



CITY OF COMMERCE AGENDA REPORT

TO: Measure AA Advisory Committee **Item No.** _____

FROM: City Administrator

SUBJECT: Recommend Allocation of Additional Budget for the Veterans Park Interim Recreational Use Project

MEETING DATE: MAY 8, 2018

RECOMMENDATION:

Staff recommends that the Committee recommend allocation of \$521,000 from Measure AA to the existing Veterans Park budget.

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 that 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 the 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. Although it did not pose any danger, since 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 Recreation and Crush Volleyball

Per Council direction in recognizing Veterans Park Building as the highest priority for the community, staff along with IDS Group and Transtech Engineers, Inc., 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 worked together to identify the elements that would be required to put the Gym back in service. As such, IDS developed plans for the interim use. The work includes sheetrock, lighting, HVAC and some ADA work.

The Parks and Recreation staff indicated that they will perform the gym flooring work under separate budget, and the budget for gym flooring is available.

In addition to the above, the City is due for its 5-year Fire Sprinkler Certification. The 5-year Fire Sprinkler Certification is required regardless of any other work, and was approved by City Council as emergency work at the March 20, 2018 meeting. Due to the emergency nature of the work, Council authorized City Administrator to award the contract.

ANALYSIS:

The initial bid opening was conducted on January 24, 2018. Due to bid withdrawals and other issues, the City Council decided to reject all bids and re-advertise the project. Since the first bid opening, the City Council has expanded the scope of work to include full HVAC system, which can be reused when the entire building is renovated in the future.

The second bid opening was conducted on April 12, 2018, and the City Clerk opened and announced the bids in a public setting. Two bids were received with amounts ranging from \$651,000.00 to \$715,000.00.

With the expanded scope of the project to include full HVAC and a 5-year Fire Sprinkler Certification, an additional allocation of \$521,000 is needed.

The various costs are listed below:

Gym Improvements	\$ 651,000.00
Estimated cost for 5-year Fire Sprinkler Certification	<u>\$ 200,000.00</u>
Subtotal:	\$ 851,000.00
Construction Management (approx.10%)	\$ 85,000.00
Contingencies (approx. 10%)	<u>\$ 85,000.00</u>

Total:

\$1,021,000.00

FISCAL IMPACT:

The City Council previously approved \$500,000 in FY 17-18 budget for the Veterans Park project. It is budgeted under account #41-5180-57010.14693.

Staff is recommending an additional appropriation of \$521,000 to do the Gym improvements and the 5-year Fire Sprinkler Certification, giving the project with a total budget of \$1,021,000.

As previously indicated, the Parks and Recreation staff will perform the gym flooring work under a separate budget.

Staff has presented this request at the May 1, 2018 City Council meeting and the City Council has authorized the allocation of the additional funds pending the recommendation of the Measure AA Committee at this meeting.

RELATIONSHIP TO STRATEGIC GOALS:

This item 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