

REPORT TO CITY COUNCIL

DATE: JUNE 22, 2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: JESSICA FORTE, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

SUBJECT: NOTICE OF COMPLETION FOR SUMAC PARK RESTROOM REHABILITATION PROJECT; NIB 21-02

The Sumac Park Restroom Rehabilitation Project (Project) was identified as part of the City's Fiscal Year 2021-22 Capital Improvement Program and \$351,690 was budgeted for the Project. This funding was made up of \$190,690 in Proposition 68 and \$161,000 of Measure A.

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. Proposition 68 is a grant program through the State of California Coastal Conservancy that, among several other purposes, funds park improvements.

On July 14, 2021, the City Council awarded the construction contract for the Project to Ardalan Construction Company, Inc. (Ardalan) in the amount of \$279,080. City Council also authorized the City Engineer to issue change orders within a 15% contingency. The original scope of work under this project included renovation of the restroom facilities for accessibility compliance, including replacement of bathroom fixtures and accessories, replacement of new lighting and new metal roofing system with solar tubes, and rehabilitation of selected concrete floor slabs. Interior and exterior aesthetic improvements to the existing concrete masonry building and included installation of new tile, repainting, new stone veneers at corner columns, and new gates. Additionally, the ADA path of travel from the parking lot to the restroom building and around the existing playground will be rehabilitated for current accessibility compliance, including restriping of the parking lot stalls.

On October 27, 2021, the City Council authorized additional contingency funds of \$50,000, to the Project for aesthetic improvements. This included \$30,000 of Measure A and \$20,000 of General Funds. These improvements included smooth finished stucco to the exterior walls of the building, painting the light poles, and a new message board.

As the Project neared completion, an issue associated with the timing of the grant award necessitated a General Fund appropriation to the Capital Improvement Budget. On February 9, 2022, the City Council approved the appropriation of \$70,000 of general funds

for the Project and authorized additional Measure A contingency funds in the amount of \$70,000. The additional Measure A contingency funds allowed the City to install an improved entry gate security hardware, rehabilitate the surrounding landscaping, and replenish the playground area sand and fibar.

There were four (4) change orders for the project in total.

- 1) Additional removals of existing damaged drinking fountain and park benches, and removal and reconstruction of additional concrete slabs in the restrooms and a leaking water main gate valve.
- 2) Rehabilitation of the roof frame and rafters due to termite damage, and sewer lateral replacement due to corrosion. The second change order also included additional aesthetic improvements, such as the application of smooth finished stucco to the exterior walls of the building, significantly improving the final look of the structure and assisting in the long term preservation of the building.
- 3) Improved entry gate security/ADA hardware, replenishment of the playground area sand and fibar, additional sandblasting and repainting of light poles, GFI hard wired outlets for sink motion sensors and new wheel stop for the handicap parking stall.
- 4) Installation of junction boxes and conduit to the new gate locking system.

The final cost for the project is as indicated in the table below.

Original Contract	\$279,080.00
Change Order No. 1	\$6,347.50
Change Order No. 2	\$67,386.26
Change Order No. 3	\$60,281.12
Change Order No. 4	\$4,500.00
Total Revised Contract	\$417,594.88
Total Budget	\$471,690.00

Ardalan completed construction of the building improvements, ADA pathway of travel and playground area sand and fibar on February 28, 2022. Gate security hardware was completed on June 3, 2022.

The Project was completed on time and within allocated contingency, performed to the satisfaction of staff, and is expected to serve the community well for many years to come.

RECOMMENDATION

Staff respectfully recommends the City Council approve the following:

1. Approve, and accept as complete, the work of Ardalan Construction Company, Inc. for the Sumac Park Restroom Rehabilitation Project; NIB 21-02.

2. Authorize the Public Works Director/City Engineer to sign the Notice of Completion for the project and authorize the City Clerk to forward the Notice of Completion to the County recorder for recordation.
3. Authorize the Public Works Director/City Engineer to release the retention amount 35 days after the Notice of Completion is recorded.

Attachment: Notice of Completion

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

NAME CITY OF AGOURA HILLS
STREET ADDRESS 30001 Ladyface Court
CITY, STATE, ZIP Agoura Hills, CA 91301

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion. (See reverse side for Complete requirements.) Notice is hereby given that:

- 1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is CITY OF AGOURA HILLS
3. The full address of the owner is 30001 LADYFACE COURT, AGOURA HILLS, CA 91301
4. The nature of the interest or estate of the owner is: In fee.

*

(IF OTHER THAN FEE, STRIKE "IN FEE" AND INSERT, FOR EXAMPLE, "PURCHASER UNDER CONTRACT OF PURCHASE, OR "LESSEE")

- 5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:
NAMES ADDRESSES

- 6. The full names and full addresses of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work or improvements herein referred to:
NAMES ADDRESSES

- 7. A work of improvement on the property hereinafter described was completed on June 3, 2022 The work done was: Sumac Park Restroom Rehabilitation Project; NIB 21-02

- 8. The name of the contractor, if any, for such work of improvement was Ardalan Construction Company, Inc.

(IF NO CONTACTOR FOR WORK OF IMPROVEMENT AS A WHOLE, INSERT "NONE")

(DATE OF CONTRACT)

- 9. The property on which said work of improvement was completed is in the City of Agoura Hills, County of Los Angeles, California and described as follows: Restroom Building, parking lot and playground of Sumac Park, 6000 Calmfield Avenue, Agoura Hills, CA 91301

- 10. The street address of said property is 6000 Calmfield Avenue, Agoura Hills, CA 91301 (IF NO STREET ADDRESS HAS BEEN OFFICIALLY ASSIGNED, INSERT "NONE".)

Dated: *6/22/2022 Kimberly Rodrigues, City Clerk (SIGNATURE OF OWNER OR CORPORATE OFFICER OF OWNER NAMED IN PARAGRAPH 2 OR HIS AGENT)

VERIFICATION

I, the undersigned, say: I am the Public Works Director/City Engineer, the declarant of the foregoing notice of completion; (PRESIDENT OF, "MANAGER OF", "PARTNER OF", "OWNER OF", ETC.)

I have read said notice of completion and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on *6/22/2022 at AGOURA HILLS, COUNTY OF LOS ANGELES, CALIFORNIA (Date) (City, County, & State)

Jessica Forte, P.E.

(Personal signature of the individual who is swearing that the contents of the Notice of Completion is true.)

DO NOT RECORD

REQUIREMENTS AS TO NOTICE OF COMPLETION

Notice of Completion must be filed for record **WITHIN 10 DAYS** after completion of the work of improvement (to be computed exclusive of the day of completion) as provided in Civil Code Section 3093.

The “owner” who must file for record a Notice of Completion of a building or other work of improvement means the owner (or his successor in-interest at the date the notice is filed) on whose behalf the work was done, though his ownership is less than the fee title. For example, if A is the owner in fee, and B, lessee under a lease, causes a building to be constructed, then B, or whoever has succeeded to his interest at the date the notice is filed, must file the notice.

If the ownership is in two or more persons as joint tenants or tenants in common, the notice may be signed by any one of the co-owners (in fact, the foregoing form is designed for giving of the notice by only one co-tenant), but the names and addresses of the other co-owners must be stated in paragraph 5 of the form.

Note that any Notice of Completion signed by a successor in interest shall recite the names and addresses of his transferor or transferors.

In paragraphs 3, 5 and 6, the full address called for should include street number, city, county and state.

As to paragraphs 7 and 8, this form should be used only where the Notice of Completion covers the work of improvement as a whole. If the notice is to be given only of completion of a particular contract, where the work of improvement is made pursuant to two or more original contracts, then this form must be modified as follows: (1) Strike the words “A work of improvement” from paragraph 7 and insert a general statement of the kind of work done or materials furnished pursuant to such contract (e.g., “The foundation for the improvements”); (2) Insert the name of the contractor under the particular contract in paragraph 8.

In paragraph 8 of the notice, insert the name of the contractor for the work of improvement as a whole. No contractor’s name need be given if there is no general contractor, e.g. on so-called owner-builder jobs.”

In paragraph 9, insert the full, legal description, not merely a street address or tax description. Refer to deed or policy of title insurance. If the space provided for description is not sufficient, a rider may be attached.

In paragraph 10, show the street address, if any, assigned to the property by any competent public or governmental authority.

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form’s fitness for your purpose and use.