

## REPORT TO CITY COUNCIL

**DATE:** OCTOBER 27, 2021

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** NATHAN HAMBURGER, CITY MANAGER

**BY:** CHARMAINE YAMBAO, ACTING CITY ENGINEER

**SUBJECT:** REQUEST FOR ADDITIONAL CONTINGENCY FUNDS FOR SUMAC PARK RESTROOM REHABILITATION PROJECT; NIB 21-02

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The Sumac Park Restroom Rehabilitation Project was identified and approved as part of the City's FY 2021-22 Capital Improvement Program. The total funds allocated for Sumac Park were \$351,690, a combination of Proposition 68 and Measure A grant/special funds. Of the total project funds, Measure A allocated funds were \$161,000. Measure A provides cities within Los Angeles County a formula-based annual allocation for capital improvement projects under the Community-based Park Investment Program. Agencies can elect to use the annual allocation each year, or allow it to accumulate to fund larger projects.

On July 14, 2021, the City awarded the construction contract for the Sumac Park Restroom Rehabilitation Project; NIB 21-02 (Project) to Ardalan Construction, Company, Inc. (Ardalan). The construction contract was awarded to Ardalan in the amount of \$279,080. City Council also authorized the City Engineer to issue change orders within a 15% contingency (\$41,860).

In early September, the Project started construction. During these early stages of demolition, field conditions were exposed, which required additional rehabilitation of the roof frame and rafters, due to dry wood termite damage, and sewer lateral, due to corrosion of old cast iron pipe and tree root intrusion. The costs for these changes along with other minor adjustments, such as additional concrete slab replacement and water valve replacement, has drawn down the authorized contingency funds.

With the Project parred down to the structure (walls, framing, and underground) and the color palette further refined, opportunities for additional aesthetic improvements are available for application. One such proposed improvement is the application of smooth finished stucco to the exterior walls of the building, providing a more "rustic modern" aesthetic enhancement to the upgraded restroom building. These additional improvements would significantly improve the final look of the structure and assist in the long-term preservation of the building.

While staff does not anticipate additional changes beyond this request, we recommend aligning the contingency with a combination of available Measure A funding and general

funds, which would increase the contingency amount by \$50,000. This additional contingency would be used for funding the smooth finished stucco, as well as other aesthetic enhancements, such as painting the light poles, new message board, and other minor improvements that provide benefit to the community. The Project's original scope includes, new metal roofing, solar tube skylights, new plumbing and electrical finishes, ceramic tile, stone veneer, painting, and ADA walkway improvements. These funds would be exclusively used on Measure A eligible expenses and used in order to deliver a project that meets the intent of the improvements as approved by the City Council.

Construction of the Project is steadily moving with an anticipated final walk-through at the end of December and recommendation for Notice of Completion in January 2022.

## **RECOMMENDATION**

Staff respectfully recommends the City Council approve additional contingency funds from Fiscal Year 2021-22 Measure A grant/special funds of \$30,000 and general funds of \$20,000, (total of \$50,000), for the Sumac Park Restroom Rehabilitation Project; NIB 21-02.