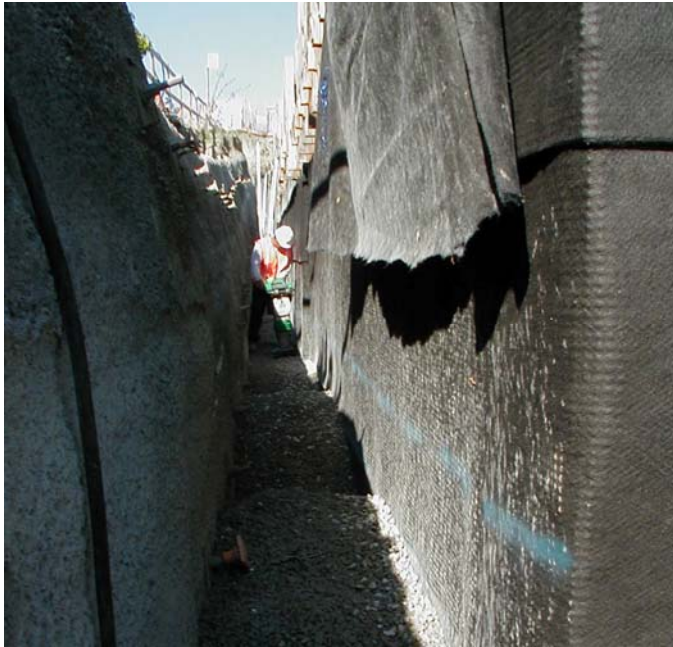


City of Lafayette  
Lafayette Library and Learning Center Project Bulletin

November 9, 2007



Backfilling with drain rock along First Street



First Floor deck shoring



Looking west from the parking lot into the finished  
Basement parking garage floor



First Floor deck layout

The attached Project update to the Redevelopment Agency Board is attached with additional information.

# City of Lafayette Staff Report

**For:** Redevelopment Agency Board

**By:** Ann Merideth, Community Development Director

**Date Written:** November 5, 2007

**Meeting Date:** November 13, 2007

**Subject:** Update on Lafayette Library and Learning Center Project

---

**Project Construction.** The primary activities have been installing the utilities at the Basement, installing waterproofing, and pouring concrete for walls and floors. The Basement is now completed, and work has begun on the First Floor.

**Construction Schedule.** Overaa has indicated that construction is six to eight weeks behind schedule. This delay is due to coordination around initial utility work, the early rains in October, and the Basement taking longer than expected. As the project moves into the winter season, the schedule and any delays will be driven largely by the weather.

**Change Orders.** To date, staff has received approximately 40 change notices from Overaa, most of them dealing with delays associated with having to coordinate around other work (such as PG&E undergrounding) and with alleged changes to field conditions as they affect the building footing and waterproofing. Staff agrees with some, but not others. Three change orders have been issued totaling \$180,000. The magnitude of the remaining items is about \$30,000. Staff is continuing to dispute and/or negotiate them with Overaa. Staff will continue to update the Agency Board regarding this matter.

**City Staffing.** To address the large amounts of paperwork and the need for continual on-site staffing, Engineering Technician Aziz Aineb has moved to the City's construction office full-time. This brings the full-time project staff to include Farzaneh Sanders (Project Manager), Doug Swanson (Assistant Project Manager), Aziz Aineb (Project Inspector), and Therese Kain (Administrative Assistant). The City has also contracted with Korwin Peck from 4-Leaf Inspections to provide ongoing inspection services. Signet Labs is providing special inspections services to the City.

**Architect Staffing.** Killefer Flammang's project architect is Jessica Fairchild, and is based in the Bay Area. KFA recently brought on an additional architect, Oren Lavee, to the project, and he is based in the Bay Area as well. Shinya Yamada is phasing out of the project.

**Governance and Maintenance.** As of November 1, the Lafayette Library and Learning Center Foundation is the non-profit organization that will be partnering with the City/Agency in the governance and maintenance of the facility. Loan agreements between the Foundation and Agency will be brought to the Agency Board for consideration the first of the year.

**Recommendation:** Receive and file.