



CITY OF POMONA COUNCIL REPORT

August 19, 2019

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Rene Guerrero, Public Works Director

SUBJECT: AMENDMENT OF THE FISCAL YEAR 2019-20 CAPITAL IMPROVEMENT PROGRAM BUDGET BY APPROPRIATING A COMBINED \$2,000,000 IN VARIOUS FUNDS TO “POLICE - MAIN FACILITY ROOF REPLACEMENT,” PROJECT NO. 428-2590-XXXXX-73369 AND AUTHORIZATION TO INCREASE THE VARIOUS CONTRACT PRICES BY A TOTAL OF \$2,000,000

RECOMMENDATION: It is recommended that the City Council:

1) Adopt the following resolution:

RESOLUTION NO. 2019-120 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING THE FY 2019-20 CAPITAL IMPROVEMENT PROGRAM BUDGET BY APPROPRIATING A COMBINED \$2,000,000 OF AVAILABLE ASSET FORFEITURE FUNDS, SERIES “AW” BONDS (MISSION PROMENADE SALE PROCEEDS), SERIES “BI” (“AD”) BONDS, SERIES “BI” (“AW”) BONDS AND SERIES “BI” (“AX”) BONDS TO “POLICE – MAIN FACILITY ROOF REPLACEMENT,” PROJECT NO. 428-2590-XXXXX-73369; and,

2) Authorize the City Manager to execute needed amendments to the following contracts with: Letner Roofing (construction), Victorious R.E.D. (abatement), and H2 Environmental (monitoring of abatement), respectively, by \$2,000,000 (total) for the roof and wall repairs, inspections/testing, fees, and other expenses necessary to complete this project.

EXECUTIVE SUMMARY: The appropriation of \$2,000,000 to the “Police – Main Facility Roof Replacement,” Project No. 428-2590-XXXXX-73369 from various funding sources including Asset Forfeiture Funds, Series “AW” Bonds (Mission Promenade Sale Proceeds), Series “BI” (“AD”) Bonds, Series “BI” (“AW”) Bonds and Series “BI” (“AX”) Bonds (Attachment No. 1) will enable the City to move forward with repairs of additional unforeseen damage found at the main Police Department building. Due to on-going roof related repairs at this facility and seasonal weather, time is of the essence.

FISCAL IMPACT: There is no General Fund impact with this item. This action will appropriate an additional \$2,000,000 (see table below) to the FY 2019-20 Capital Improvement Program (CIP) budget for “Police – Main Facility Roof Replacement,” Project No. 428-2590-XXXXX-73369, bringing the project’s total budget to \$4,294,838.

Category	Police – Main Facility Roof Replacement Project No. 428-2590-XXXXX-73369
Current Budget	\$2,294,838
Appropriate Available Asset Forfeiture Funds	120,000
Appropriate Available Series BI (“AD”) Bonds	24,242
Appropriate Series “AW” Bonds - Mission Promenade Sale Proceeds	1,054,658
Appropriate Available Series “BI” (“AW”) Bonds	31,270
Appropriate Available Series “BI” (“AX”) Bonds	769,830
Revised Budget	\$4,294,838

PREVIOUS RELATED ACTION: On October 19, 2015, City Council approved the “Police – Main Facility Roof Replacement,” Project No. 428-2590-XXXXX-73369 in the amount of \$300,000. On December 7, 2015, City Council changed the project funding source from Series “AX” Bond Funds to Series “AD” Bond Funds. On June 6, 2016, City Council amended the FY 2015-16 CIP Budget by appropriating \$89,045 from available 2015-16 General Fund and awarded a roofing contract in the amount of \$335,333 to Danny Letner, Inc. dba Letner Roofing Company. On August 1, 2016, \$105,793 of Equipment Maintenance Fund was appropriated to the project and the contract with Danny Letner, Inc. was amended to \$441,126. On April 15, 2019, City Council approved the amendment of the FY 2018-19 Capital Improvement Budget by appropriating \$1,800,000 to the police roof replacement project from available Series “AW” (Mission Promenade Sale Proceeds) bond funds. On May 6, 2019, the City Manager approved an emergency purchase order with Victorious R.E.D. for abatement services for the “Police Main Facility Roof Replacement,” Project No. 428-2590-XXXXX-73369 in the amount of \$1,591,600. On May 23, 2019, the City of Pomona received informal bids for monitoring of the abatement. H2 was awarded the bid as the lowest bidder at \$16,550.

DISCUSSION: When Staff last requested additional funds for this project, the City had become aware of the need to abate the fireproofing materials located in the ceiling space between the roof and the 2nd floor ceiling panels. This abatement required the removal and reconstruction of the 2nd floor ceiling panels and all appurtenances in the ceiling space coated with fireproofing materials. Now, Staff has been informed of the need for additional equipment, roof, and wall repairs necessary to complete the project properly. Staff currently estimates the unforeseen additional roof and wall repairs will cost \$2,000,000. This includes a negotiated 5% discount with Victorious R.E.D.

The anticipated work creates a need to increase the various contract prices by a total of \$2,000,000. The requested funds are expected to be sufficient to cover the cost to provide the unforeseen additional roof and wall repairs resulting from removal and replacement of the previous fireproofing materials. Approval of this Budget resolution will provide the funding for needed increases to the following contracts to complete this project:

Vendor	Services	Estimate
Victorious R.E.D.	Abatement	\$1,900,000
H2 Environmental	Monitoring of Abatement	20,000
Letner Roofing	Roofing Construction	80,000
	TOTAL	\$2,000,000

Upon approval of this agenda item, this project will continue to be handled with emergency work authorization procedures to expedite the work needed. This is necessary because the further deteriorated condition of the roof and leaking during rain events in combination with the materials and operations of this facility has created a condition needing to be addressed without delay.

COUNCIL PRIORITIES & GOALS: This item was a Capital Improvement Project prior to the establishment of 2019-20 City Council Priorities and Goals. As such, the Police Station/Fire Station roof repair was not included in the goals. The emergency repair nature of the project applies directly to Priority 3: Safe and Clean Community, as well as Priority 4: Infrastructure. Additionally, this work to re-create a properly functioning Police Main Facility is providing jobs (averaging about 8 to 16 full-time construction workers per day for several months) and places a significant portion of \$2,000,000 in the local and regional economy in support of Priority 2: Economic Development.

ALTERNATIVE: The City Council may choose to reduce the up-front cost of the Police – Main Facility project additional work by approximately \$500K by using encapsulation and foam seal inside the walls. This alternative would increase annual operating costs of this facility long term (depending on undetermined future work that may need to take place inside the walls, for more data lines, etc.) and has the potential to also increase the City’s liability in comparison to the recommended action.

Prepared by:

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Acting City Engineer

ATTACHMENT(S):
Attachment No. 1 – Proposed Resolution No. 2019-120