



## Legislation Text

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**File #:** 07-0546, **Version:** 1

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Recommendation to adopt Plans and Specifications No. R-6708 for the Replacement of Roof Waterproofing and Park Restoration at the Long Beach Main Library; and authorize City Manager to execute a contract, and any necessary amendments thereto, with Swinerton Builders, the lowest responsible bidder, in an estimated amount of \$7,378,961, plus a 10 percent contingency amount of \$737,896, if necessary. (District 2)

The Long Beach Main Library has experienced longstanding problems with roof leaking due to 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 are dead. 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 limited functionality within the building, especially during and after rain events. The repair will remove all existing waterproofing membrane and it will be replaced with a modern waterproofing product, making the entire library fully functional. Additionally, the rooftop park will be renovated to remove the planting areas, concrete and soil, and to replace the surface with attractive, low maintenance recycled materials to include seating areas, a stage area and a walking track.

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.

City Council adoption of the plans and specifications and award of the contract are being recommended concurrently to expedite implementation of this project. The project was advertised for bids on March 16, 2007, and bids were opened on April 20, 2007. Information regarding the bid and Swinerton Builders, is provided on the attached contract award document.

This matter was reviewed by Deputy City Attorney Lori A. Conway on May 7, 2007, and by Budget Management Officer Victoria Bell on May 4, 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 May 15, 2007, in order to authorize

commencement of this Public Works project. Construction is anticipated to begin in June 2007 with an anticipated completion in May 2008.

The contract award is for an estimated amount of \$7,378,961. A 10 percent contingency amount of \$737,896 is being recommended to be utilized for any unforeseen circumstances. Sufficient funds to support this activity are budgeted in the Capital Projects Fund (CP) and the Civic Center Fund (IS) in the Department of Public Works (PW).

Approve recommendation.

CHRISTINE F. ANDERSEN  
DIRECTOR OF PUBLIC WORKS

APPROVED:

GERALD R. MILLER  
CITY MANAGER