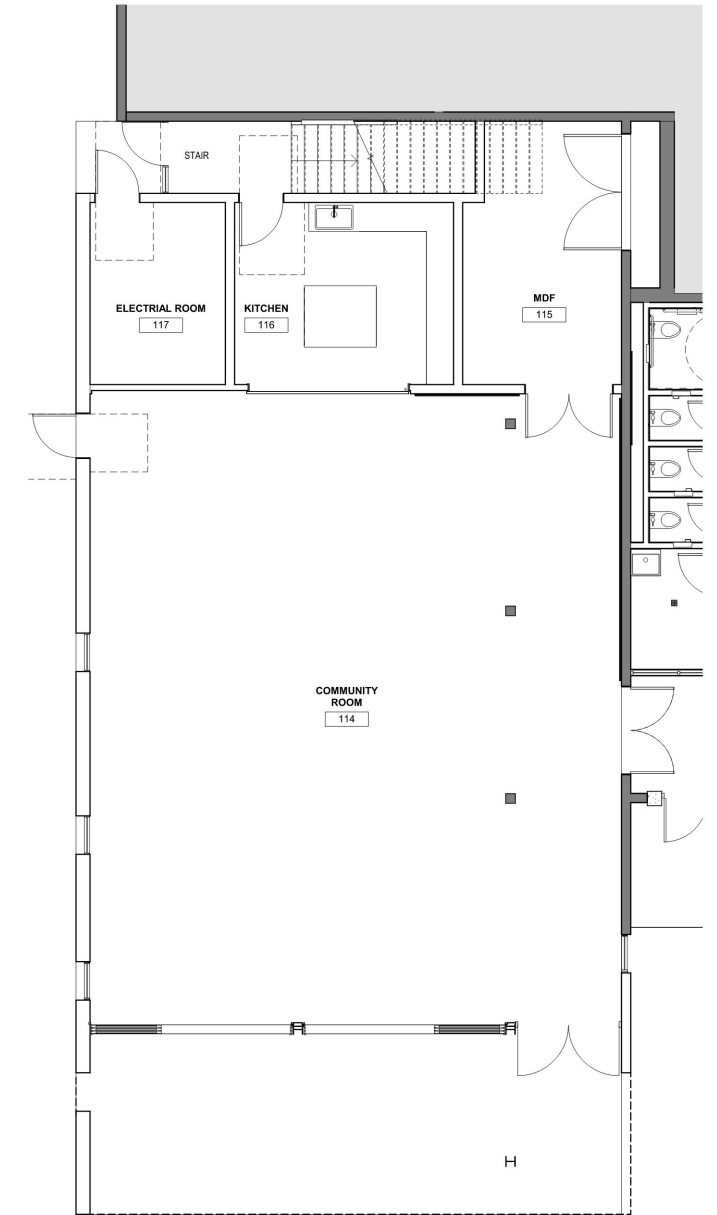
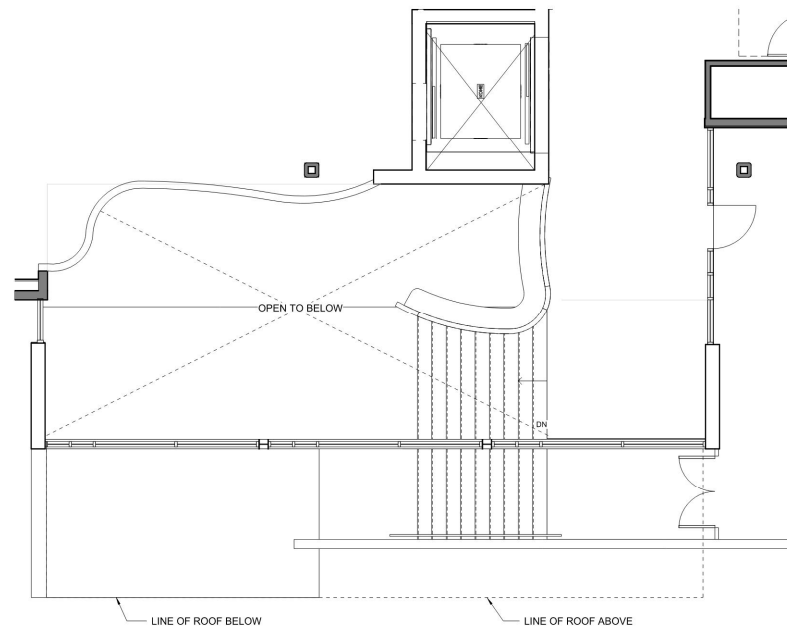
A-201



Main Library

Scope Reductions from Schematic Design

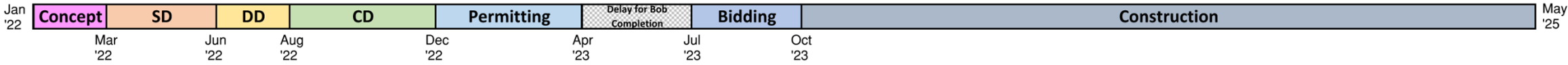
- Community Room Addition
- Enlarged Lobby Addition



Main Library

Preliminary Timeline

Main Library Preliminary Timeline

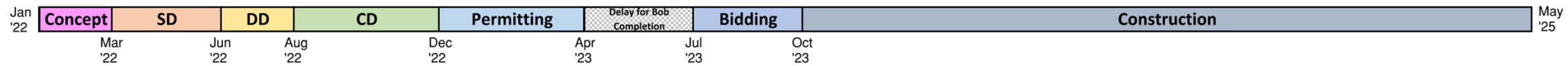


- SD Schematic Design
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- CD Construction Documents

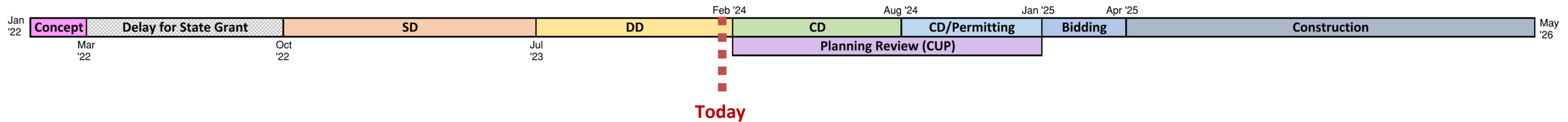
Main Library

Updated Timeline

Main Library Preliminary Timeline



Main Library Updated Timeline



- SD Schematic Design
- DD Design Development
- CD Construction Documents

Main Library

Next Steps

- Board approval of Design Development Documents
- Construction Documents Phase
- Agency approvals
- Bidding and Construction

Budget Review

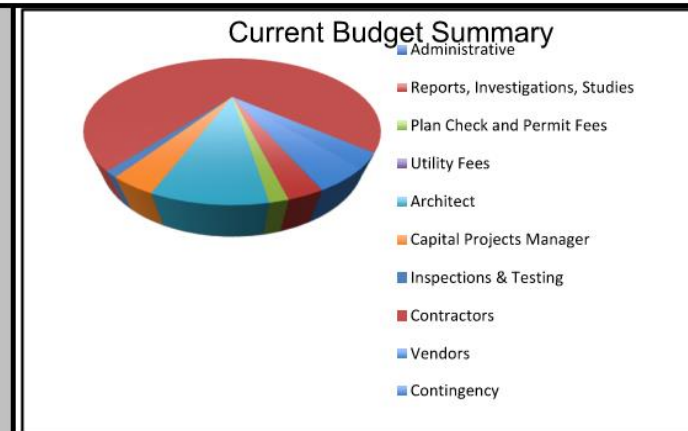
- Review Current Budget and proposed budgets
- Discuss potential additional funding sources

Bob Lucas Budget Status

Budget Summary Report

Measure Z

FUNDING						
Code	Source	Original Amount	Modifications	Current Amount	Proposed Modifications	Proposed Funding
0.100	Bond Funds	2,079,316	1,877,147	3,956,463	0	3,956,463
0.110	Measure Z Bond - matching funds	0	0	0	0	0
0.200	Grant Funds	0	0	0	0	0
0.300	Interest Earned on Bond Funds	0	57,387	57,387	0	57,387
0.400	Interest Earned on Grant Funds	0	0	0	0	0
0.500	Interest Earned on Grant Matching Funds	0	0	0	0	0
Totals		\$ 2,079,316	\$ 1,934,533	\$ 4,013,849	\$ -	\$ 4,013,849



		BUDGETS thru 12/31/23			PROPOSED	
Code	Description	Preliminary Budget	Budget Modifications	Current Budget	Proposed Modifications	Proposed Budget
1.000	Accounting and Legal Fees					
	Division Subtotal:	0	4,141	4,141	0	4,141
2.000	Reports, Investigations, Studies					
	Division Subtotal:	102,700	0	102,700	(44,500)	58,200
3.000	Plan Check and Permit Fees					
	Division Subtotal:	22,704	30,272	52,976	11,549	64,525
4.000	Utility Fees					
	Division Subtotal:	0	0	0	0	0
5.000	Consultants - Architect					
	Division Subtotal:	132,000	187,959	319,959	0	319,959
6.000	Consultants - Capital Projects Manager					
	Division Subtotal:	135,744	0	135,744	24,032	159,776
7.000	Inspection and Material Testing					
	Division Subtotal:	28,200	14,773	42,973	9,541	52,514
8.000	Contractors					
	Division Subtotal:	1,320,000	1,760,000	3,080,000	671,440	3,751,440
9.000	Vendors/ Separate Contractors					
	Division Subtotal:	35,500	75,975	111,475	0	111,475
10.000	Project-Wide Contingency					
	Division Subtotal:	300,078	(136,197)	163,881	0	163,881
TOTAL ESTIMATED PROJECT COST:		\$ 2,076,926	\$ 1,936,923	\$4,013,848	\$ 672,062	\$4,685,911

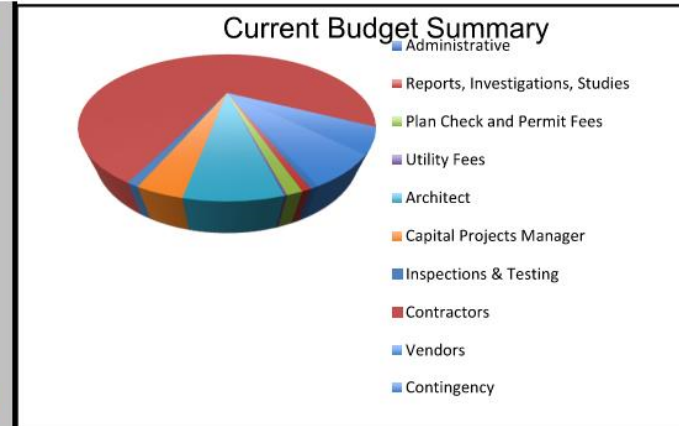
Surplus/(Deficit) \$ 2,390 \$ 1 \$ (672,061)

Main Library Budget Status

Budget Summary Report

Measure Z

FUNDING						
Code	Source	Original Amount	Modifications	Current Amount	Proposed Modifications	Proposed Funding
0.100	Bond Funds	19,920,684	(5,709,123)	14,211,561	0	14,211,561
0.110	Measure Z Bond - matching funds	0	4,771,262	4,771,262	0	4,771,262
0.200	Grant Funds	0	4,771,262	4,771,262	0	4,771,262
0.300	Interest Earned on Bond Funds	0	280,182	280,182	0	280,182
0.400	Interest Earned on Grant Funds	0	403,087	403,087	0	403,087
0.500	Interest Earned on Grant Matching Funds	0	7,520	7,520	0	7,520
Totals		\$ 19,920,684	\$ 4,524,191	\$ 24,444,875	\$ -	\$ 24,444,875



		BUDGETS thru 12/31/23			PROPOSED	
Code	Description	Preliminary Budget	Budget Modifications	Current Budget	Proposed Modifications	Proposed Budget
1.000	Accounting and Legal Fees					
	Division Subtotal:	0	148,302	148,302	0	148,302
2.000	Reports, Investigations, Studies					
	Division Subtotal:	72,300	92,890	165,190	0	165,190
3.000	Plan Check and Permit Fees					
	Division Subtotal:	235,038	41,005	276,043	60,600	336,643
4.000	Utility Fees					
	Division Subtotal:	45,000	0	45,000	0	45,000
5.000	Consultants - Architect					
	Division Subtotal:	1,366,500	271,368	1,637,868	0	1,637,868
6.000	Consultants - Capital Projects Manager					
	Division Subtotal:	814,328	0	814,328	117,333	931,661
7.000	Inspection and Material Testing					
	Division Subtotal:	186,650	27,129	213,779	31,944	245,723
8.000	Contractors					
	Division Subtotal:	13,665,000	4,811,949	18,476,949	1,095,323	19,572,273
9.000	Vendors/ Separate Contractors					
	Division Subtotal:	602,925	633,375	1,236,300	0	1,236,300
10.000	Project-Wide Contingency					
	Division Subtotal:	2,932,943	(1,501,827)	1,431,116	(222,583)	1,208,533
TOTAL ESTIMATED PROJECT COST:		\$ 19,920,684	\$ 4,524,191	\$ 24,444,875	\$ 1,082,617	\$ 25,527,492

Surplus/(Deficit) \$ - \$ - \$ (1,082,617)

Potential Funding Options

- Additional grant eligibility
 - Expand eligible scope to include HVAC replacement, electrical upgrades, security system, and exterior accessibility work
 - Potential additional \$2.9 million
- General fund
 - Bridge repair – approx. \$500,000, including soft costs
 - Furniture and equipment – TBD
- Fundraising
- Additional Bond Sale