



STAFF REPORT

Meeting Date: October 18, 2016
To: Honorable Mayor & City Council
From: Nancy Hunt-Coffey, Director of Community Services
Subject: Update on Deferred Maintenance Work Planned for La Cienega Community Center
Attachments: 1. None

INTRODUCTION

As part of the City Council priority setting exercise for 2016-2017, it was determined that a master plan needed to be developed for the La Cienega Park and Tennis Center Site which includes exploration and coordination of a regional water retention system, parking needs and a plan for the community center. Since it will be a few years before this planning process is complete, some interim deferred maintenance measures need to be taken to keep the current La Cienega Community Center functional. This report is for Council's information only. The contract award for this work will be brought forth for City Council approval in the near future.

DISCUSSION

The La Cienega Community Center was built in in 1981. Since that time, basic maintenance has been done to the building; however, water intrusion from the skylight which runs along the main corridor of the facility has caused damage to the interior of the building. Earlier in 2016, all of the seals and patching material around the skylight were removed and a new seal was applied. The skylight has been water tested and now appears to be watertight, although the testing demonstrated that the roof also needs to be repaired and sealed. Additionally, the drywall in the building entry needs to be replaced due to the presence of nontoxic mold which has resulted from the water intrusion. Additionally, the roof on the facility needs to be replaced, and only 2 of the 9 heat pumps/type A-C units are functional, so this building, which houses a City run licensed preschool and many programs for seniors, tends to be uncomfortably warm in the summer heat and difficult to heat in the winter.

Staff is in the process of collecting bids to replace the roof and entry dry wall and to repair the nonfunctional heating/cooling coils. While there are other substantial functional and aesthetic issues with the facility, the goal of this project is to keep the building watertight, safe and comfortable for its users.

FISCAL IMPACT

At this time, it appears that the cost to replace the roof, drywall, air conditioning, and to perform the required fire alarm upgrades will be \$350,000-\$375,000. The costs roughly break down as follows:

HVAC equipment replacements: \$125,000

Fire alarm upgrade: \$30,000

Drywall replacement (including demolition, scaffolding, etc.): \$78,000

Contingency \$35,000

Roof: \$55,000

Soft costs (for mechanical design fee, special inspections, etc.) \$35,000

As the bids for the work are received, the cost will be better defined.

RECOMMENDATION

This report is for Council's information only. Unless directed otherwise, staff will continue collecting the bids for this deferred maintenance work for the La Cienega Community Center, and the contract award will be brought forth for City Council approval in the near future.



Nancy Hunt-Coffey

Approved By