

City Manager's Report
October 14, 2025, City Council Meeting
Prepared by: Dave Warren, City Manager
Item #: 12.1



Subject: Consider approving a second amendment to the agreement with Architectural Nexus, Inc. for additional Construction Stabilization Documents for the Historic City Hall Renovation Stabilization Plan project (CIP #42423) in the amount of \$59,450, authorizing the City Manager to execute the same, and approving a \$59,450 budget appropriation from the General Fund unassigned fund balance for the said project.

Recommendation: Adopt a Resolution:

1. Approving a second amendment to the agreement with Architectural Nexus, Inc. in the amount of \$59,450 for additional Construction Stabilization Documents for the Historic City Hall Renovation Stabilization Plan project (CIP #42423) and authorizing the City Manager to execute the same; and
2. Approving a \$59,450 budget appropriation the General Fund unassigned fund balance for the said project.

Purpose:

To provide further stabilization analysis and construction documents to stabilize Historic City Hall, located at 487-489 Main Street.

Strategic Plan Strategy:

Maintain/Improve Quality of Life: 4) Strategy – Encourage and provide space for public art.

a. Work with art focused groups and organizations to develop a plan and process to incorporate the acquisition and installation of public art at parks and other public sites. This would include a detailed policy and protocol approved through both the Recreation and Parks Commission and the City Council.

Background:

On January 25, 2024, the City entered into an agreement with Architectural Nexus, Inc. to prepare stabilization documents for Historic City Hall. The work first involved materials testing which measured the strength of the building materials, followed by preparation of construction documents. Due to various delays, that work was not completed until August of 2025. The plans received did include stabilizing the buildings, but used the existing scaffolding to achieve that. Staff and representatives met with Architectural Nexus, Inc. and their Structural Engineer, Buehler Engineering, to discuss and review the plans. It was the understanding of the City that stabilizing the building meant removing the scaffolding. After further review and discussion, it was requested that Architectural Nexus, Inc. provide the cost for an addendum to the plans to remove the scaffolding.

Discussion:

The attached second amendment to the agreement will provide construction documents to stabilize the building to a point that the scaffolding can be removed. The cost for the additional work is \$59,450. This will then provide the information for Arts and Culture to continue and finalize their fund raising efforts to provide funding for the stabilization construction.

Options:

1. Approve the second amendment to the agreement with Architectural Nexus, Inc. and the budget appropriation.
2. Approve the amendment with changes and the budget appropriation.
3. Do not approve the amendment and proceed with the existing plans without removing the scaffolding.
4. Provide other direction to staff.

Environmental:

This program does not qualify as a project under the California Environmental Quality Act (CEQA) and therefore no Environmental Statement is necessary. Before beginning any restoration work, appropriate Environmental Documentation will be completed.

Cost:

The total cost of the proposed second amendment to the agreement with Architectural Nexus, Inc. is \$59,450.

Budget Impact:

At its meeting held on January 23, 2024, the City Council approved \$95,657 in budget appropriations for the Historic City Hall Renovation Stabilization Plan project (CIP #42423). The City Council approved an additional \$49,181 budget appropriation for the project at its meeting held on October 8, 2024 for a total project budget of \$144,838. Tonight staff is recommending an additional \$59,450 budget appropriation from the General Fund unassigned fund balance to cover the \$59,450 additional cost of the proposed second amendment to the agreement with Architectural Nexus, Inc. for a total project budget of \$204,288.

To date, the project has incurred the following costs:

Architectural Nexus, Inc. (Original Agreement)	\$	90,580
Architectural Nexus, Inc. (Amendment No. 1)		5,260
Architectural Nexus, Inc. (Proposed Amendment No. 2)		59,450
Youngdahl Consulting Group, Inc. (Proposed)		44,710
City Personnel		441
Total	\$	<u>200,441</u>

As you can see, the \$200,441 in project encumbrances, including the proposed \$59,450 second amendment to the agreement with Architectural Nexus, Inc., is within the proposed \$204,288 project budget.



Dave Warren, City Manager

Attachments:

- Att. A: Resolution
- Att. B: Original Agreement
- Att. C: Proposal