

STAFF REPORT



ITEM NO. 9 CITY OF OCEANSIDE

DATE: June 11, 2008

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **APPROVAL OF PLANS AND SPECIFICATIONS FOR THE 1617 MISSION REMODEL**

SYNOPSIS

Staff recommends that the City Council approve the plans and specifications for the remodel of the former Police facility located at 1617 Mission Avenue and authorize the City Engineer to call for bids; and approve a budget appropriation in the amount of \$400,000 from the Unallocated General Fund Reserves (previously allocated for this project) and \$800,000 and from the Unallocated Public Facility Fees Fund.

BACKGROUND

On April 11, 2007, the City Council accepted the demolition work removing the concrete jail cells formerly attached to the building at 1617 Mission Avenue. The construction work also removed some dilapidated shed structures and added a new exterior framed wall where the jail cells had once stood.

On April 16, 2008, the City Council approved a property lease agreement with the Veterans' Association of North County to use the building at 1617 Mission Avenue for programs and activities benefitting the veterans of the community. In its present condition, the building shell cannot be used because it does not meet current seismic and other structural code requirements that have evolved since the structure was built in 1968.

ANALYSIS

The proposed remodel work will strengthen the roof and exterior wall framing for earthquake resistance. A new interior wall along the Mission Avenue side of the building will separate the interior space into two areas: 3,500 square feet on the north, (Mission Avenue side) for future City office space, and 10,000 square feet on the south side for future interior improvement by the Veterans and volunteers. The smaller office space area will be improved with a suspended ceiling, lighting, wall finish, carpeting, tile, and bathroom fixtures. The larger Veterans' use area will be completely unfinished on the inside except for basic lighting and ventilation to accommodate interior remodeling work by the Veterans.

The bare exterior west wall will be finished with stucco, and the missing section of roof mansard will be completed. Minimal parking lot and sidewalk improvement will provide ADA access to the front of the building. Water and sewer services will be reconnected to the building from Mission Avenue.

Bids are anticipated to be opened by August 2008, with the results returned to the City Council in September 2008, to consider the award of a construction contract. Construction will require approximately nine months to complete. Where possible the City will allow the Veterans' Association and its contractor access to the building during the remodel work so that they may start early with their interior finish work.

COMMISSION OR COMMITTEE REPORTS

Does not apply.

FISCAL IMPACT

The requested budget appropriation will provide a total budget for project account (503.837493) of \$1,200,000 consisting of \$400,000 from the Unallocated General Fund Reserves (previously allocated for this project) (Fund 101.3301) and the Unallocated Public Facility Fee Fund (Fund 503.3301). Sufficient unallocated funds exist in each account.

The project costs are estimated as follows:

Construction, estimated bid price	\$1,000,000
Construction contingency	\$100,000
Staff time and administration	<u>\$100,000</u>
Total	\$1,200,000

CITY ATTORNEY'S ANALYSIS

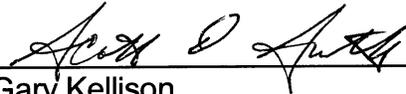
The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

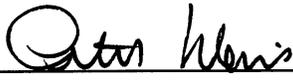
Staff recommends that the City Council approve the plans and specifications for the remodel of the former Police facility located at 1617 Mission Avenue and authorize the City Engineer to call for bids; and approve a budget appropriation in the amount of \$400,000 from the Unallocated General Fund Reserves (previously allocated for this project) and \$800,000 and from the Unallocated Public Facility Fees Fund.

PREPARED BY:

SUBMITTED BY:

for 

Gary Kellison
Senior Civil Engineer



Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

Lauren Wasserman, Interim Development Services Director

Scott O. Smith, City Engineer

Teri Ferro, Financial Services Director





