



**DATE:** December 10, 2019

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** **Rengstorff Park Community Center Remodel Construction – Second Phase, Project 17-32 – Accept Construction**

### **RECOMMENDATION**

Accept Community Center Remodel—Second Phase, Project 17-32, and authorize the final contract payment.

### **BACKGROUND**

The Rengstorff Park Community Center Remodel Construction, Project 17-32, was built in two phases, each by a different contractor. The project's first phase included installation of a new signalized intersection at Stanford Avenue and Rengstorff Avenue as well as work on various off-site utilities. This work was completed in early 2019 and the City Council accepted the first-phase construction in May 2019.

On June 20, 2017, the City Council authorized the award of the construction contract for Community Center Remodel—Second Phase, to BHM Construction Inc., of Napa, California, at the low bid price of \$16,793,664, and approved an additional \$1,680,000 construction contingency for a total of \$18,473,664. The project added approximately 6,800 square feet to the existing 21,800 square foot building for a total square footage of approximately 28,600 square feet. The project also included design and installation of a solar photovoltaic system and replacement of the on-site civil, utility, and landscape improvements. The project was designed to be certified to at least the Silver level of the United States Green Building Council (U.S. GBC) Leadership in Energy and Environmental Design (LEED). Based on an initial review by U.S. GBC, the project is likely to achieve a LEED Gold rating. The final review by the U.S. GBC is under way as of this report.

The Community Center was dedicated on February 23, 2019 and has been open for public use since that time.

## **ANALYSIS**

The final construction cost of \$18,468,904 for the second phase is within the construction budget of \$18,473,664 and included 19 change orders totaling \$1,675,240. All work has been completed in accordance with the plans and specifications.

“Acceptance” of a construction contract is a legal event recognized by State law when the City verifies the contractor has satisfactorily completed a public project. Once accepted, the work on the public project is complete and other actions occur, such as final payment to the contractor and the release of bonds.

## **FISCAL IMPACT**

Community Center Remodel Construction – First and Second Phases, Project 17-32, was funded with \$18,550,000 from the Park Land Fund, \$5,000,000 from the Strategic Property Acquisition Fund, and \$464,439 from a California Housing-Related Parks grant for a total funding of \$24,014,439 for building, right-of-way, and site improvements. In addition to funding the two phases of Community Center construction, the project funded the remodel of the former Teen Center and expenses for Community Services Department staff to relocate during construction.

Utility improvements that were part of the Community Center Remodel construction phases were funded by other capital improvement projects, including: \$528,000 from Annual Water Main Replacement Project 14-21; \$564,000 from Annual Sewer Main Replacement, Project 14-22, and \$523,000 from the Rengstorff Park Lighting Improvements Project, 15-42, for a total of \$1,615,000. These other funding sources provided for new water, sewer, storm, and electrical utility work on Rengstorff Avenue, Crisanto Avenue, as well as for the Community Center and all of Rengstorff Park.

The total project funding is \$25,629,439, and the total project expenditure is within this amount. Any funds remaining will be unencumbered and returned to their respective funding sources once the project is closed.

## **ALTERNATIVES**

Determine that the improvements have not been completed in conformance with City standards and decline to accept the improvements until they are completed to the satisfaction of the Council.

**PUBLIC NOTICING** – Agenda posting.

Prepared by:

David O. Printy  
Senior Project Manager

Lisa Au  
Principal Civil Engineer/Capital Projects

Reviewed by:

Michael A. Fuller  
Assistant City Manager

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Approved by:

Dawn S. Cameron  
Public Works Director

Audrey Seymour Ramberg  
Assistant City Manager/  
Chief Operating Officer

cc: CSD, PWD, APWD – Solomon, PCE – Au, SPM – Printy, SPWI, FFM – Von Striven,  
PWII – Panganiban, SMA – Goedicke, OAI – Louie, PA – Li, EAII – Wu, SMA –  
Doan, [cmvgis@mountainview.gov](mailto:cmvgis@mountainview.gov), F (17-32)