



CITY COUNCIL AGENDA REPORT



DEPARTMENT: Public Works

MEETING DATE: September 19, 2023

STAFF REFERENCE: Alex Tachiki, Public Works Director

AGENDA LOCATION: CC-6

TITLE: Acceptance of Work, Filing Notice of Completion, and Release Retention Funds to Gary L. Schaeffler and ADEP Precision Contracting for the Historic Museum Painting and Repairs Project, Project #91024

OBJECTIVE: To accept the completed work, file the Notice of Completion, and approve the final payment of retained funds to the contractors for the Historic Museum Painting and Repairs Project, Project #91024

BACKGROUND: The current Historic Museum building was constructed in 1925 on the northern border of Recreation Park, and was operated for more than 50 years as the Monrovia Plunge municipal pool. The interior of the building contained the pool lobby, locker rooms, and pool attendants' living quarters. Following the closure of the pool in the 1980s, the City and newly formed Monrovia Historical Museum Foundation (Foundation) renovated the building's interior and exterior to provide the Foundation a space to develop and operate a Historical Museum at the site. The building is designated as a local historic landmark (HL-67) and subject to the provisions of the Historic Preservation Ordinance. As the work described below was limited to repair and maintenance, it was exempt from review by the Historic Preservation Commission.

Given the age of the building, staff contacted an environmental consulting firm in advance of the project to take samples of paint from multiple locations across the building exterior to test for the presence of lead-based paint – a common building material often utilized prior to the mid-1980s. Lead-based paint was verified in the exterior window trim, vent and door trim, eaves, and rafter tails. As such, the scope of work for Project #91024 included abatement and disposal of damaged lead-based paint and encapsulation of any paint that could not be removed without harming the building's original woodwork and ornamentation.

On December 6, 2022, the City Council approved a contract with Gary L. Schaeffler for the Historic Museum Painting and Repairs Project, Project #91024, and allocated funding for the project in an amount not to exceed \$86,634.00. The project included the painting of the Museum exterior building and repair of exterior rafter tails and eaves where dry rot was identified.

ANALYSIS: Gary L. Schaeffler was awarded a contract in the amount of \$44,985.00. Concurrent with approval of the contract for Schaeffler, separate contracts were entered into with ADEP in the amount of \$13,500.00 for abatement and disposal of lead-based paint, and with Vista Environmental in an amount not to exceed \$8,860.00 for environmental testing and project management on the lead-based paint abatement and disposal. A contingency in the amount of \$13,469.00 was also included in the project funding allocation. A summary of the contract expenditures is provided below:

Historic Museum Painting and Repairs Project	
Construction Contract Summary	
Construction Contract Award to Gary L. Schaeffler	\$ 44,985.00
Lead-Based Paint Abatement – ADEP Precision Contracting	\$ 13,500.00
Environmental Testing and Project Management – Vista Environmental	\$ 8,860.00
Project Contingency	\$ 13,469.00
Pre-Abatement Assessment	\$ 5,820.00
Project Total	\$ 86,634.00
Construction Subtotal	\$ 45,360.00
Lead-based Paint Abatement Subtotal	\$ 18,125.00
Environmental Testing Subtotal	\$ 6,560.00
Pre-Abatement Assessment	\$ 5,820.00
TOTAL EXPENDITURES	\$ 75,865.00
TOTAL UNDER / (OVER) BUDGET	\$ 10,769.00
TOTAL PERCENT UNDER / (OVER) BUDGET	12.43%

The work has been completed to the satisfaction of the project team and staff is recommending that the City Council accept the work of Gary L. Schaeffler and ADEP for the Historic Museum Painting and Repairs Project. At this time, staff is also seeking approval to file a Notice of Completion with the Los Angeles County Recorder. Upon this filing, staff will release any retained funds after thirty-five (35) days, provided no claims or stop notices are received against this project, as required by the Public Contract Code.

ENVIRONMENTAL IMPACT: This project was previously determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA implementation guidelines under Section 15301 (b) as maintenance to existing facilities.

FISCAL IMPACT: Funding for the Project was included in the Fiscal Year 2022-2023 Capital Improvement Project Fund Budget.

OPTIONS: The following options are presented for consideration:

1. Accept the work of Gary L. Schaeffler and ADEP Precision Contracting for the Historic Museum Painting and Repairs Project, Project #91024, authorize the City Clerk to file the Notice of Completion, and direct staff to release retained funds at the legally appropriate time.
2. Reject the work of Gary L. Schaeffler and ADEP, and provide further direction to staff as to retention funds and items necessary for completion..

RECOMMENDATION: Staff recommends Option 1.

COUNCIL ACTION REQUIRED: If City Council concurs, the appropriate action would be a motion to accept the work of Gary L. Schaeffler and ADEP Precision Contracting for the Historic Museum Painting and Repairs Project, Project #91024, authorize the City Clerk to file the Notice of Completion, and direct staff to release retained funds in accordance with the contract provisions and applicable law.

RECORDING REQUESTED BY

CITY OF MONROVIA

AND WHEN RECORDED MAIL TO:

OFFICE OF THE CITY CLERK

CITY OF MONROVIA

415 S. IVY AVENUE

MONROVIA, CA 91016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion.

Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is CITY OF MONROVIA
3. The full address of the owner is 415 S. IVY AVENUE, MONROVIA, CA 91016
4. The nature of the interest or estate of the owner is: **IN FEE**
5. The full names and full addresses of all person, if any who hold title with the undersigned as joint tenants or as tenants in common are: **NONE**
6. The full names and full addresses of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work or improvements herein referred to: **NONE**
7. A work of improvement on the property hereinafter described was completed on September 19, 2023. The work done was:
Historic Museum Painting and Repairs Project, Project# 91024
8. The name of the contractor, if any, for such work of improvement was
Gary L. Schaeffler December 6, 2022
↑ (IF NO CONTRACTOR FOR WORK OF IMPROVEMENT AS A WHOLE, INSERT "NONE") (DATE OF CONTRACT)
9. The property on which said work of improvement was completed is in the **City of MONROVIA, County of LOS ANGELES, State of CALIFORNIA**, and is described as follows:
10. The street address of said property is 742 E. Lime Avenue, Monrovia, CA 91016
(IF NO STREET ADDRESS HAS BEEN OFFICIALLY ASSIGNED, INSERT "NONE")

BY: CITY OF MONROVIA

DATED: _____
ALICE D. ATKINS, MMC, CITY CLERK

VERIFICATION

I, the undersigned, say: I am the Public Works Director of the declarant of the foregoing notice of completion;

I have read said notice of completion and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 19, 2023 at Monrovia, CA
(DATE) (YEAR) (CITY) (STATE)

BY _____
Alex Tachiki, Public Works Director