



## Legislation Text

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**File #:** 15-201, **Version:** 1

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### **AUTHORIZATION TO ENTER INTO A CONSTRUCTION AGREEMENT WITH MCKENNA CONTRACTING FOR THE RENOVATION OF VELMA TEAGUE LIBRARY**

Staff Contact: Erik Strunk, Director, Community Services

#### **Purpose and Recommended Action**

This is a request for City Council to award the bid and to authorize the City Manager to enter into a construction agreement with McKenna Contracting, in an amount not to exceed \$138,009.40. This construction agreement will allow the City of Glendale Library Division to renovate the Velma Teague Library with new carpet, restroom renovations, interior and exterior paint, and other necessary interior improvements.

#### **Background**

The Velma Teague Library has been a major anchor and destination point for educational, leisure, and entertainment pursuits in downtown Glendale since it was built in 1969. The facility is an integral part of the Glendale Public Library system and provides programs and services such as early literacy and summer reading programs, book discussion groups, job search labs, arts and craft workshops, theatrical presentations, and S.T.E.M (science, technology, engineering, and mathematics) programming. The library also provides public computers with Internet access that the community can use for employment opportunities, school assignments, professional research, and keeping in contact with friends and family members. The library also offers free resources that include access to books, magazines, newspapers, electronic databases, and homework assistance.

Through its programs and services, the Velma Teague Library is a source of pride and appeal to the downtown Glendale community. Last year there were 180,043 visits to the Velma Teague Library and over 208,000 items were checked-out and circulated. The modifications will update and improve the physical appearance of the library and contribute to the overall sustainability of the Velma Teague Branch facility and its programs.

#### **Analysis**

During Fiscal Year 2014/15, the Community Services Department, Library Division, was successfully awarded Federal Community Development Block Grant (CDBG) funds in the amount of \$199,905 for this project. Earlier this year, the City of Glendale procurement process was followed and a Request for Proposal was issued. Five bids were received and McKenna Contracting was deemed to be the qualified low bidder at \$120,009. With the addition of a 15% construction contingency (\$18,000.40), the total amount requested for this project is \$138,009.40. Therefore, staff is seeking approval from Council to authorize the City Manager to enter into a contract with McKenna Contracting.

**Previous Related Council Action**

Council previously approved the CDBG funding for this request during its review and approval of the Fiscal Year 2014/15 CDBG Annual Action Plan on May 13, 2014.

**Community Benefit/Public Involvement**

The Velma Teague Library is a vital part of our community providing library services and programs which enhance the quality of life for our Glendale residents. The public restroom improvement will ensure compliance with the American with Disabilities Act (ADA) and help people with disabilities maneuver in the space without assistance. Other changes will include the relocation of the adult computers from the children’s area, replacement of worn carpet throughout the building, mechanical equipment replacement, and the repainting of the interior and exterior building. These enhancements will improve the appearance of the library, resulting in increased participation of the youth, teens, seniors, and families and contribute to a greater sense of community pride.

During the CDBG grant award process, the Glendale Library Division presented this project to the Community Development Advisory Committee (CDAC) which voted to award CDBG funds for the project. The Library Advisory Board also discussed and approved this construction contract in concept at its March 11, 2015 meeting.

**Budget and Financial Impacts**

Federal CDBG funds in the amount of \$199,905 are available to renovate the Velma Teague Library in account (1320-31112-518200). No General Funds will be used for this project.

<b>Cost</b>	<b>Fund-Department-Account</b>
<b>\$138,009.40</b>	<b>1320-31112-518200</b>

Capital Expense? No

Budgeted? Yes

Requesting Budget or Appropriation Transfer? No

If yes, where will the transfer be taken from?