



CITY OF COMMERCE AGENDA REPORT

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

FROM: City Administrator

SUBJECT: UPDATE ON CONSTRUCTION CONTRACT FOR VETERANS PARK GYM AREA FOR INTERIM USE FOR THE CRUSH VOLLEYBALL TEAM

MEETING DATE: FEBRUARY 6, 2018

RECOMMENDATION:

Staff will provide an update to the City Council on construction bids received, and the next steps and options for the project.

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 insuring health and safety of the residents, 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 the basement and although it did not pose any danger, as none was present in the public areas, Council, in abundance of caution approved closure of the building in February 2017 and authorized complete abatement of the building including lead and asbestos.

Since then many options have been explored. At some point, due to the fact that all the Veterans Park sits on a landfill, council also explored options outside the park area. In May 2017, staff presented options for Veterans Park and an indoor recreation facility.

Interim use of the GYM for Crush Volleyball

Per the council direction in recognizing Veterans Park Building as the highest priority for the community, staff went to work to find ways to put some parts of the building back in service. While not originally in their scope, IDS with assistance from Transtech, agreed to work with staff to identify and develop plans for interim solutions in order to put some

parts of the building back in service. Specifically, the indoor gym part of the building was considered for interim repair and use in order to provide the Crush volleyball team with the ability to start practice for this season.

At the time of the abatement, the building was fully stripped of lighting, sheetrock, flooring and air conditioning duct work. At this time only the shell of the building remains. However, engineering staff recognized that with some work, it would be possible to put at least part of the building back to service. Commerce engineering staff, Transtech, and IDS consultants worked with County Building Officials to identify the elements that would be required to put the gym back in service. As such, IDS developed plans for the interim use and staff has worked with the County and the Building Official to finalize the plans. The work includes sheetrock, lighting, ventilation and some ADA work. Parks and Recreation staff will perform the flooring work separately.

ANALYSIS:

The bid opening was conducted on January 24, 2018, and the City Clerk opened and announced the bids in a public setting. There were a total of 3 bids submitted, which were in the range of \$217,272 to \$638,000.

Staff met with the low bidder at the gym, and went over the scope of work to clarify any questions. Staff also checked the low bidder's references and licenses. The results were positive. However, a few days after the meeting, the low bidder requested to withdraw his bid because he claimed that his estimator made an error in cost calculations.

Because the bid costs were significantly higher, which was due to additional scope elements that were added later, staff is discussing with the Design Engineer (IDS Consulting) and Building Official for value engineering of the improvements to maintain a cost effective and feasible project to the extent possible.

Staff will report back at the next meeting with the findings and options, and request for City Council's direction and approval as appropriate.

ALTERNATIVES:

1. Approve staff recommendation
2. Disapprove staff recommendation
3. Provide further direction to staff

FISCAL IMPACT:

No financial impact at this time. Funds are available through Measure AA, Per the Council 2017-2018 CIP Adopted Budget for Veterans Park Building.

RELATIONSHIP TO STRATEGIC GOALS:

The issue before the Council is consistent with the Environmental Compliance, Monitoring, and Reporting Action Item under the Infrastructure and Facilities section of the City's Strategic Plan. This Action Item calls for City oversight and management of environmental compliance for development projects, regulations, public engagement, and coordination with other agencies.

Recommended and Prepared by: Maryam Babaki, Director of Public Works & Development Services

Reviewed by: Vilko Domic, Finance Director

Approved as to form: Noel Tapia, City Attorney

Respectfully submitted: Edgar P. Cisneros, City Administrator