



## Legislation Text

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**File #:** 20-0137, **Version:** 1

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**TO:**

Honorable Mayor and Members of the City Council

**THROUGH:**

Bruce Moe, City Manager

**FROM:**

Stephanie Katsouleas, Public Works Director

Prem Kumar, City Engineer

Mamerto Estepa Jr., Senior Civil Engineer

**SUBJECT:**

Formally Accept as Complete the City Hall Restrooms Improvements Project; Authorize Filing a Notice of Completion with the County Recorder; and Release Retention of \$15,518 (Public Works Director Katsouleas).

**APPROVE**

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**RECOMMENDATION:**

Staff recommends that the City Council:

1. Formally accept as complete the City Hall Restrooms Project constructed by R Dependable Const Inc.;
2. Authorize filing of the appropriate Notice of Completion with the County Recorder's Office; and
3. Approve the release of retention of \$15,518 to R Dependable Const. Inc.

**FISCAL IMPLICATIONS:**

The original City Hall Restrooms Improvements Project construction award was \$285,000, with an authorized construction contingency of \$42,750, for a total construction budget of \$327,750. The required work was completed for a total of \$310,345, leaving an unspent project balance of \$17,405. This balance will return to fund balance and be available for future projects in the CIP Fund.

**BACKGROUND:**

On March 19, 2019, City Council awarded a \$285,000 construction contract for the City Hall Restrooms Improvements Project to R Dependable Const. Inc. and authorized an additional contingency of \$42,750. The work included:

- Demolition and reconstruction of the four public restrooms at City Hall to meet the Americans with Disabilities Act (ADA) access standards; and
- Construction of a single-occupancy employee shower room to accommodate the overflow of staff who use their lunch hours to work out and participate in the active lifestyle opportunities that our location and weather provides employees.

## DISCUSSION:

Construction began on July 10, 2019, and was substantially complete on October 22, 2019, when beneficial occupancy was achieved for the upper and lower City Hall lobby restrooms. Construction occurred during City Hall closed hours in order to avoid disruption to normal City Hall operations.

Two contract change orders were necessary for this project. Contract Change Order No. 1 (CCO # 1), for \$5,213, covered the temporary restroom facilities that were made available to the public in the City Hall parking lot.

Contract Change Order No. 2 (CCO # 2), for \$20,132, covered extra work that resulted from conditions beyond those identified in the plans, which included:

- Emergency Gas Line Repair: During demolition, an odor of natural gas was detected. The contractor identified and repaired the source of the odor, a pinhole leak in a gas line.
- Electrical Line and Water Relocation: Existing electrical and water lines were relocated because their locations interfered with the planned improvements.
- New Hot Water Line Connection: An new hot water connection between the hot water supply and return lines was installed to improve the delivery of hot water to the shower room.
- Water Fountain Relocation on Basement Level: The water fountain on the basement level was relocated to meet ADA access standards.
- New Door & Hardware for Shower Room: The City upgraded the door lock system for the shower room from a manual, push button mechanism to a key card system. This required the furnishing of a new door and door hardware.
- Hard Lid Ceiling: The ceiling was upgraded from a suspended ceiling to a hard lid ceiling to provide City staff with the capability of performing maintenance activities above the ceiling of the restrooms.

The total value of these two change orders was \$25,345, which increased the total cost of construction to \$310,345. Below is a summary of budget and expenditures.

	\$285,000	Total Construction Budget
<u>\$42,750</u>		<u>Authorized Contingency</u>
	<b>\$327,750</b>	<b>Total Budget</b>
	\$285,000	Contract Expenditures
	\$5,213	CCO # 1 - Temporary Restroom Facilities
<u>\$20,132</u>		<u>CCO # 2 - Additional Work</u>
	<b>\$310,345</b>	<b>Total Work Completed</b>
	<b>\$17,405</b>	<b>Returned to CIP Fund (Fund 401)</b>

The contractor has completed all work and is now requesting formal acceptance of the project. The five percent retention amount of \$15,518 will be released 35 days after recordation of the Notice of Completion with the County Recorder. All work inspected by the Public Works Department has been found to be in conformance with the plans and specifications and of good quality.

**PUBLIC OUTREACH:**

Because this project primarily affected the public restrooms in City Hall, signage was installed to direct the public to the temporary restroom units in the parking lot while the restrooms were under construction.

**ENVIROMENTAL REVIEW:**

The City reviewed the project for compliance with the California Environmental Quality Act (CEQA) and determined that the project qualified for a Categorical Exemption pursuant to Section 15301 (repair and maintenance of existing facilities, involving negligible or no expansion of use) of the State CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles County Clerk's Office for the Project.

**LEGAL REVIEW:**

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.