



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 20-0377, Version: 1

REPORT TO COUNCIL

SUBJECT

Award of a Contract to Anderson Brule Architects, Inc. for the Design and Construction Support Services of Lakewood Branch Library & Learning Center (F13-54)

REPORT IN BRIEF

Approval is requested to award a contract with a not to exceed contract amount of \$2,800,429 (\$2,737,487 base services and \$62,942 optional services) to Anderson Brule Architects, Inc. of San Jose, for the Design and Construction Support Services of the Lakewood Branch Library & Learning Center. Approval is also requested for a 10% contingency in the amount of \$280,043.

EXISTING POLICY

Pursuant to Chapter 2.08 of the Sunnyvale Municipal Code, contracts for this type of service are awarded pursuant to a Request for Proposals (RFP) best value process, unless otherwise exempt from the competitive bidding process. Additionally, City Council approval is required for the procurement of goods and/or services exceeding \$100,000 in any one transaction.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

BACKGROUND AND DISCUSSION

The Lakewood Branch Library Facility project funds the construction of a branch library facility in the Lakewood Village neighborhood. Many residents in north Sunnyvale live between two to four miles from any library. As a result, the Lakewood area has the lowest percentage of residents with Sunnyvale library cards of any neighborhood in Sunnyvale. There is a significant concentration of seniors and youth in this area. These age groups tend to make the most use of library services and are the most restricted in terms of mobility. As such, some of the City's residents with the most to gain from library services have the most difficult time accessing those services. This project will address this issue and improve the quality of life for residents.

In May 2013, staff received proposals from architectural firms interested in providing design and construction support services for the new branch library. Proposals were evaluated and ranked by an evaluation team consisting of staff from the Department of Public Works, Library and Community Services, and Office of the City Manager. Proposals were evaluated on qualifications, experience and project approach, presentations, interviews and a site visit of a library designed by each of the three highest-rated firms by the evaluation team. The evaluation team unanimously selected Anderson Brule Architects, Inc. (ABA) for recommended award.

In early 2017, City Council authorized staff to explore a partnership with the Sunnyvale School District for the joint development and operations of the Lakewood Branch Library and Learning Center (LBLLC) (RTC No. 17-0072), which included completion of a feasibility study to be paid jointly by the City and the School District. The preliminary findings from the feasibility study were presented to City Council with a recommendation that City Council authorize staff to proceed with negotiating a formal memorandum of understanding with the Sunnyvale School District and the Fremont Union High School District for the construction and operation of a joint-use LBLLC to be located on Sunnyvale School District-owned property on the Lakewood Elementary School Site. The proposed agreement was approved by Sunnyvale City Council in January 2020 (RTC No. 20-0057).

Despite the amount of time that has passed since the request for proposals, staff is recommending award of a design contract to ABA. ABA was initially selected as the preferred architect based on their experience and approach to the project while remaining involved with the feasibility study and other community outreach efforts. This allowed them to remain very familiar with the updated goals of the project. The ABA project team is substantially the same as in their original proposal and staff has extensively negotiated with them to update their fee and schedule to reflect changes and refinements made to date while remaining within the allocated budget for design.

FISCAL IMPACT

Funding for the Lakewood Branch Library & Learning Center is available in Project 830600-Lakewood Branch Library Facility. This project is funded by the General Fund, Park Dedication Fund, and contributions from the Sunnyvale School District and Fremont Union High School District.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, Sunnyvale Public Library and Department of Public Safety; and by making the agenda and report available at the Office of the City Clerk and on the City's website.

RECOMMENDATION

Take the following actions:

- Award a contract in substantially the same form as Attachment 1 to the report to Anderson Brule Architects, Inc. with a not to exceed contract amount of \$2,800,429,
- Authorize the City Manager to execute the contract when all necessary conditions have been met, and
- Approve a 10% contingency in the amount of \$280,043.

Prepared by: Gregory S. Card, Purchasing Officer
Reviewed by: Tim Kirby, Director of Finance
Reviewed by: Chip Taylor, Director of Public Works
Reviewed by: Jaqui Guzmán, Deputy City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Draft Consultant Services Agreement