



CITY OF COMMERCE AGENDA REPORT

TO: Honorable City Council **Item No.** _____

FROM: Interim City Administrator

SUBJECT: APPROVE PROPOSAL FROM IDS GROUP TO PREPARE A REPORT TO CONDUCT INVESTIGATION AND TO PROVIDE OPTIONS FOR VETERANS PARK BUILDING REHABILITATION AND/OR REPLACEMENT IN THE AMOUNT OF \$145,979.28

MEETING DATE: July 18, 2017

RECOMMENDATION:

Staff recommends that the City Council approve a proposal from IDS group to prepare a report to conduct investigation and to provide options for Veterans Park Building Rehabilitation and/or Replacement in the amount of \$ 145,979.28 (\$135,166 plus 8% contingency)

BACKGROUND:

Veterans Park Building is a 38,000 square foot multi-level building, located at 6364 Zindell Avenue in the City of Commerce. It is used to serve the entire City of Commerce as an indoor sports facility and meeting place. It was constructed in 1971 on a closed landfill. Since this building was constructed on a landfill, it has experienced a variety of settlement and utility breakage issues. The original building also housed a shooting range in the basement which was ultimately closed in 2010 and lead removal work was undertaken for all public areas of the building. The basement was sealed and in order to ensure the health and safety of the residents, the City Council approved a contract in 2016 to fully remove the lead from the basement. In the course of the lead removal, it was discovered that some lead had travelled outside of the basement; although it did not pose any danger because it was not present in the public areas. Nevertheless, in February 2017, in abundance of caution, the City Council approved closure of the building and authorized complete abatement, including lead and asbestos.

Since then many options have been explored. Due to the fact that all of Veterans Park sits on a closed landfill, the City Council also explored options outside of the park area. In May 2017, staff presented options for Veterans Park and an indoor recreation facility.

Since then, the City Council directed staff to explore options where the Veteran Park building may be rehabilitated or a “sprung” facility may be constructed in the Veterans Park area.

In researching City records regarding Veterans Park, discovered a report that was prepared in 2007 by Associated Soils Engineers. The report reviewed geotechnical borings that had been performed at the site and provided an opinion of the options available to remedy the geotechnical issues. Staff then consulted IDS Group, a multidisciplinary structural firm (an on-call firm for the City), because all geotechnical investigation results need to be studied by the structural engineer in order to recommend solutions. Furthermore, the Veterans Park Building requires seismic and ADA retrofits. In addition, the building has suffered from utility breakages for many years. Any rehabilitation must address stabilization of the utility lines. The building is also old and in need of upgrades to the interior as well as the plumbing and the electrical systems. Finally, any and all work within the Veterans Park area must be done in close consultation with various environmental regulatory agencies because this work is being performed on a closed landfill.

ANALYSIS:

Staff discussed all the above concerns with IDS Group and received a proposal from IDS Group to provide the required structural engineering services, with ASE as a sub consultant, in order to assess two options:

- The scope and cost to rehabilitate the existing Veterans Park Building and a timeline for the work
- The scope and cost to build a Sprung Building in the general Veterans Park Area and a timeline for the work

Staff will also separately be studying the option of a possible purchase and conversion of a building site in the Veterans park.

ALTERNATIVES:

1. Approve staff recommendation
2. Reject staff recommendation
3. Provide staff with further direction

FISCAL IMPACT:

The cost for the proposal is \$135,166 and with 8% contingency, the total requested amount is \$145,979.28. We expect that there are adequate funds from Measure AA due

to savings from projects. Due to Council change, staff did not have the opportunity to take this before the Measure AA. Staff can take this item to Measure AA after it is reconvened.

RELATIONSHIP TO STRATEGIC GOALS:

This item is related to a specific 2012 Strategic Goal to “Maintain and prioritize improvements to City facilities and infrastructure in accordance with adopted master planning documents including the Green Zone Implementation Plan to accomplish achievable annual and long term goals.”

Approved by: Maryam Babaki, Director of Public Works and Development Services

Prepared by: Seung Yang, Associate Civil Engineer

Reviewed by: Vilko Domic, Finance Director

Approved as to form: Eduardo Olivo, City Attorney

Respectfully submitted: Matthew C. Rodríguez, Interim City Administrator

ATTACHMENTS:

Resolution

Exhibit 1 – IDS proposal

Exhibit 2 – Original ASE Report