



City Council Report

Date: July 11, 2022
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Ratification of the Emergency Purchase for Dobson Ranch Library
Structural Column Repairs
City Project No. CP0903COL
Council District 3

Recommendation

The purpose of this report is to request City Council ratification of the emergency purchase resulting in a construction contract with Restruction, a division of Structural Preservation Systems, LLC, in the amount of \$30,000 and authorize a change order allowance in the amount of \$10,000 for Structural Column Repairs at the Dobson Ranch Library.

Background

In February 2022, construction began on the Think Spot addition to the Dobson Ranch Library. The demolition phase of construction included removal of landscape retaining walls and concrete walkways which exposed the lower portions of two three-foot diameter concrete columns at the front entrance to the library. The columns are to remain and support the existing structure not impacted by the new addition. Once the landscape areas were removed significant signs of deterioration and water damage to the columns were identified, including corroded rebar and spalling concrete.

City staff contracted with structural engineers to investigate the columns for structural stability and develop plans for necessary repairs. The structural repair includes removal of corroded rebar and concrete, welding new rebar in place and adding new concrete.

Discussion

To avoid construction delays and mitigate the risk of further structural damage, an emergency purchase was issued on March 30, 2022 for \$30,000 for the construction repairs. The justification for this emergency purchase is twofold:

1. The deteriorating cracked and crumbling concrete with exposed rebar is a safety concern as the columns are located at the front entrance of the library and support the existing roof structure.
2. It is financially more feasible for the City to complete this work now while the concurrent project has the columns and footings exposed on site and the hardscape has yet to be completed. Waiting to complete the repairs until after the construction of the library addition project would result in additional costs to replace some of the newly constructed features of the library addition. This repair work also takes advantage of the existing site restrictions under way for the library addition project.

This emergency purchase was approved by the City Engineer and Deputy City Manager to minimize these risks.

Fiscal Impact

The total authorized amount recommended for this project is \$40,000, based upon the emergency purchase of \$30,000 plus an additional \$10,000 (33%) as a change order allowance. This change order allowance will only be utilized for approved change orders.

This project is funded by the Library Services Operations budget.

Coordinated With

The Library Services Department concurs with this recommendation.