



CITY OF GLENDALE CALIFORNIA  
REPORT TO CITY COUNCIL

December 20, 2011

**AGENDA ITEM**

Report regarding the **Brand Library and Art Center Renovation Project.**

- (1) Resolution Adopting the Plans and Specifications for the **Brand Library and Art Center Renovation Project**, Specifications No. 3447 and Directing the City Clerk to Advertise for Bids.

**COUNCIL ACTION**

Public Hearing [ ] Ordinance [ ] Consent Calendar [X] Action Item [ ] Report Only [ ]  
 Approved December 20, 2011 calendar

**ADMINISTRATIVE ACTION**

**Submitted**

Stephen M. Zurn, Director of Public Works .....

Signature

**Prepared**

Roubik R. Golanian, P.E., City Engineer .....

**Approved**

Yasmin K. Beers, Assistant City Manager .....

**Reviewed**

Cindy Cleary, Director of Libraries .....

Michael J. Garcia, City Attorney .....

## RECOMMENDATION

---

It is respectfully recommended that the City Council approve the attached Resolution adopting the Plans and Specifications for the Brand Library and Art Center Renovation Project, Specifications No. 3447 and directing the City Clerk to advertise for bids.

## SUMMARY

---

The Plans and Specifications have been prepared for Brand Library and Art Center Renovation Project.

The scope of work includes the following:

- 1. Structural Improvements:**
  - Improve lateral (seismic) load paths
  - Strengthen floor and roof diaphragms to transfer loads
  - Reinforce foundation
  - Add and improve two building connectors
- 2. HVAC and Plumbing Improvements:**
  - Replace outdated air conditioning equipment
  - Update controls to computer-based type
  - Relocate and upgrade plumbing fixtures
- 3. Electrical Improvements:**
  - Replace inefficient interior/exterior light fixtures
  - Provide new lighting control system
  - Increase number of power and data outlets
- 4. Life Safety:**
  - Relocate Fire Department point of connection
  - Provide centralized fire alarm system
- 5. Maintenance:**
  - Replace entire roof of both buildings
  - Re-paint interior walls of Library
- 6. Historic Preservation:**
  - Restore West side windows on Brand Mansion building
  - Preserve the original ceiling stencils from Brand era,
  - Restore Brand era casing and wood moldings
- 7. Furniture, Fixtures and Equipment:**
  - Upgrade fixtures and technology equipment
- 8. Accessibility and ADA Upgrade:**
  - Upgrade library accessibility for code compliance
  - Improve connectivity between 1904 and 1969 buildings
  - Replace and upgrade of Library and Art Center to meet current ADA guidelines
- 9. Landscaping:**
  - Upgrade and improve irrigation and landscaping around Library and Art Center buildings
  - Replace over-grown landscaping with more appropriate species

## **FISCAL IMPACT**

---

The Engineer's Estimate for this project is between \$6,975,000 and \$7,325,000. Funding for this project has been allocated in the approved Capital Improvement Program in the following account:

- Brand Library, Account No. 51150-401-681-50094

## **BACKGROUND**

---

Leslie C. Brand (1859-1925) bequeathed his home and estate to the City of Glendale to be converted to a public library and city park in perpetuity. The original 5,000 square foot 1904 mansion was first renovated in the 1950's prior to its opening as an art and music library in 1956. The Brand mansion, known as El Miradero, received additional upgrades in 1969 while the 20,000 square foot addition of art galleries, a recital hall and studio space was being realized. Since 1969, both structures have received very few enhancements other than regular maintenance and technology upgrades to accommodate library resources. There were some repairs made related to the 1994 earthquake. Brand mansion is listed in the Glendale Register of Historic Places, and was found to be eligible for listing in the National Register of Historic Places.

The proposed Brand Library and Art Center Renovation Project will improve the center's functionality as a Library and Art Center and provide building improvements such as upgrades to roofing, electrical system, telecommunication system and heating, ventilation and air conditioning systems; mitigation measures to fulfill ADA compliance; a space utilization plan, and seismic retrofit. The overall project will enhance the structure's compatibility with Library functions better accommodating collections and improving access to the facility for all and expanding its services for new and existing audiences. It will also restore historic features of Brand era architecture within 1904 building.

Historic Preservation Commission approved the project design on October 22, 2011. Public Works staff is currently in the process of pre-qualifying contractors to bid on the project who have satisfied the minimum qualification requirements.

### **Americans with Disabilities Act (ADA)**

One of the major components of the project is to upgrade the facility to comply with current ADA guidelines.

### **Environmental Review**

This project is Categorically Exempt under the provisions of the California Environmental Quality Act as a Class 1 Exemption pursuant of the California Code of Regulations, Title 14, Section 15301.

### **Availability of Specifications**

A copy of the plans and specifications are available for review in the City Clerk's Office.

### **Project Schedule**

The construction of this project is anticipated to begin in April 2012 and be completed by July 2013.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, CALIFORNIA  
ADOPTING THE PLANS AND SPECIFICATIONS FOR THE  
BRAND LIBRARY AND ART CENTER RENOVATION PROJECT,  
SPECIFICATIONS NO. 3447 AND DIRECTING THE CITY CLERK TO ADVERTISE FOR BIDS

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLENDALE:

**SECTION 1.** The Plans and Specifications on file in the City Clerk's office for the Brand Library and Art Center Renovation Project, including the various documents incorporated therein, are hereby approved, adopted, designated and shall hereafter be known as Specifications No. 3447.

**SECTION 2.** The City Clerk is hereby directed to advertise for bids for the work, equipment and materials described in these Specifications adopted by this Resolution.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Mayor, City of Glendale

ATTEST:

\_\_\_\_\_  
City Clerk

STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES   )  
CITY OF GLENDALE         )

I, Ardashes Kassakhian, City Clerk of the City of Glendale, certify that the foregoing Resolution No. \_\_\_\_\_ was adopted by the Council of the City of Glendale, California, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2011, the same was adopted by the following vote:

Ayes:

Noes:

Absent:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM

*Michael J. Spic*  
\_\_\_\_\_  
City Attorney

DATE 12/14/11

5 C 1