



Legislation Details (With Text)

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Title:	Recommendation to authorize City Manager to proceed with bid for roof waterproofing of the Long Beach Main Library and to proceed with the development of Plans and Specifications for the interim project to stabilize concerns relative to the Long Beach Main Library roof. (District 2)				
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Recommendation to authorize City Manager to proceed with bid for roof waterproofing of the Long Beach Main Library and to proceed with the development of Plans and Specifications for the interim project to stabilize concerns relative to the Long Beach Main Library roof.
(District 2)

The Long Beach Main Library has experienced longstanding problems with roof leakage due to the failure of the waterproof membrane system installed during the original construction of the building. The Main Library roof is a designated park facility and the maintenance of planted areas requiring irrigation has added to the numerous roofing problems that currently exist. Over the years irrigation has been curtailed and the trees and plant materials have been removed. Attempts to repair the problems of water intrusion by epoxy injection and other methods have been unsuccessful. The resulting condition of water intrusion into the roof has caused, and continues to cause, ongoing damage to the library building and its contents. This has caused limited functionality within the building, especially during and after rain events.

The following three alternatives have been reviewed by staff to address these concerns:

Alternative 1-Complete rehabilitation of the Main Library Roof including removal of soils, planters and concrete surfaces, installation of new waterproof membrane, replacement of drain lines and plumbing elements in the existing roof, asbestos abatement, extension of parapet walls, removal of pedestrian bridges and restoration of rooftop park. Total project cost: \$9,100,000. This alternative would alleviate all structural problems, including seismic concerns, and replace the surface with a park improvement suitable for public use.

Alternative 2-Remove soils, planters and some concrete surfaces, replace drain lines and plumbing elements in the existing roof, provide asbestos remediation, extend parapet walls and place waterproof membrane on roof surface. Total project cost estimate: \$3,000,000.

This alternative would alleviate all structural problems, including seismic concerns, however the roof surface would not be accessible to the public for park purposes temporarily.

Alternative 3-Replace drain lines and plumbing elements in existing roof, provide spot asbestos remediation, no concrete removal or membrane replacement would occur.

Total project cost estimate: \$800,000 (plus an annual set aside of \$100,000 to address water intrusion impacts to carpet, furnishings, mold remediation and book losses.) This alternative would not address the structural issues of roof leaks and seismic concerns.

The annual set aside would be necessary to respond to ongoing water related damages.

Staff recommendation is to implement Alternative 2. This interim project will remove all existing soil and planters and encapsulate the entire area with a modern waterproofing product, making the entire library fully functional. The removal of the excess weight from the soil and planters improves the overall stability and strength of the roof. The rooftop park will be removed due to the waterproofing application and will require temporary removal of all public access. In addition, the deteriorated drain line system within the Library roof will be replaced and asbestos remediation will be addressed through encapsulation.

This reinvestment in the Main Library Roof will enable this structure to be stabilized and reliably available to function. Even with the current discussions regarding possible revisioning of the Civic Center complex and the potential for future changes in the location and design of the Long Beach Main Library, the likely timeframe for the visioning process and the priorities necessary to address City Hall seismic concerns will mean that the Main Library will need to function for several years. The cost to replace the structure will be orders of magnitude greater than the roof project as proposed. Repair of the Main Library Roof is a reasonable investment, if only for a decade, and will allow the discussions and decisions for the future vision of the Civic Center to move forward without concurrent risk to critical library services. If this project does not move forward it will be necessary to continue to employ piecemeal strategies to react to water intrusion and to establish a furnishings and book replacement fund to address future damage.

City Council authorization to proceed with the development of plans and specifications for the interim project is being requested to expedite implementation of this project. The project advertisement for bids would occur in August 2007, with bids to be opened in September 2007. City Council authorization to award to the lowest, responsible bidder, is anticipated to occur in late September 2007.

This matter was reviewed by Assistant City Attorney Heather A. Mahood and by Budget and Performance Management Officer David Wodynski on June 26, 2007. In accordance with the California Environmental Quality Act, Categorical Exemption No. CE- 62-07 has been issued for this project.

City Council action on this matter is requested on July 3, 2007, in order to authorize commencement of design preparation and bids for this Public Works project.

Sufficient funds to support the future project activity (estimated at \$3,000,000) are budgeted in the Capital Projects Fund (CP) and the Civic Center Fund (IS) in the Department of Public Works (PW).

Approve recommendation.

[Enter Body Here]

NAME Christine F. Andersen
TITLE Director of Public Works

APPROVED:

GERALD R. MILLER
CITY MANAGER