

Agenda Report

March 14, 2022

TO: Honorable Mayor and City Council

FROM: Department of Public Works

SUBJECT: **AMENDMENT TO CONTRACT WITH THOMCO CONSTRUCTION, INC. FOR VILLA PARKE COMMUNITY CENTER IMPROVEMENTS PROJECT (NO. 32,037) FOR AN INCREASE OF \$640,000 FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$3,620,000**

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the proposed action of amending an existing contract is not a "project" as defined in the California Environmental Quality Act (CEQA), Public Resources Code Section 21065 and Section 15378(b)(4) and (5) of the State CEQA Guidelines and, as such, is not subject to environmental review; and
2. Authorize the City Manager to amend Contract No. 32,037 with Thomco Construction, Inc. to increase the contract amount by \$640,000 for a total amount not-to-exceed \$3,620,000.

BACKGROUND:

On May 24, 2021, City Council authorized the City Manager to enter into a contract with Thomco Construction, Inc. for the Villa Parke Community Center Improvements project for an amount not-to-exceed \$2,980,000.

The scope of work for the contract included the following: enclosure of the existing east courtyard and its conversion into a new reception lobby for the weight room and boxing gymnasium; locker room tenant improvements; renovations to the auditorium; refurbishment of first floor hallway flooring; exterior renovations including replacement of the concrete pool deck and mechanical equipment, installation of new seating and shade structure; various roof and drainage repairs throughout the recreation center; and re-paving/conversion of an existing asphalt lot into a designated staff parking lot.

During the course of construction, various unforeseen site conditions increased the scope of the project, such as the poor condition of the underground electrical and

plumbing systems serving the pool, and the structural cracks discovered in the pool. Given the age of the pool and prior to installation of a new concrete deck, it would be fiscally prudent and timely to recommend the following additional work: replacement of electrical, plumbing infrastructure for pool and pool lights; replacement of pool tile and coping; and re-plastering of pool. Given the required pool renovations, Parks, Recreation and Community Services (PRCS) staff evaluated the present-day programming of the pool and is recommending to modify the depth and the entry steps into the pool to better accommodate toddlers, seniors and inexperienced swimmers of the community.

In addition to the modification of the existing pool as part of this project, Public Works and PRCS staff are recommending to add the *Villa Parke Pool and Pool Area Upgrades – Concept Study* project to the FY 2023-2027 Capital Improvement Program (CIP). Due to continual increase in the demand for recreational opportunities at the Villa Parke pool, the proposed project scope will include public outreach and the development of a concept study for the possible expansion of the pool and pool area.

During construction, it was also discovered that the condenser units servicing the weight room and boxing gymnasium were at the end of their useful life and should be replaced. Making this replacement during the installation of the roof would be the most opportune time and cost effective. Other significant additions of work will be the repainting of the interior walls and ceiling of the gymnasium, as well as the door and door frames on the first floor; new flooring and improved lighting in locker room areas; and, refinishing of the auditorium stage and stairs.

As these are significant additions to the original scope of the contracted work, the contract's contingency is not sufficient to cover the associated costs. However, these warranted improvements to the Villa Parke Community Center will help sustain the services and recreational opportunities offered to the community for several decades to come.

The Department of Public Works recommends increasing Contract No. 32,037 with Thomco Construction, Inc. for the Villa Parke Community Center Improvements project by \$640,000 for a total not-to-exceed amount of \$3,620,000. The contract amendment will cover costs associated with the additional scope of work for the pool and condenser units, above the contract contingency.

The recommended additional work for the pool and locker rooms will be performed in accelerated mode to ensure the pool is completed by early June 2022, in time for the start of summer programming. The overall project will be completed in August 2022.

COUNCIL POLICY CONSIDERATION:

The contract amendment is consistent with City Council's goal to provide a range of activities to promote health and fitness among Pasadena residents, as well as provide more efficient development and utilization of public facilities.

ENVIRONMENTAL ANALYSIS:

CEQA excludes from environmental analysis those actions that are not "projects" as defined by State CEQA Guidelines Section 15378. That section excludes from the definition of "project" the creation of government funding mechanisms and fiscal activities which do not yet commit the lead agency to any specific project, and also excludes organizational or administrative governmental activities that do not result in physical changes to the environment. The action proposed for the amendment to an existing contract herein is budgetary and part of the City's normal administrative process.

FISCAL IMPACT:

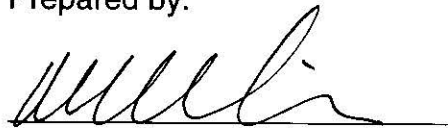
The cost to increase Contract No. 32,037 with Thomco Construction, Inc. is \$640,000. Funds for this action exist within the budgeted appropriations in the *Villa Parke Community Center Improvements* (78061) Capital Improvement Program (CIP) project, and \$89,655 from the *Building Maintenance FY 2021-2025* (71903) CIP project. An additional appropriation of \$700,000 in Residential Impact Fees and \$30,435 in Community Development Block Grant is included in the March 14, 2022 *Amendments to the Fiscal Year 2022 CIP Budget* agenda report. It is anticipated that all costs associated with this increase will be expended in FY 2022.

Respectfully submitted,



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Approved by:



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