



## Legislation Text

File #: 2023-0860, Version: 1

### Report to Mayor and City Council

Tuesday, December 05, 2023

Consent

#### **SUBJECT:**

**CONSIDERATION TO ACCEPT THE PROJECT AS COMPLETE, PROJECT NO.1656: COMMUNITY CENTER UPGRADES - RECONSTRUCTION OF FIVE SETS OF RESTROOMS TO MEET THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA) AND CALIFORNIA BUILDING CODE STANDARDS (CITY COUNCIL)**

#### **I. SUMMARY**

On October 19, 2021, City Council awarded a construction contract to JA Urban for the construction of Project No. 1656: Community Center Upgrade for an amount not to exceed \$1,561,857 for the Project. The Project included the removal and reconstruction of five sets of restrooms to ensure that all restrooms meet the current Americans with Disabilities Act (ADA) and California Building Code (CBC) standards. City Council also authorized the expenditures of \$234,278.55 (15%) for any unforeseen construction work that may have been necessary to complete this Project. Due to multiple issues with supply chain and design changes during construction, on April 4, 2023, City Council authorized the expenditures of additional contingency in the amount of \$37,137 for the expanded scope of the project, and extended the performance schedule for the completion of all work.

The project has been completed in accordance with the approved plans and specifications. It is requested that the City Council accept the work as complete and authorize staff to file the Notice of Completion with the Los Angeles County Recorder's Office.

#### **II. RECOMMENDATION**

TAKE the following actions:

1. ACCEPT as complete, Project No. 1656: Community Center Upgrades.
2. AUTHORIZE staff to file a Notice of Completion.
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#### **III. ALTERNATIVES**

1. DO NOT ACCEPT the project as complete. However, acceptance of projects as complete and recordation of a Notice of Completion after work completion, under Civil Code section 9204 will shorten the time period during which any contractor will be able to file a lien claim.
2. TAKE another action the City Council deems appropriate consistent with the requirements of the law.

#### **IV. BACKGROUND**

Project No. 1656: Community Center Upgrade is one of the City's Capital Improvements Program (CIP) projects. On October 19, 2021, the City Council awarded a construction contract to JA Urban for Project No. 1656: Community Center Upgrade for an amount not to exceed \$1,561,857 with a construction contingency in the amount of \$234,278.55 (15%). The Community Center Upgrade included the removal and reconstruction of five sets of restrooms to ensure that all restrooms meet the current Americans with Disabilities Act (ADA) and California Building Code (CBC) standards. It also included the following improvements: (i) aesthetic upgrades to be on par with the existing restrooms north of Halls A, B, and C, (ii) Improvements to the lighting to utilize LED lighting, (iii) upgrade of the plumbing fixtures, partition walls, mirrors, and floors, (iv) painting and other decorative finishes, (v) adjustments of urinals that are too high, and (vi) removal and replacement of damaged tiles and other related fixtures and items necessary to complete the work.

The project experienced scope changes and material delays resulting from both supply chain issues and design changes and challenges. City Staff and the Contractor worked through the challenges to arrive at the most cost-effective solutions. On April 4, 2023, staff presented an item to City Council requesting authorization for additional scope changes to the entryways of the restrooms at the Senior Center (Restrooms E) and approval of Change Orders #1 thru #6 for \$294,973.80 with an additional change order authorization of \$37,137.00. There was a final change order, Change Order #7, in the amount of \$12,793.14. The final change order brought the final contract amount sum to \$1,869,624.05.

The construction of the project has been completed in a satisfactory manner and the restroom facilities are operational and functioning as intended for public use. On November 6, 2023, JA Urban submitted the completed paperwork needed to finalize the project. The final construction cost for these upgrades came to \$1,869,624.05. Staff is requesting the City Council to accept the project as complete and authorize staff to proceed with the filing of the Notice of Completion.

#### **V. FISCAL IMPACT**

None. Original budget for the project was \$2,150,540. The completed project was \$1,869,624.05, coming under budget by \$301,393.34.

#### **VI. EXHIBITS**

1. Project Completion Photos (Pgs.4)

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