



City Council/Successor Agency/Public Financing Authority/Housing Authority Regular Meeting

August 5, 2025

**Attached is a revised staff report related to Consent Calendar Item
CC 21: 114 E. Italia Street Restaurant Remodel/Expansion Project –
Project No. F2501 – Final Acceptance and Filing Notice of Completion,
which was received following the posting and distribution of the
August 5, 2025, Agenda:**

Item CC 21:

- Recommendation- Minor revision made to correct appropriation recommendation in heading from \$82,624.66 to \$74,228 to match the recommendation made within the Fiscal Impact section of said staff report
- Fiscal Impact: Minor revision to change resolution number from CC 2025-xx to CC 2025-100



CC Regular Meeting

AGENDA ITEM REPORT

Meeting: August 5, 2025

Title: 114 E. Italia Street Restaurant Remodel/Expansion Project – Project No. F2501 – Final Acceptance and Filing Notice of Completion

Presented by: Chris Marcarello, City Manager
Angel Carrillo, Deputy City Manager
Brian Lee, Deputy City Manager/Director of Community Development

Recommendation: 1. Accept the work performed by Siterep Construction Services, Inc.;
2. Authorize the City Clerk to file a Notice of Completion for the 114 E. Italia Street Restaurant Remodel/Expansion Project – Project No. F2501; and
3. Approve Resolution CC 2025-100 appropriating \$74,228 from Measure CC Fund – Fund Balance to be transferred into the General CIP Fund for project completion.

EXECUTIVE SUMMARY/BACKGROUND:

Following the City Council's approval of a new restaurant lease agreement with Rosalie Covina, Inc. in August 2024, the City Council approved a contract with Siterep Construction Services, Inc. in the amount of \$198,000 to construct an enclosed dining space, outdoor lounge, windows/doors and install related building improvements at the City-owned restaurant space at 114 E. Italia Street. During construction, it became apparent that additional health/safety repairs were necessary to ensure that the building would be suitable for use by the general public. As such, additional maintenance and repair agreements were coordinated with specialized contractors to remediate hazardous materials, repair roof leaks, restore plumbing and gas services and repair the heating/ventilation system.

Construction is now complete and it is recommended that the City accept the work performed by Siterep Construction Services, Inc., and authorize the City Clerk to file a Notice of Completion (Attachment A) for the 114 E. Italia Street Restaurant Remodel/Expansion Project – Project No. F2501.

DISCUSSION:

Pursuant to the terms of its lease agreement with Rosalie Covina, on September 17, 2024, the City Council authorized a contract with Siterep Construction Services, Inc. for the construction of improvements at the City-owned restaurant space at 114 E. Italia Street. The scope of work included the construction of an enclosed outdoor lounge area, the conversion of an existing patio space into an enclosed dining area, the installation of new windows/doors and other related building improvements. The associated improvements have been constructed to the satisfaction of the Public Works and Community Development Departments and it is recommended that the improvements be accepted and that a notice of completion be filed. A summary of related construction expenditures and funding sources are included in the tables below.

Construction Costs

Item	Amount
Architectural Plans	\$ 21,457
Topographic Survey, Drainage Plan	\$ 6,400
Inspection Services	\$ 9,800
Site Demolition	\$ 24,999
Construction Contract	\$198,000
Construction Change Orders	\$ 86,701
Total Construction Cost	\$347,357

Funding Sources

Item	Amount
General Fund – Resolution CC 2024-88	\$198,000
General Fund – Resolution 2024-89	\$ 24,999
General Fund – Resolution 2025-12	\$156,080
Total Sources	\$379,079

Additionally, during project construction, it became apparent that additional specialty health/safety repairs would be needed to ensure that the building was suitable for the general public. In order to facilitate this work, maintenance/repair agreements were authorized for the remediation of hazardous materials, roof repairs, the restoration of plumbing and water services, the repair of heating/ventilation system components and the installation of new landscape materials. A summary of the specialty repair expenses is included in the table below.

Specialty Health/Safety Repairs

Item	Amount
Mold Remediation	\$ 28,100
Asbestos/Mold Testing and Survey	\$ 4,900
Roof Repairs	\$ 16,000
Painting	\$ 14,999
HVAC Repairs	\$ 12,100
Plumbing Repairs	\$ 6,200
Landscape Materials/Installation	\$ 19,102
Storage Shed	\$ 4,549
Total Construction Cost	\$105,950

The completion of these specialty health/safety repairs have been completed to the satisfaction of the Public Works and Community Development Departments. As anticipated, the restaurant operator expects to open for business in August 2025.

FISCAL IMPACT:

Project funding for the 114 E. Italia Street Restaurant Remodel/Expansion Project – Project No. F2501 was allocated as follows:

Source of Project Funds	Amount	Account	Council Appropriation Action
General Fund – Transferred to General CIP Fund	\$198,000	4010-4000-55100-F2501	Resolution CC 2024-88
General Fund – Transferred to General CIP Fund	\$24,999	4010-4000-55100-F2501	Resolution CC 2024-89
General Fund – Transferred to General CIP Fund	\$156,080.40	4010-4000-55100-F2501	FY 2024-2025 Mid-Year Adjustment
Total	\$379,079.40		

The following table conveys the final project expenditure summary:

Construction Contract – Siterep Construction Services, Inc.

Item	Actual
Siterep Construction Services, Inc. – (Contract Amount plus Change Orders)	\$284,701
Siterep Construction Services, Inc. – (Site Demolition)	\$24,999
Jake Martinez – (Architectural Plans)	\$21,456.51
CEJ Engineers, Inc – (On-Call Consulting Services – Design & Inspection Services)	\$9,800
Elie Farah, Inc – (On-Call Consulting Services – Topographic Survey, Drainage Plan)	\$6,400
Total Expenditures	\$347,357

Specialty Health/Safety Repairs

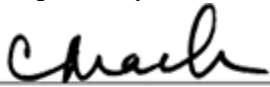
ADEP Precision Contracting, Inc. – (Mold Remediation)	\$28,100
Magnolia Environmental, LLC – (Asbestos & Mold Surveys/Testing)	\$4,900.17
Legends Roofing, Inc. – (Roof Installation)	\$16,000
Dunwright Painting & Coating – (Exterior Paint Installation)	\$14,999
Air On Time Co - (AC Unit Installation)	\$12,100
Melydan Plumbing, Inc – (Gas Line Installation)	\$6,200
Green Giant Landscape, Inc., Campania International LLC, Professional Creation Landscape – (Outdoor Railing and Landscape Installation)	\$19,102
Tuff Shed, Inc – (Tuff Shed Purchase for Storage - Public Health Requirements)	\$4,548.92
Total Expenditures	\$105,950

Approval of Resolution CC 2025-100 will appropriate \$74,228 in Measure CC funds to be transferred into the General CIP Fund (project account number: 4010-4000-55100-F2501) in order to supplement the unanticipated specialty health/safety repairs needed to make the building suitable for use by the general public.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

This project has been determined to be categorically exempt under CEQA in accordance with Title 14, Chapter 3, Class 1, Sections 15301 and 15302. This exemption includes the minor alteration of existing public facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project involves negligible or no expansion of an existing use.

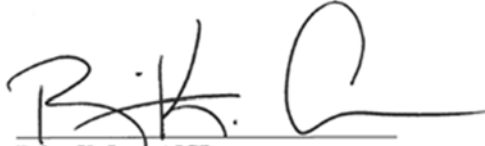
Respectfully submitted,



Chris Marcarello
City Manager



Angel Carrillo
Deputy City Manager



Brian K. Lee, AICP
Deputy City Manager/Director of Community Development