



REPORT TO THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF LAKE ELSINORE

To: Honorable Chair and Members of the Successor Agency

From: Jason Simpson, Executive Director

Prepared by: Shannon Buckley, Assistant Executive Director

Date: January 9, 2024

Subject: Change Order No. 1 to the Public Works Agreement for the Diamond Club Kitchen & Beverage Services Area ADA Accessibility Remodel Project CIP, Project No. Z20003.

Recommendation

Approve and authorize the Executive Director to execute Change Order No. 1 to the agreement between Unique Builders of California Inc. and the City of Lake Elsinore in an amount not to exceed \$225,195.60 for additional remodel and reconstruction work for the Diamond Club Kitchen and Beverage Services Area ADA Accessibility Remodel Project as approved by the City Attorney.

Background

The City of Lake Elsinore is performing a renovation project at Diamond Club Kitchen. In short, the project will include the remodeling of the existing kitchen, bar, and mezzanine facility of approximately 8,000 square feet. Additional improvements will include kitchen reconfigurations in several areas to improve operational efficiencies, ADA accessibility, and to satisfy current health code requirements.

Discussion

During the remodel significant problems surfaced as the walls and flooring were opened for reconstruction. Plumbing problems in the walls (broken sewer lines, seeping drains and freshwater lines over the years provided a hot bed for mold, rust, and bug infestation to grow undetected). Steel studs were rusted and failing. The entire interior wall studs and drywall needed replacement.

The underground sewer lines, commonly known as black pipe, had deteriorated and were completely unserviceable. All the concrete flooring was removed, and the sewer line system was rebuilt.

Change Order No.1 – Diamond Club Kitchen

The kitchen hood clearances were very tight. To satisfy all health department and building code requirements to include ADA accessibility in the kitchen and service area, the building structural steel was repositioned.

Fiscal Impact

Diamond Club Kitchen & Beverage Services Area ADA Accessibility Remodel Project CIP, Project No. Z20003 is included in the Fiscal Year 23/24 – 28/29 Capital Improvement Plan (CIP) budget. The contract amount herein is fully funded with ROP funding.

Attachments

Attachment 1 - Change Order No. 1
Attachment 2 – Original Agreement