



San Francisco Public Library

DATE: October 9, 2009

TO: Library Commissioners

FROM: Luis Herrera, City Librarian

RE: AGENDA ITEM #2 – BRANCH LIBRARY IMPROVEMENT PROGRAM SCHEDULE CHANGES

Pursuant to the Memorandum of Understanding for the Branch Library Improvement Program (BLIP) between the Department of Public Works (DPW) and the San Francisco Public Library (SFPL), the BLIP management team has continued to monitor each BLIP project, identify any forecasted variations from the current approved schedule, and report these changes in a timely manner. Changes to three project schedules have been reviewed with SFPL management and are detailed below:

Anza Branch

A request for two-month time extension is based upon a delay during the contract award phase caused by a bid protest filed by one contractor against the apparent low bidder. The bid protest was resolved, the contract was awarded to Trico Construction, and the branch is now in construction. [Forecast completion February 2011]

Merced Branch

Although the Merced Branch was reviewed by the Planning Department and issued a categorical exemption under the California Environmental Quality Act (CEQA) in 2002, Planning staff initiated a re-determination for CEQA in June 2009, involving a Historic Resource Evaluation Report followed by a new categorical exemption, dated June 2009. Because this process occurred when the project was already in the bid and award phase, the construction contract award was delayed, as the project awaited a Notice of Exemption (NoE) under CEQA and the Notice to Proceed (NTP) with construction. The contract was awarded to CLW Construction and work began in August 2009. [Forecast completion January 2011]

Ortega Branch

The Ortega Branch schedule has recently been impacted by a number of factors: 1) An administrative delay occurred in the timing of approvals required from Planning and the Recreation and Parks Department, on whose land the Ortega Library sits; 2) The bid and award phase was extended due to the withdrawal of a bid from the apparent low bidder and award to the next lowest bidder; 3) The Notice to Proceed (NTP) with demolition and construction was delayed due to an appeal to the demolition permit and subsequent hearing scheduled before the Board of Appeals; and 4) An unforeseen condition, enclosed ceiling beams with lead paint, was discovered after the abatement process had concluded, requiring additional abatement and removal. The project has now moved forward, with Trico Construction, into the fixed construction schedule. [Forecast completion April 2011]

Summary

BRANCH	SEPTEMBER 2008 APPROVED	OCTOBER 2009 FORECAST	VARIANCE	PHASE	REASON
ANZA	Dec 2010	Feb 2011	+2 MO	Construction	Bid protest
MERCED	Nov 2010	Jan 2011	+2 MO	Construction	CEQA re-determination; required approvals
ORTEGA	Dec 2010	Apr 2011	+4 MO	Construction	Approvals; bid withdrawal; permit appeal; unforeseen condition

The SFPL and BLIP management request that the Library Commission take action at the October 15, 2009 meeting to approve the above "October 2009 Forecast" schedules for the three projects listed above. Following the October 15, 2009 meeting, any forecasted change to the approved schedule will be discussed with the Library Commission in a timely manner with action requested, as needed.