Covina Senior and Community Center

September 19, 2017
Overview of Presentation

• Selection of Design-Build Entity (DBE)
  – Progressive DB Agreement with Charles Pankow Builders, Ltd. (Pankow)
  – DB Agreement Amendment setting Guaranteed Maximum Price (GMP) following design phase

• Steps to expedite project design and construction
  – Realignment of Kelby Park entrance
  – Selection of southeast corner of Kelby Park as location of new facility
Selection of DB Entity

• February 21 – selected DB project delivery method
• Pursuant to CA Public Contract Code:
  – June 15 – Issued RFQ for DB Services for Project
  – July 18 – Invited three top rated proposers to submit responses to RFP for DB Services for Project
• Pankow/Gonzalez Goodale Architects top rated DBE
• DB experience on comparable projects
  – Calabasas Senior Center
Proposed DB Agreement - Cost

• Contract price cannot exceed Stipulated Sum of $7.65 million set by City
• Pankow to submit GMP to construct Project after final design
  – GMP can be less than but cannot exceed $7.65 million
  – DB Agreement authorizes City Manager to execute Amendment establishing GMP and non-substantive modifications to Agreement
• If Project completed for less than GMP, savings to City 75% and Pankow 25%
Proposed DB Agreement - Other

- Other project components
  - Project-related site improvements and landscaping
  - Site evaluation (where to site facility)
  - Conceptual master plan of park site
  - Furnishing, fixtures and equipment (FFE) identification

Schedule (tentative)

<table>
<thead>
<tr>
<th>Item</th>
<th>Duration</th>
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<tbody>
<tr>
<td>Notice to Proceed</td>
<td>Sept. 2017</td>
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<tr>
<td>Pre-construction/Design</td>
<td>Sept. 2017 to May 2018</td>
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<tr>
<td>Site Evaluation</td>
<td>Sept. 2017</td>
</tr>
<tr>
<td>Conceptual Park Master Plan</td>
<td>Sept. 2017 to Nov. 2017</td>
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<tr>
<td>Construction</td>
<td>May 2018 to Apr. 2019</td>
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<tr>
<td>Est. Completion</td>
<td>April/May 2019</td>
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Relocation of Kelby Park Entrance

- Relocate Kelby Park entrance to align with E. Hurst Street
  - Enhance pedestrian, bicycle, transit and vehicular circulation
  - Facilitate future traffic control measures on Barranca Avenue, if warranted
- Offsite improvements can be funded by available Proposition C Fund balance
Relocation of Kelby Park Entrance
KELBY PARK SITE ANALYSIS

1. Southwest Zone
POSSIBLE BENEFITS:
1. “Grandfathered” existing location.
2. Preserve the park in its current form.

POSSIBLE DEBITS:
1. Setback from Barranca Ave.

2. North Zone
POSSIBLE BENEFITS:
1. Generous rectilinear site.
2. Civic Presence along Barranca Ave.

POSSIBLE DEBITS:
1. Proximity to the neighbors North and West.
2. Separation from Scout House and Park Restroom Building.
3. Multiple parking lots.

3. Southeast Zone
(Preferred Option)
POSSIBLE BENEFITS:
1. Civic Presence along Barranca Ave.
2. Least impact on residential neighbors.

POSSIBLE DEBITS:
1. Creates two separated open areas.
Project Budget - $8.31 Million

- Facility Construction: $5,385,858
- Design fees: $605,680
- City Costs: $660,000
- Site Improvements: $950,445
- Pre-construction: $244,245
- Construction Adm.: $130,400
- DB Contingency: $300,000
- Master Plan: $33,372
Sources of Funds - $8.31 Million

- 2002 Series A Revenue Bonds: $704,790
- 2004 Series B Tax Allocation Bonds: $2,626,713
- CDBG: $518,497
- Section 108 Loan: $2,500,000
- LA County Grant: $1,900,000
- Proposition C: $60,000
Recommendations

1. Authorize Mayor to execute DB Agreement with Pankow in amount not-to-exceed $7.65 million

2. Authorize City Manager to execute amendment to DB Agreement after completion of design phase to commit Pankow to GMP of $7.65 million

3. Adopt Resolution CC 17-97 to amend CIP Budget to add $60,000 in funding for offsite improvements associated with relocation of Kelby Park entrance and appropriate Proposition C Funds

4. Select southeast corner of Kelby Park as location for new facility