



DATE: January 26, 2021

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Civic Center Infrastructure, Phase I, Project 20-54, City Hall Locker Room Renovation – Approve Plans and Specifications and Authorize Bidding**

RECOMMENDATION

1. Approve plans and specifications for City Hall Locker Room Renovation and authorize staff to advertise the project for bids.
2. Authorize the City Manager to award the construction contract to the lowest responsible bidder if the low bid is within the project budget.

BACKGROUND

Civic Center Infrastructure Phase I, Project 20-54, is the first of a series of projects that addresses infrastructure needs of the 30-year-old City Hall/Center for the Performing Arts (CPA) and the 23-year-old Library. Phase I includes heating, ventilation, and air conditioning (HVAC), electrical, plumbing, lighting, and other general repairs. On November 10, 2020, Council approved additional appropriations to Project 20-54 in the amount of \$1,328,000 for HVAC infrastructure at City Hall/CPA. The City Hall Locker Room Renovation project, the subject of this report, is also part of Phase I.

ANALYSIS

The men's and women's locker rooms are used daily by staff utilizing the exercise room, participating in outdoor physical activities, and bicycling to work. The existing configuration for each locker room includes three showers, two sinks, a small countertop, one stall, and full- and half-size lockers.

The majority of the walls are tiled, including the showers, where water has seeped behind the tiles and caused damage. Tiles have fallen off the walls both inside and outside of the showers, and one shower in each of the men's and women's locker rooms is closed due to the broken wall tiles. None of the showers meet current accessibility requirements.

Renovation Scope

Renovation plans include replacing all wall and floor tiles with durable, low-maintenance porcelain tiles and waterproofing membranes, creating an accessible shower by combining the footprint of two showers, upgrading to more efficient light fixtures, and replacing all shower plumbing.

Lactation Room

As part of the renovation project, a new lactation room will be constructed adjacent to the women’s locker room with access from the staff breakroom that will meet the requirements of California’s Senate Bill 142, approved October 10, 2019. The City currently provides accommodations for employee lactation needs with space at City facilities, primarily in conference rooms that can be reserved. New requirements include provisions for a countertop, chair, and electrical outlet in the room and a sink with running water nearby. The proposed new lactation room (Figure 1) at City Hall will provide a private, designated room that will include the required features plus its own sink. It will be available for use by employees at City Hall, CPA, and Library.

Plans and specifications for the project are complete and available for viewing in the Public Works Department.

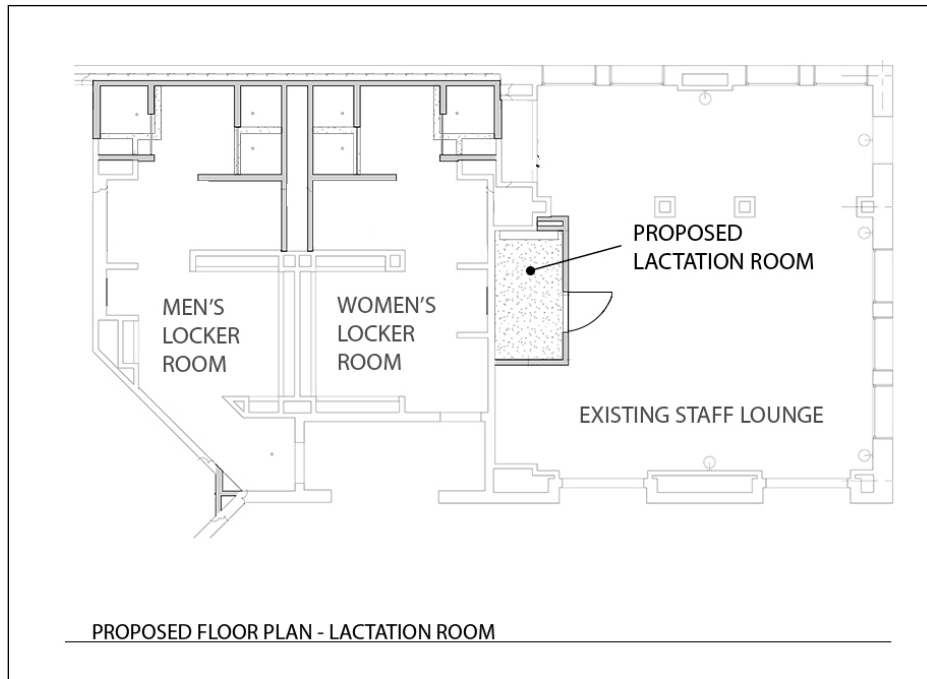


Figure 1: Proposed Lactation Room

Environmental Clearance

In accordance with the California Environmental Quality Act (CEQA), this project has been determined to be categorically exempt as minor alterations to existing public facilities.

Project Schedule

If Council approves the recommended actions, the locker room renovation construction is expected to begin in spring 2021 and be completed by summer 2021. Since the locker rooms are currently closed following the State and County Health Officer orders and are expected to remain closed due to the COVID-19 pandemic, construction does not need to be phased to accommodate staff usage.

FISCAL IMPACT

Civic Center Infrastructure, Project 20-54, is funded with \$2,500,000 from the Capital Improvement Reserve Fund and \$1,328,000 from the Construction/Conveyance Tax Fund for a total \$3,828,000. This subproject is budgeted at \$440,000, and there are sufficient funds to implement construction for the renovation to the locker rooms and addition of a lactation room.

The estimated total project cost is as follows:

Construction (including contingency)	\$ 330,000
Consultant Services	50,000
City Project Management	15,000
Construction Inspection and Testing	8,000
Permits, Printing, Miscellaneous	5,000
Project Contingency	<u>5,000</u>
Subtotal	\$ 413,000
City Administration	<u>27,000</u>
TOTAL ESTIMATED COST	\$ <u>440,000</u>

ALTERNATIVES

1. Do not approve plans and specifications and authorization to bid the project and place the project on hold.
2. Provide other direction.

PUBLIC NOTICING – Agenda posting and announcement on the City website.

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