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foothill community built on California's rich gold rush history.*



City Manager's Report

June 10, 2025 City Council Meeting

Prepared by: Denis Nishihara, Director of Community Services

Item#: 12.2

Subject: Consider approving a contract change order No. 1 with Proud Construction in the amount of \$8,459.12 for the Downtown Restroom Renovation project (CIP #42418) and authorize the City Manager to execute the same, and approving a \$4,000 budget appropriation from the General Fund Contingency for Unforeseen Expenditures for the said project.

Recommendation: Adopt a resolution

1. Approving a contract change order No. 1 with Proud Construction in an amount not to exceed \$8,459.12 for the Downtown Public Restrooms Renovation project (CIP #42418) and authorize the City Manager to execute the same; and
2. Approving a \$4,000 budget appropriation from the General Fund Contingency for Unforeseen Expenditures for the said project.

Purpose: The purpose of this staff report is to approve a change order in an amount not to exceed \$8,459.12 with Proud Construction to address necessary adjustments and approve a \$4,000 budget appropriation to cover this additional cost.

Strategic Plan Strategy: To maintain and enhance quality of life by providing vibrant public spaces, events, and programs, while ensuring a well-designed and protected city infrastructure through the strategy of improving public facilities.

Background: In Fiscal Year 2023-2024, the City's Capital Improvement Program (CIP) prioritized the renovation of the Downtown Public Restroom (CIP #42418) to address its outdated infrastructure, ensure compliance with Americans with Disabilities Act (ADA) standards, and meet health and safety requirements. Ongoing complaints about the facility's poor condition highlighted the need for immediate action. Despite extensive efforts to obtain competitive bids, only Pride Construction submitted a proposal. This staff report recommends that the City Council approve a final payment of \$35,487.00 to Proud Construction for completing the Downtown Public Restroom renovation, which includes enhancements to meet ADA accessibility standards. Additionally, it seeks authorization for the City Manager to approve a change order not exceeding \$8,459.12 for critical additional work, including FRP, coving, and tile installation on three extra walls (\$2,712.54), an upgraded Fast Aire hand dryer (\$1,059.08 after a \$880.00 credit for the original bid), and electrical upgrades involving a new Nema 3R panel, conduit, dedicated circuits, wall packs, and outdoor lighting

(\$4,687.50), all aligned with ADA compliance where applicable. Approving these actions will ensure timely infrastructure upgrades, compliance with ADA standards, prevention of further deterioration, reduction of maintenance costs, and enhanced accessibility and safety for the community.

Discussion: The Downtown Public Restroom renovation (CIP #42418) modernized both the men’s and women’s facilities to meet Americans with Disabilities Act (ADA) standards and enhance functionality. Pride Construction replaced all existing fixtures, stalls, and components with durable sinks, faucets, toilets, stall walls, and doors, while installing upgraded Fast Aire hand dryers and vandal-resistant partitions. The project included adding FRP, coving, and commercial-grade tiles to three extra walls, installing floor drains, rebuilding interior wet walls with tiles, adding skylights, repairing gates, and applying an epoxy or equivalent floor finish. Electrical upgrades encompassed a new Nema 3R panel, conduit, dedicated circuits, wall packs, and outdoor lighting. These improvements, totaling an additional \$8,459.12 as outlined in the change order, addressed the facility’s maintenance backlog, ensured ADA compliance, reduced ongoing repair costs, and enhanced the restroom’s condition, providing a safe, accessible, and reliable public space for the community.

Options:

- 1.) Approve staff’s recommendations.
- 2.) Do not approve staff’s recommendations and provide direction to staff.

Environmental: Tonight’s action is not applicable.

Cost: The total cost of contract change order No. 1 with Proud Construction is \$8,459.12.

Budget Impact: The City Council adopted the Fiscal Year 2023/2024 Capital Improvement Program Budget which appropriated \$65,450 for the Downtown Restroom Renovation project (CIP #42418). At its meeting held on March 11, 2025, the City Council approved an additional \$4,550 budget appropriation for a total project budget of \$70,000. Staff recommends an additional \$4,000 budget appropriation from the General Fund Contingency for Unforeseen Expenditures for a total project budget of \$74,000.

To date, the project has encumbered the following costs:

Proud Construction (Original Contract)	\$ 64,487
Proud Construction (Proposed Contract Change Order No. 1)	8,459
Minuteman Press	135
City Staff Costs	245
Total	<u>\$ 73,326</u>

As you can see, the \$73,326 in total project encumbrances, including the proposed \$8,459.12 change order No. 1 with Proud Construction, is well within the \$74,000 proposed project budget.

Attachments:

- A. Resolution
- B. Change Order Costs
- C. Photos



M. Cleve Morris, City Manager
Services



Denis Nishihara, Director of Community



Dave Warren, Assistant City Manager/
Director of Finance

