



CITY OF POMONA COUNCIL REPORT

September 21, 2020

To: Honorable Mayor and Members of the City Council

From: James Makshanoff, City Manager

Submitted By: Rene Guerrero, Public Works Director

SUBJECT: AMENDMENT OF THE FY 2020-21 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET BY RE-APPROPRIATING FUNDS FOR THE “POLICE – MAIN FACILITY ROOF REPLACEMENT,” PROJECT NO. 428-2590-XXXXX-73369

RECOMMENDATION:

It is recommended that the City Council take the following actions:

- 1) Adopt the following resolution:

RESOLUTION NO. 2020-138 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING THE FY 2020-21 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET BY UNAPPROPRIATING \$16,800 OF SERIES “BI (AW)” BOND PROCEEDS FROM “POLICE – MAIN FACILITY ROOF REPLACEMENT,” PROJECT NO. 428-2590-XXXXX-73369, RE-APPROPRIATING \$562,300 OF SERIES “BI (AX/AI)” BOND PROCEEDS FROM “HOLT AVENUE (WEST) RECONSTRUCTION,” PROJECT NO. 428-2590-XXXXX-71047 TO “POLICE – MAIN FACILITY ROOF REPLACEMENT,” PROJECT NO. 428-2590-XXXXX-73369, APPROPRIATING \$33,500 OF AVAILABLE SERIES “BI (AX/AI)” BOND PROCEEDS AND \$300,000 OF AVAILABLE PUBLIC SAFETY IMPROVEMENT FEES TO “POLICE – MAIN FACILITY ROOF REPLACEMENT,” PROJECT NO. 428-2590-XXXXX-73369

- 2) Approve amending the FY 2020-21 CIP by modification of the project name and description for CIP project, “Police – Main Facility Roof Replacement,” Project No. 428-2590-XXXXX-73369 to read as follows:

Title: “Police – Main Facility and Fire Station 181 Roof Replacement, Demolition, Abatement, & Buildback”

Project Description: “This project consists of the purchase and installation of a new replacement roof for the main public safety facility that houses Police and Fire. This

includes all roofing, flashing, exposed electrical conduits, anchoring, systems, curbs, exhaust fans, demolition abatement, and buildback of other various building components and systems such as: walls, elevators, flooring, HVAC electrical, lighting systems controls, ceilings, emergency generator connections/panels, electrical engineering, building permitting, and other items/work as-needed to re-occupy these facilities.”

- 3) Authorize additional change order authority of \$895,800 for Victorious R.E.D. bringing the total change order authority on this contract to \$4,536,800. This allows for an increase of the original contract amount with Victorious R.E.D up to a total contract amount of \$6,128,400 (an increase of 285% of the original contract amount), as funds allow;
- 4) Authorize the City Manager to execute the necessary agreement amendments and/or change orders, as needed.

EXECUTIVE SUMMARY: The appropriation of \$895,800 of various available funds and unappropriation of \$16,800 of Series “BI (AW)” bond proceeds from 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 the buildback needed to complete this Main Police Department building and Fire facility. It should be noted that the abatement and buildback work needed to complete this project is extensive with many different building components and systems involved (especially due to the extent of abatement needed). The recommended revisions to the project name and description reflect these facts. However, the main contractor (VRED) only has buildback work remaining and has provided the City with an updated schedule showing completion of all buildback work by December 2020. Therefore, Police and Fire staff move back is currently being planned for the beginning of 2021.

FISCAL IMPACT: This action will unappropriate \$16,800 of Series “BI (AW)” from “Police – Main Facility Roof Replacement,” Project No. 428-2590-XXXXX-73369 (to correct an error in calculating available bond proceeds for the May 4, 2020 appropriation), re-appropriate \$562,300 of Series “BI (AX/AI)” bond proceeds from “Holt Avenue (West) Reconstruction,” Project No. 428-2590-XXXXX-71047 to “Police – Main Facility Roof Replacement,” Project No. 428-2590-XXXXX-73369, appropriate \$33,500 of available Series “BI (AX/AI)” bond proceeds and \$300,000 of available Public Safety Improvement Fees to “Police – Main Facility Roof Replacement,” Project No. 428-2590-XXXXX-73369 (see table summarizing actions below).

FUNDING TYPE	(UNAPPROPRIATE)/ APPROPRIATE	FROM/TO	PROJECT NAME
Series “BI (AX/AI)” Bond Proceeds	(\$562,300)	From	Holt Avenue (West) Reconstruction (428-2590-XXXXX-71047)
Series “BI (AW)” Bond Proceeds	(\$16,800)	From	Police – Main Facility Roof Replacement (428-2590-XXXXX-73369)
Series “BI (AX/AI)” Bond Proceeds	\$562,300	To	
Public Safety Improvement Fees (418-2590-89987-70616)	\$300,000	To	
Series “BI (AX/AI)” Bond Proceeds	\$33,500	To	

This CIP project merits priority for appropriation of these funds so the building can be returned to Police and Fire staff for normal operations. Reappropriation of funding from the Holt Avenue (West) project is possible at this time, as design of this project is scheduled to be completed near the end of 2021. This will allow for the potential identification of replenishment funds to avoid project delay. The table that follows summarizes the fiscal impact of this action on the CIP project budgets involved:

Category	Police – Main Facility Roof Replacement Project No. 428-2590-XXXXX-73369
Current Budget	\$6,219,838
Unappropriation of Series “BI (AW)” Bond Proceeds	(\$16,800)
Appropriation of Series “BI (AX/AI)” Bond Proceeds (from Project 71047)	\$562,300
Appropriation of Public Safety Improvement Fees (418-2590-89987-70616)	\$300,000
Appropriation of Available Series “BI (AX/AI)”	\$33,500
Revised Budget	\$7,098,838
Encumbrances / Expenses as of September 9, 2020	(\$5,757,578)
Revised Available Budget	\$1,341,260

Category	Holt Avenue (West) Reconstruction Project No. 428-2590-XXXXX-71047
Current Budget	\$8,314,159
Unappropriation of Series “BI (AX/AI)” Bond Proceeds	(\$562,300)
Revised Budget	\$7,751,859
Encumbrances / Expenses as of September 9, 2020	(\$258,493)
Revised Available Budget	\$7,493,366

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 appropriated \$89,045 from available General Fund reserves and awarded a roofing contract in the amount of \$335,333 to Danny Letner, Inc. On August 1, 2016, \$105,793 of the 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 appropriated \$1,800,000 of Series “AW” (Mission Promenade Sale Proceeds) bond proceeds to the project. On May 6, 2019, the City Manager approved an emergency purchase order with Victorious R.E.D. for abatement services for the project 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 appropriated \$2,000,000 in various funds to the project. On November 4, 2019, the City Council appropriated \$1.4 Million to the project. On December 16, 2019, the City Council appropriated \$125,000 to the project. On April 6, 2020, the City Council appropriated \$400,000 to the project.

DISCUSSION: The proposed action will amend the project name and description for “Police – Main Facility Roof Replacement,” Project No. 428-2590-XXXXX-73369 to include demolition, abatement, and buildback. This action will also unappropriate \$16,800 of Series “BI (AW)” bond

proceeds from “Police – Main Facility Roof Replacement,” Project No. 428-2590-XXXXX-73369 to correct an error made in calculation of available funds on the May 4, 2020 Council Action. It will re-appropriate \$562,300 of Series “BI (AX/AI)” bond proceeds from “Holt Avenue (West) Reconstruction,” Project No. 428-2590-XXXXX-71047 to “Police – Main Facility Roof Replacement,” Project No. 428-2590-XXXXX-73369, and appropriate \$33,500 of available Series “BI (AX/AI)” bond proceeds and \$300,000 of available Public Safety Improvement Fees to “Police – Main Facility Roof Replacement,” Project No. 428-2590-XXXXX-73369, allowing Police and Fire to move back into the facility in early 2021.

Abatement and re-roofing of both the Police Main Facility and the adjoining Fire Station 181 building are complete. In order to complete the needed abatement of the 2nd floor of the Police Main Facility, and most of Fire Station 181, demolition resulted in these building areas being ‘gutted’. Abatement required ‘wet-methods’ that resulted in the need to replace flooring in the entire 2nd story of the Police Main Facility. The extent of the abatement necessitated extensive demolition of various building components and systems such as: walls, elevators, flooring, HVAC, electrical, lighting, systems controls (HVAC telemetry, lighting circuitry and controls for required Title 24 energy conservation), ceilings, etc. (door removals, piping, speakers and wiring, and drains). Therefore, buildback of all these components and systems are also necessary.

In addition, due to the first responder and emergency services nature of operations in this building, other emergency generator connections/panels, electrical engineering, building permitting, and related work (telemetry to operate the HVAC system, Variable Air Volume replacement units/mixers, lighting controls to meet current Building Codes, etc.) are also needed for the buildback as required to re-occupy these spaces.

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.*

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ATTACHMENTS:
Attachment No. 1 – Resolution 2020-138