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# CITY OF POMONA COUNCIL REPORT

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November 4, 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 \$1,400,000 OF AVAILABLE GENERAL FUND RESERVES TO “POLICE - MAIN FACILITY ROOF REPLACEMENT,” PROJECT NO. 428-2590-XXXXX-73369 AND AUTHORIZATION TO INCREASE THE VARIOUS CONTRACT PRICES BY A TOTAL OF \$1,400,000**

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**RECOMMENDATION:** It is recommended that the City Council:

1) Adopt the following resolution:

**RESOLUTION NO. 2019-178 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING THE FY 2019-20 CAPITAL IMPROVEMENT PROGRAM BUDGET BY APPROPRIATING \$1,400,000 OF AVAILABLE GENERAL FUND RESERVES 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: Victorious R.E.D. (abatement), H2 Environmental (monitoring of abatement), and Letner Roofing (construction), respectively, by a total of \$1,400,000 for the roof and wall repairs, inspections/testing, fees, and other expenses necessary to complete this project.

**EXECUTIVE SUMMARY:** The appropriation of \$1,400,000 of available General Fund reserves to the Capital Improvement Project, “Police – Main Facility Roof Replacement,” Project No. 428-2590-XXXXX-73369 (Attachment No. 1) will enable the City to move forward with repairs of additional unforeseen damage found at the main Police Department building and Fire facility. Due to on-going roof related repairs at this facility and seasonal weather, time is of the essence.

**FISCAL IMPACT:** This action will appropriate an additional \$1,400,000 (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 \$5,694,838. Due to budget savings experienced in FY 2018-19 and evidenced at this point in the FY 2018-19 audit process, General Fund reserves are sufficient to meet this unanticipated demand without threatening the City’s ability to meet its reserve policy requirements.

Category	Police – Main Facility Roof Replacement Project No. 428-2590-XXXXX-73369
Current Budget	\$4,294,838
Appropriate Available General Fund Balance Funds	1,400,000
Revised Budget	\$5,694,838

**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 FY 2015-16 General Fund reserves 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 proceeds. 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. On August 19, 2019, the City Council approved the amendment of the FY 2019-20 Capital Improvement Budget by appropriating \$2,000,000 in various funds to the police roof replacement project.

**DISCUSSION:** The prior request primarily dealt with the need for unforeseen work in main the Police Department building for the inside (bottom) of the roof, ceiling area, and substantial wall/fireproofing materials repairs. This request is primarily needed to address repairs to roof fireproofing materials that were uncovered after some of the old roofing material had been torn off for replacement on the outside (top) of the roofs of both the Police Department and the Fire Department spaces in this building. Some additional locations in the Fire Department needing wall/fireproofing and ceiling area (mechanical/pipes and HVAC/ducts) materials work were identified after these areas were able to be contained. Also, damaged roof drains and roof areas with poor drainage needing additional drainage plumbing as well as more impervious roofing layers were also able to be identified after some of the old roofing materials had been removed. Time is now of the essence to address these matters before winter weather soon arrives. Staff currently estimates the unforeseen additional roof and wall repairs will cost \$1,400,000. This includes a negotiated 10% discount with Victorious R.E.D.

The anticipated work creates a need to increase the various contract prices by a total of \$1,400,000. The requested funds are expected to be sufficient to cover the cost to provide the unforeseen additional hazardous material removal and roof replacement. Approval of this Budget resolution will provide the funding for needed increases to the following contracts to complete

this project:

<b>Vendor</b>	<b>Services</b>	<b>Estimate</b>
Victorious R.E.D.	Abatement	\$1,231,000
H2 Environmental	Monitoring of Abatement	\$92,000
Letner Roofing	Roofing Construction	\$77,000
	<b>TOTAL</b>	<b>\$1,400,000</b>

Upon approval of this agenda item, this project will continue to be handled in an expedited manner. 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 FY 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 \$1,400,000 in the local and regional economy in support of Priority 2: Economic Development.

Prepared by:

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Matt Pilarz  
Acting City Engineer

**ATTACHMENT(S):**

Attachment No. 1 – Proposed Resolution No. 2019-178