





# City of Carson Report to Mayor and City Council

July 15, 2014  
New Business Consent

**SUBJECT: CONSIDER AUTHORIZATION TO EXPEND ADDITIONAL CONSTRUCTION CONTINGENCY FOR PROJECT NO. 1454: RENOVATION OF THE CONGRESSWOMAN JUANITA MILLENDER-MCDONALD COMMUNITY CENTER AT CARSON**

  
Submitted by Bruce Barrette  
Interim Director of Public Works

  
Approved by Nelson Hernandez  
City Manager

## **I. SUMMARY**

Due to the recent changes in the additional scope of work requested by staff which was determined to be necessary to complete the remaining improvements for Project No. 1454: Renovation of the Congresswoman Juanita Millender-McDonald Community Center at Carson, staff requests that the City Council authorize an additional construction contingency in the amount of \$200,000.00 for the additional improvements and any unforeseen construction work required to complete the project.

## **II. RECOMMENDATION**

TAKE the following actions:

1. AUTHORIZE an additional construction contingency in the amount of \$200,000.00 for any additional improvements requested by the City Council or staff, and any unforeseen construction work that may be required to complete Project No. 1454: Renovation of the Congresswoman Juanita Millender-McDonald Community Center at Carson.
2. APPROPRIATE \$200,000.00 from the General Fund - Restricted Fund Balance - Bond Funded Capital Projects account to augment the amount currently budgeted for Project No. 1454: Renovation of the Congresswoman Juanita Millender-McDonald Community Center at Carson.

## **III. ALTERNATIVES**

1. DO NOT AUTHORIZE the expenditure of additional construction contingency in the amount of \$200,000.00.
2. TAKE another action the City Council deems appropriate consistent with the requirements of the law.

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**IV. BACKGROUND**

The City's Capital Improvement Program calls for the construction of Project No. 1454: Renovation of the Congresswoman Juanita Millender-McDonald Community Center at Carson located at 801 E. Carson Street, Carson, California (Exhibit No. 1).

At the March 4, 2014 City Council meeting, the architect, Westberg and White, Inc. made a comprehensive power point presentation; City staff outlined what improvements are being considered and City Council approved the proposed improvements (Exhibit No. 2). At that same meeting, the City Council also authorized staff to proceed with the completion of the plans, specifications and estimates and authorized staff to advertise the project for construction bids, and they appropriated an additional \$514,000.00 to augment the \$286,000.00 included in the FY 2013/14 budget. The proposed improvements are comprised of the following:

1. Reconstruction of the outside of the North entrance breezeway.
2. Renovation of the main reception lobby within the North main entrance.
3. Improvements to the atrium, including the area underneath the stairway.
4. Renovation of Halls A, B and C, and the foyer.
5. Carpeting and painting of the Carson-Dominguez Room.
6. Construction of an entrance to the south side of the facility's west wing.

Subsequent to the March 4, 2014 City Council meeting, the Community / Senior Center Committee directed staff to include the removal and replacement of the remainder of the existing carpet within the facility. Westberg and White, Inc. has completed the final plans and specifications, and the project was advertised for construction bids.

On May 6, 2014, the City Council awarded the construction contract to CWS Systems, Inc. (CWS) in the amount of \$1,043,000.00 (Exhibit No. 3). At the same time, the City Council authorized the expenditure of a construction contingency in an amount not-to-exceed \$156,450.00 (15%), to be used, if needed, for unforeseen construction work that may be required to complete this project.

The construction started in May 2014 and is now in progress. During the construction phase, several unforeseen construction items were encountered and staff determined the necessity to include them as part of the project. Examples of the unforeseen construction items are as follows:

1. After opening the existing walls of the men's and women's restrooms for tile installation, it was discovered that the existing metal studs are heavily corroded due to their old age, and need to be removed and replaced.
2. The ceilings in the men's and women's restrooms were determined to be beyond repair; and therefore, need to be removed and replaced.
3. Additional square footage of concrete needs to be removed and replaced to accommodate the proposed storm drain line.

In addition, the Community Services Department staff has requested additional improvements, which are not part of the original scope of work. It is recommended that the following improvements be included as part of the project:

1. Replacement of the north entry swing door to make it a sliding door.
2. Installation of mosaic tile on the column in the main reception lobby.
3. Installation of a six inch tall Carson Center logo on the wall above the counter of the main reception lobby.
4. Reconstruction of a counter behind the reception office area.
5. Framing the existing television in the main reception lobby.
6. Reconstruction of the ceiling and the installation of recessed lights in the main reception office.
7. Replacement of gate valves in the men's and women's restrooms.
8. Removal of the acoustic ceiling in the lobby of Halls A, B, and C.
9. Replacement of toilets in the men's and women's restrooms.
10. Replacement of existing doors and construction hardware.
11. Replacement of toilet partitions and walls in the men's and women's restrooms.

In order to accommodate all of these additional improvements and the unforeseen construction items, staff advised the contractor to submit a proposal showing the estimated cost of the above improvements. A proposal was submitted and it was determined that the estimated cost to complete them is approximately \$220,000.00. The approved construction contingency authorized by the City Council for this project is \$156,450.00. It is noted that the cost to complete the additional improvements requested is approximately \$63,550.00 higher than the authorized construction contingency amount. Staff anticipated that there may be additional improvements that the City Council or Community Services Department may request in the future, as the construction continues to progress. Therefore, to guarantee the funding for the requested improvements, and any future additional improvements which may be determined to be necessary, it is

the staff's recommendation to have the City Council authorize an additional construction contingency in the amount of \$200,000.00. This additional contingency will cover the current shortfall, as well as any possible future request for additional improvements that the City Council or staff may deem necessary to complete the project. This will also help avoid any delay in the construction schedule, since time is of the essence, and staff is committed to City Council's request to complete this project by December 2014.

The Congresswoman Juanita Millender-McDonald Community Center was dedicated on April 15, 1983, and is the pride and joy of the community. Ongoing investments to the facility will pay off by making the Congresswoman Juanita Millender-McDonald Community Center more competitive; which, in turn, will increase revenue. Unless the City maintains the facility and makes ongoing upgrades, the facility will never reach its full operational potential. Staff believes that the proposed additional improvements to the Congresswoman Juanita Millender-McDonald Community Center will be beneficial not only aesthetically, but will also improve the marketability of the facility, which would generate more revenue for the City.

**V. FISCAL IMPACT**

Funds in the amount of \$800,000.00 for this project are currently budgeted in the General Fund – Capital Improvement Project (CIP) account for FY 2013/14. On May 6, 2014, City Council appropriated an additional fund of \$399,450.00 to the General Fund CIP account no. 01-99-999-004-8004/0145401. The total funds available for this project is \$1,199,450.00. To date, the total estimated construction cost to complete the project, including the additional improvements requested by the Community Services Department staff, is \$1,263,000.00. Compared with the total budget of \$1,199,450.00, the total estimated construction cost exceeds the project budget by \$63,550.00; therefore, the budget will need to be increased. Since staff is concerned that there may be additional improvements that may be requested in the future, as the construction continues to progress, staff requests an additional construction contingency in the amount of \$200,000.00; this will guarantee the funding to cover the current shortfall of \$63,550.00, as well as any possible future requests for additional improvements by the City Council or staff. Funds should be appropriated from the General Fund - Restricted Fund Balance - Bond Funded Capital Projects fund to account no. 01-99-999-004-8004/0145401.

As part of the approved contract, Choura Events Catering agreed to make facility improvements to the Congresswoman Juanita Millender-McDonald Community Center valued at approximately \$113,000.00. Those improvements are also in progress.

VI. EXHIBITS

- 1. Location Map. (pg. 6)
- 2. Minutes, March 4, 2014, Item No. 25. (pgs. 7-8)
- 3. Minutes, May 6, 2014, Item No. 14. (pg. 9)

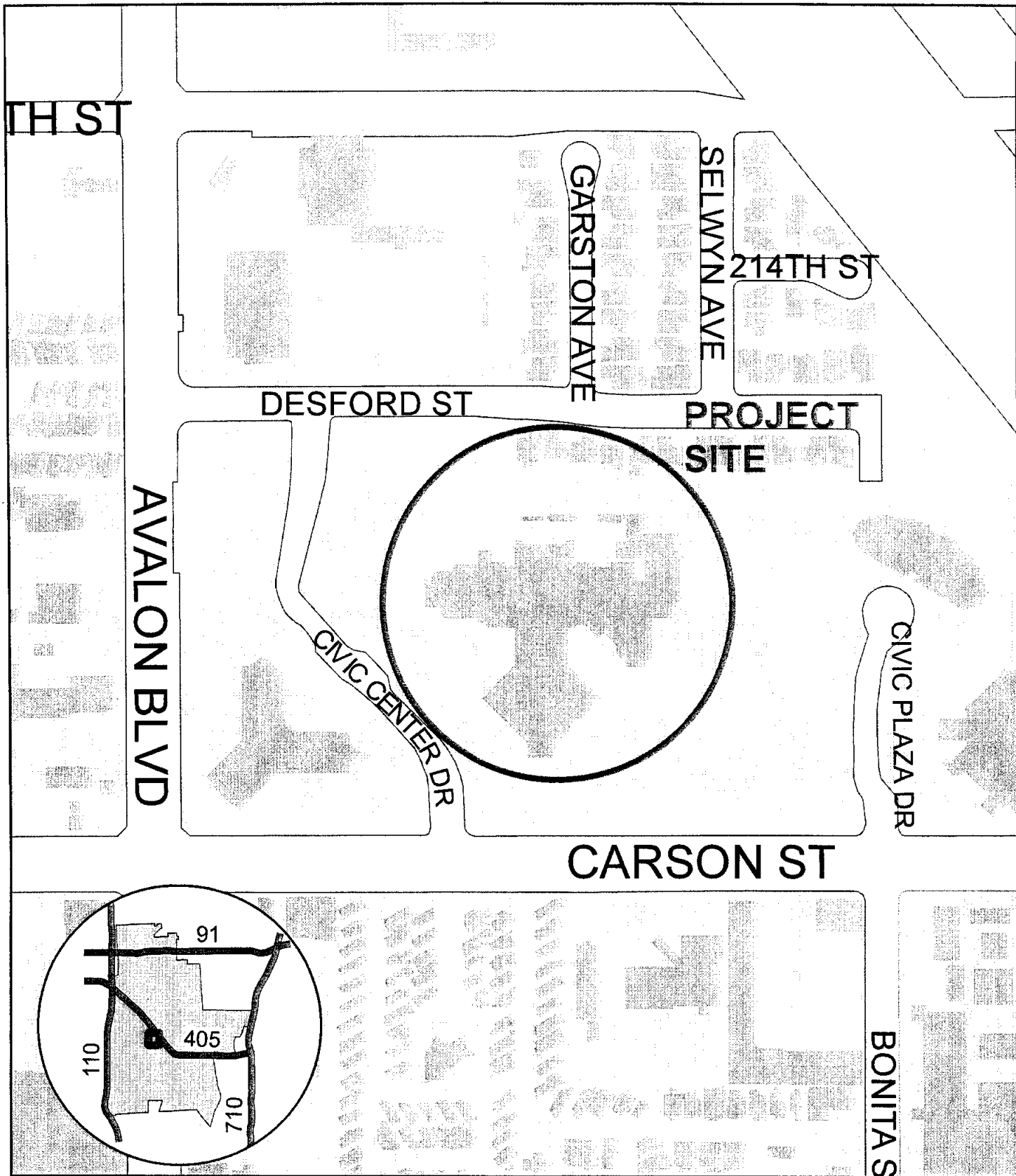
Prepared by: Gilbert M. Marquez, P.E., Senior Civil Engineer

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Reviewed by:

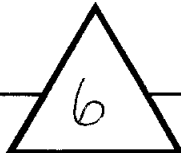
City Clerk	City Treasurer
Administrative Services <i>Trina A. Callaghan</i>	Public Works
Community Development	Community Services

<b>Action taken by City Council</b>	
Date _____	Action _____



**Location Map**  
**Project No. 1454 - The Renovation of Congresswoman Juanita**  
**Millender-McDonald Community Center at Carson**

**EXHIBIT NO. 1**



**ITEM NO. (25) CONSIDER APPROVAL OF PROPOSED IMPROVEMENTS TO THE CONGRESSWOMAN JUANITA MILLENDER-MCDONALD COMMUNITY CENTER AND APPROVAL OF PLANS, SPECIFICATIONS AND ESTIMATES, AND AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS FOR PROJECT NO. 1454, COMMUNITY CENTER RENOVATION (PUBLIC WORKS)**

Item No. 25 was heard after Item No. 24 at 10:51 P.M.

Acting City Manager/Acting Agency Executive Director/Acting Authority Executive Director Acosta summarized the staff report.

(Council Member/Agency Member/Authority Commissioner Davis-Holmes exited the meeting at 10:52 P.M. and reentered the meeting at 10:54 P.M.)

(Council Member/Agency Member/Authority Commissioner Robles exited the meeting at 10:54 P.M.)

**Frisco White, representing Westberg & White, Inc.**

Provided a PowerPoint presentation of the proposed improvements to the Congresswoman Juanita Millender-McDonald Community Center.

(Council Member/Agency Member/Authority Commissioner Robles reentered the meeting at 10:56 P.M.)

(Council Member/Agency Member/Authority Commissioner Gipson exited the meeting at 10:56 P.M. and reentered the meeting at 10:57 P.M.)

RECOMMENDATION for the City Council:

TAKE the following actions:

1. AUTHORIZE staff to proceed with the completion of the Plans, Specifications and Estimates and advertise the project for construction bids.
2. APPROVE the cost of the project for an estimated amount of \$800,000.00.
3. APPROPRIATE \$514,000.00 from the Restricted Fund Balance-Bond Funded Capital Projects to augment the amount currently budgeted for this project.

ACTION: It was moved to 1) Authorize staff to proceed with the completion of the Plans, Specifications and Estimates and advertise the project for construction bids; 2) Approve the cost of the project for an estimated amount of \$800,000.00; and 3) Appropriate \$514,000 from the Restricted Fund Balance-Bond Funded Capital Projects to augment the amount currently budgeted for this project on motion of Santarina and seconded by Davis-Holmes.



During discussion of the motion, Council Member/Agency Member/Authority Commissioner Davis-Holmes directed that staff move the project expeditiously and have ready by the holiday season then plan for Phase II.

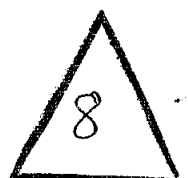
The motion was unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Dear, Mayor Pro Tem/Agency Vice  
Chairman/Authority Vice Chairman Santarina, Council Member/Agency  
Member/Authority Commissioner Davis-Holmes, Council Member/Agency  
Member/Authority Commissioner Gipson, and Council Member/Agency  
Member/Authority Commissioner Robles

Noes: None

Abstain: None

Absent: None





**ITEM NO. (14) CONSIDER AN AWARD OF A CONSTRUCTION CONTRACT FOR PROJECT NO. 1454: THE RENOVATION OF THE CONGRESSWOMAN JUANITA MILLENDER-MCDONALD COMMUNITY CENTER AT CARSON (PUBLIC WORKS)**

RECOMMENDATION for the City Council:

TAKE the following actions:

1. AWARD a Construction Contract for Project No. 1454: The Renovation of the Congresswoman Juanita Millender-McDonald Community Center at Carson, in the amount of \$1,043,000.00, to the lowest responsive and responsible bidder, CWS Systems, Inc.
2. AUTHORIZE the expenditure of a construction contingency in an amount not-to-exceed \$156,450.00 (15%), to be used, if needed, for unforeseen construction work that may be required to complete this project.
3. AUTHORIZE staff to include in the Scope of Work the removal and replacement of the remainder of the existing carpet within the entire facility, and APPROVE the corresponding additional cost of the work.
4. APPROPRIATE \$399,450.00 from the unallocated general fund balance to augment the amount currently budgeted for Project No. 1454: The Renovation of the Congresswoman Juanita Millender-McDonald Community Center at Carson.
5. AUTHORIZE the Mayor to execute the Construction Contract following approval as to form by the City Attorney.

ACTION: Item No. 14 was approved on the New Business Consent Calendar on motion of Dear, seconded by Gipson and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Dear, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Santarina, Council Member/Agency Member/Authority Commissioner Davis-Holmes, Council Member/Agency Member/Authority Commissioner Gipson, and Council Member/Agency Member/Authority Commissioner Robles  
Noes: None  
Abstain: None  
Absent: None

