



CITY COUNCIL AGENDA – OCTOBER 1, 2019

SUBJECT: 1. Status of City Restroom Projects at the Library and Airway Cafe

SOURCE: Public Works

COMMENT: For the City Council meeting of September 3, 2019, staff prepared an agenda item to accept the project for the abatement of asbestos and hazardous materials at the Library, Airway Cafe, and Fire Station #1 in preparation for future remodeling and painting. At the meeting, Council inquired about the status of the remodeling of the Library and Airway Cafe restrooms and requested that an update be provided within a month.

The proposed remodel project includes construction elements for both the Library and the Airway Cafe that will create access compliant restroom spaces. The work for the Library includes the remodel of the upstairs restrooms and the creation of two (2) downstairs family restrooms. The Airway Cafe restroom remodel is substantial, as meeting specifications for access compliance will affect the lobby area within the cafe building. Both projects were designed by a local architectural firm, but due to the increased amount of remediation at each location, revisions to the plans were going to be necessary to capture the expanded work areas.

Staff prepared an agenda item to request authorization to advertise for bids for the restroom remodel projects at the April 16, 2019 Council meeting. The remodel projects were to begin construction as soon as the remediation work at the Library and Airway Cafe was completed. The Library remediation was completed on May 14, 2019, and staff met onsite with the firm on May 17, 2019, to evaluate how the remediation area affected the original plans. The Airway Cafe remediation was completed on May 24, 2019, and staff met onsite with the firm on July 1, 2019, the delay caused by scheduling issues. A number of changes were needed at each location and the firm was tasked with creating new project scopes and proposals for the redesigns.

Staff had several follow-ups with the firm to check on the status of each project, but no responses were received until a list of questions was submitted to the City on August 23, 2019 for the Airway Cafe restroom and still at a point where scoping and costs were to be determined. Due to the length of time it has taken from the site visits until now, staff plans to seek another architect to redesign each project. Recently, staff contracted with another local architectural firm for the design of two (2) new storage buildings for the Police Department at the Public Safety Building. They were able to complete the design of that project in six (6) weeks from the time of contract acceptance to plan submittal. They

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estimate that the redesign for each of the restrooms would take four (4) to six (6) weeks at a combined cost of between \$16,000-\$20,000. With this estimate, staff intends to negotiate and execute a new design contract with the second firm in order to allow for the construction of each restroom project to begin as soon as possible.

RECOMMENDATION: Information Only

ATTACHMENTS:

Appropriated/Funded:

Review By:

Department Director:

Javier Sanchez, Engineering & Project Management Director

Final Approver: John Lollis, City Manager