



**DATE:** September 17, 2024

**TO:** Mayor and City Council

**FROM:** Director of Maintenance Services

**SUBJECT** Adoption of a Resolution Authorizing the City Manager to execute Amendment No. 1 Increasing the Contract Amount for Staples Construction Company, Inc. for the Corporation Yard Complete Restroom & Locker Room Remodel Project RP230 by \$19,000, for a Total Not-to-Exceed Contract Amount of \$1,023,000.

### **RECOMMENDATION**

That the Council adopts a resolution (Attachment II) authorizing the City Manager to execute Amendment No. 1 increasing the contract amount for Staples Construction Company, Inc. for the Corporation Yard Complete Restroom & Locker Room Remodel Project RP230 by \$19,000, for a total not-to-exceed contract amount of \$1,023,000.

### **SUMMARY**

The America Rescue Plan Act of 2021 (ARPA) included funding to invest in building and infrastructure to both support and expand City operations and services in a post-COVID environment. One of the Council's Strategic Priority projects that supports infrastructure investment is the complete remodel and renovation of aging restroom and locker room facilities in the City's Corporation Yard (Corp Yard) buildings. This project will improve the aging restroom and locker room facilities utilized by field staff in both Maintenance Services (MS) and Public Works-Utilities Environmental Services (PWUES) by reconfiguring the usable space more efficiently, replacing outdated infrastructure installed over 60 years ago, and making improvements to meet ADA compliance.

Furthermore, the project scope will improve ventilation and modernize the facilities to support adequate social distancing in an effort to reduce transmission of the COVID virus in the workplace. Staff recommends entering into an agreement with Staples Construction Company (Staples Construction) to completely renovate the restroom and locker room facilities at the Corp Yard that will provide accessible, serviceable, and healthy workspaces for City employees.

## **BACKGROUND AND DISCUSSION**

On December 7, 2023, the City entered a contract with Staples Construction Company, Inc. for the entire project. Staff requests an amendment to the contract to increase the total contract amount by \$19,000 to account for unforeseen construction conditions for a total-not-to-exceed contract amount of \$1,023,000. The unanticipated changes included the following: relocation and addition of fire sprinkler heads to maintain compliance with the California Fire Code, and additional lighting controls and fixtures to be compliant with Title 24 Energy Code. After the concrete work was completed, the contractor realized the floor was too uneven to apply the epoxy coating so a self-leveling concrete topping had to be applied. As far as the plumbing changes, due to unforeseen obstructions in the concrete slab, the plumbing had to be relocated to accommodate ADA code in the shower area. After the contractor had started the demolition of a loadbearing wall, they discovered a 6" stem wall that wasn't on the as built plans. They had to remove the stem wall to accommodate the designed opening for an alcove.

## **FISCAL IMPACT**

There is sufficient budget available in the FY 2025 Facilities Capital Improvement Fund to cover the cost of increasing the contract amount by \$19,000 with Staples Construction Company, Inc. for a total project budget of \$1,023,000.

## **STRATEGIC ROADMAP**

This agenda item is a routing operational item and does not relate to any of the six priorities outlined in the Council's Strategic Roadmap.

## **NEXT STEPS**

If the Council adopts the resolution, staff will prepare a contract amendment for execution.

*Prepared by:* Liz Moran, Management Analyst II  
Allen Koscinski, Facilities Manager

*Recommended by:* Todd Rullman, Director of Maintenance Services

Approved by:



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Dustin Claussen, Interim City Manager