



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Grant Yates, City Manager

Prepared by: Jason Simpson, Assistant City Manager

Date: October 8, 2019

Subject: Authorize the City Manager to execute Change Order #1 in the amount of \$70,248.19 for additional remodeling work to the Lake Elsinore Neighborhood Center (CIP Project #Z20015).

Recommendation

Authorize the City Manager to execute Change Order #1 in the amount of \$70,248.19 with Corner Keystone Construction Corporation for additional remodeling work to the Lake Elsinore Neighborhood Center Project.

Background

On May 14, 2019, an agreement was executed between the City and Corner Keystone Construction Corporation for the remodeling work of the Neighborhood Center (CIP Project #Z20015). Work has begun on the Neighborhood Center located at 117 South Langstaff Street. Various remodeling issues have surfaced through the construction progression. The most significant has been the structural integrity of an exterior concrete block wall. A major element in this facility remodel is creating an opening in this wall in order to utilize the adjacent room from the inside of the building. Roof repair is also a significant item as this item was discovered when the roof was cut open to accommodate the new heating and air conditioning system. Also, additional demolition is needed to remove a large section of the interior subfloor and replace it with new steel reinforcement and concrete. Finally, although the rain gutters are not a high cost item it has been determined to replace them and expand the gutter system around all drainage edges of the building for better storm water collection and distribution away from the building and building exterior improvements.

Discussion

Because of the age of this building and considering the state of previous maintenance and upkeep, the additional remodel elements needing inclusion in this agreement are typical but not excessive. Prudent construction management decisions have been made to ensure all efforts are focused on the essential elements to create a highly functional facility that will look great and last long. Approval of this change order will allow for these construction issues to be properly renovated by the contractor. It shall be noted that the Riverside County Community Development

Block Grant Specialist is in agreement with the additional work and will program additional funds in support of the change order.

Following the approval of this change order the contractor will proceed with the needed work.

Fiscal Impact

Lake Elsinore Neighborhood Center Remodel Project is included in the Fiscal Year 18/19 – 22/23 Capital Improvement Plan (CIP) budget carryover and is fully funded with CDBG funds.

Exhibits

A: Change Order #1