



STAFF REPORT

JULY 24, 2006

TO: CITY COUNCIL via CITY MANAGER
FROM: COMMUNITY SERVICES DIRECTOR
SUBJECT: APPROVE THE AWARD OF THE REROOFING PROJECT AT THEATER 29.

RECOMMENDATION

The City Council approve the award of the Theater 29 Reroofing Project to Brooks Bauer in the amount of \$42,000.

BACKGROUND

In 2005, the City Council approved \$30,000 for the replacement/reroofing of the Theater 29 Building. The \$30,000 allocated for the project consisted of replacing or reroofing with asphalt shingles. During the past months, staff reconsidered the use of asphalt shingles, and looked at the use of a metal roofing system. A metal roofing system is slightly more expensive than asphalt shingles system up front, however a metal roofing system will last twice as long, reflects more heat, looks better, and allows for the venting that we need for the swamp coolers. The metal roofing system chosen will look like a tile roofing system, and can be seen at the Church at the corner of Two Mile Road and Sunrise.

The bid package was advertised locally in late June, with only one company bidding on the project, Commercial Diversified in the amount of \$45,544. With only receiving one bid, and the bid being higher than the amount estimated, Staff rejected the bid, and opened the bidding for an additional two weeks. This time the City received two bids, the first was from Commercial Diversified for the same amount, and a lower bid from Brooks Bauer Construction in the amount of \$42,000.

Therefore, Staff's recommendation is for Council to approve the awarding of the Reroofing Project at Theater 29, to Brooks Bauer Construction in the amount of \$42,000.



STAFF REPORT

JULY 24, 2006

TO: CITY COUNCIL via CITY MANAGER

FROM: COMMUNITY SERVICES DIRECTOR

SUBJECT: APPROVE THE AWARD OF THE ELECTRICAL AND AIR CONDITIONING PROJECTS AT THEATER 29

RECOMMENDATION

The City Council approve the award of the Theater 29 Electrical and Air Conditioning Projects to Wonder Electric in the amount of \$97,444.

BACKGROUND

In 2005, the City Council approved \$25,000 in Community Development Block Grant funds, for the addition of Air Conditioning at Theater 29. The project consisted of installing four 5-ton air conditioners, and two additional Aero Cools on the roof of the Theater. Staff during the year reallocated an additional \$5,000 in CDBG funds from the closeout of other projects to have \$30,000 for the project.

During the past several months while trying to put the bid specifications together, Staff came across several problems and complications with the above project. The first complication came with the weight of adding four 5-ton air conditioners and two additional Aero Cools to the existing roof. The thought of installing all the units on the ground was considered, however the amount of ducting and space required, precluded staff from following this lead. The next option was to consider using two commercial heat pumps and one large Aero Cool unit, and duct the three together. This seemed feasible except we needed to upgrade the electrical capacity to 480 three phase. After discussing the issues with City Manager Michael Swigart, and with the City needing 480 three phase in the future development of Pioneer Park, it was decided to follow this avenue. Edison was therefore contacted and the bid specifications for the 480 three phase and costs were approved.

The bid package for the remaining electrical and air conditioning was put together with the previously mentioned specifications and advertised locally in July, with two contractors submitting bids. The first bid was from Wonder Electric in the amount of \$97,444, and the second bid from Commercial Diversified in the amount of \$129,895.50. The Wonder Electric bid was \$45,724 for the electrical work, \$12,800 for the enclosure of the units on the ground, adding a parking light on the east side of the parking lot for \$3,722, and \$35,220 for the two heat pumps and the Aero Cool units, for a total of \$97,444. The remaining \$67,000 plus will have to come from the City General Funds for the project to be approved.

Therefore, Staff's recommendation is for Council to approve the awarding of the Electrical and Air Conditioning Project at Theater 29, to Wonder Electric in the amount of \$97,444.



STAFF REPORT

To: City Council via Michael Tree, City Manager
From: Richard Pedersen, City Engineer
Date: July 24, 2006
RE: Twentynine Palms Lighting and Landscaping Assessment District #1,- Public Hearing, Confirming Assessment And Levying Assessment For FY 2006-2007

RECOMMENDATION:

- 1) Conduct the public hearing
- 2) Adopt Resolution No. 06-24 "A Resolution of the City Council of the City of Twentynine Palms confirming diagram and assessment and levying assessment for fiscal year 2006-2007"

DISCUSSION:

On June 13, 2006, the City Council approved Resolution No. 06-15, directing the filing of the Annual Report for the Twentynine Palms Landscaping and Lighting District, approved the Engineer's Report, and approved Resolution No. 06-16 to declare the City's intention to order improvements and to levy and collect assessments for Fiscal Year 2006-2007. The resolution also gave notice of the time and place for the public hearing to discuss the proposed assessment.

ATTACHEMENTS
• Resolution Confirming Diagram and Assessment
• Engineer's Report

As indicated within the Engineer's Report, the proposed net amounts to be assessed for each location within the assessment district are as follows:

<u>Location No.</u>	<u>Tract No.</u>	<u>No. of lots</u>	<u>Last year's assessment</u>	<u>Proposed assessment (FY 06/07)</u>
• L-1	Tract 16729	132	\$179.85	\$179.85

BACKGROUND:

The City Council approved Tract Map No. 16729 for applicant, Penca Capital, LLC. Per the conditions of approval, the applicant was required to set up a lighting and landscape assessment

district. The purpose of the assessment district is to provide a funding mechanism for the ongoing maintenance of the improvements in the public right of way including parkway landscaping, retention basin landscaping, the perimeter block wall and street lighting at the new subdivision.

FISCAL IMPACT: There is no financial impact to the City.

RESOLUTION NO.06- 24

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TWENTYNINE PALMS CONFIRMING
DIAGRAM AND ASSESSMENT AND LEVYING
ASSESSMENT FOR FISCAL YEAR 2006-2007

ASSESSMENT DISTRICT NO. 1
(Pursuant to the Landscaping and Lighting Act of 1972)

The City Council of the City of Twentynine Palms hereby resolves as follows:

Section 1: Pursuant to Chapter 3 of the Landscaping and Lighting Act of 1972, the City Council directed the City Engineer, Engineer of Work for Assessment District No. 1, to prepare and file an annual report for fiscal year 2006-2007.

Section 2: The Engineer of Work filed his annual report with the City Clerk, and the City Council adopted its resolution of intention to levy and collect assessments within the assessment district for fiscal year 2006-2007 and set a public hearing to be held on July 24, 2006 at the Council Chamber of the City Council located at 6136 Adobe Road, City of Twentynine Palms, California. Notice of the hearing was given in the time and manner required by law.

Section 3: At the public hearing, the City Council afforded to every interested person an opportunity to make a protest to the annual report either in writing or orally, and the City Council has considered each protest.

Section 4: The City Council hereby confirms the diagram and assessment as set forth in the annual report of the Engineer of Work and hereby levies the assessment set forth therein for fiscal year 2006-2007.

APPROVED and ADOPTED this 24th day of July, 2006.

Kevin Cole, Mayor

ATTEST:

Charlene L. Sherwood CMC, City Clerk

ENGINEER'S REPORT
CITY OF TWENTYNINE PALMS
ASSESSMENT DISTRICT NO. 1

The undersigned respectfully submits the enclosed report as directed by City Council.

Richard Pedersen, P.E.
Engineer of Work

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the ____ day of _____, 2006

Charlene L. Sherwood CMC
City Clerk, City of Twentynine Palms,
San Bernardino County,
State of California
By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Twentynine Palms, California, on the ____ day of _____, 2006

Charlene L. Sherwood, CMC
City Clerk, City of Twentynine Palms,
San Bernardino County,
State of California
By _____

ENGINEER'S REPORT
CITY OF TWENTYNINE PALMS

ASSESSMENT DISTRICT NO. 1

TABLE OF CONTENTS

- PART A - General Description of Improvement. Plans and specification for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.
- PART B- An estimate of the cost of the improvements.
- PART C- A diagram showing all of the parcels of real property within this assessment district.
- PART D- Assessment Roll. An assessment of the estimated cost of the improvements on each benefited parcel of land within the assessment district.

PART A

PLANS AND SPECIFICATIONS

• L-1

TRACT NUMBER: 16729

LOCATION: North of El Paseo Road, West of Encelia Avenue

DESCRIPTION: Plans and specifications for the improvements are those prepared by Pope and Associates., Landscape Architects, dated August 5, 2004. These plans and specifications have been filed separately with the Clerk of the City of Twentynine Palms and are incorporated in this report by reference. In summary, the improvements consist of landscaping generally of native shrubs, vines, low perennials other decorative bushes, decorative rock, and a perimeter wall. Improvements include streetlights.

Perimeter parkway landscaping is bounded by the face of curb and the face of the perimeter wall along the along the perimeter of Tract 16729. In addition, to the parkway landscaping, a landscaped retention basin located at the corner of El Paseo Road and Encelia Avenue is included within the landscape maintenance district.

PART B
ESTIMATE OF COST FOR FY 2006-2007

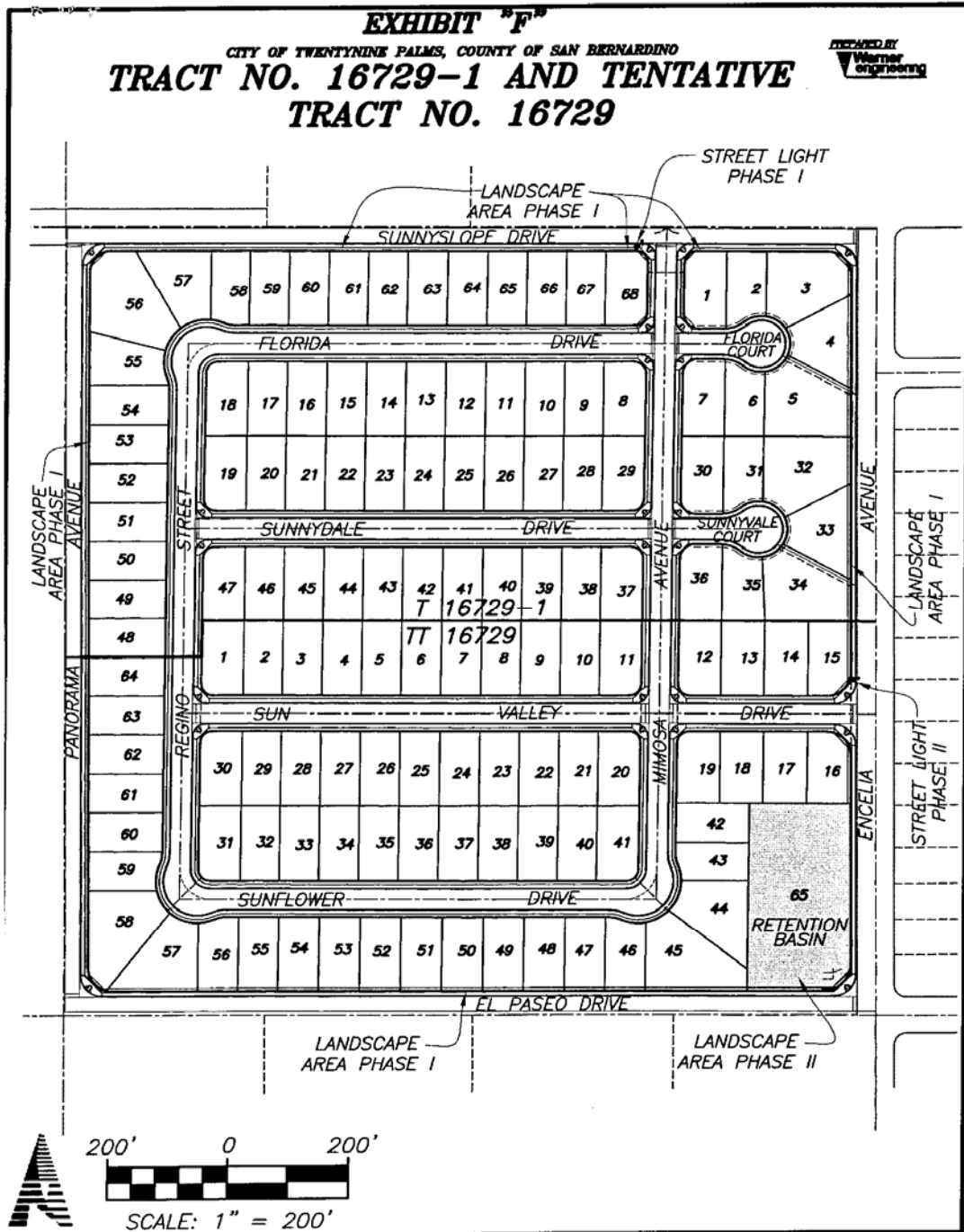
• L-1 Tract 16729

<u>ITEM DESCRIPTION</u>	<u>ANNUALCOST</u>
1. Maintenance	\$20,236.70
2. Water consumption	\$1,804.92
3. Electrical Service	\$468.00
4. Publishing/Notices/ Misc.	\$100.00
5. Contingency/Administration	<u>\$1,130.48</u>
TOTAL	\$23,740.10

Last Year's Reserve Fund	\$0
surplus / deficit	\$0
Total Reserve Fund	\$0

estimate for FY 2005/2006:	\$23,740.10
Number of lots:	132
Proposed Cost per lot per year (FY2005/2006):	\$179.85
Last fiscal years assessment per lot per year:	N/A

PART C



PART D

ASSESSMENT ROLL

<u>Reference</u> <u>Number</u>	<u>Tract No.</u>	<u>Assessor's Parcel Numbers</u>	<u>Assessment /lot /year</u>
L-1	Tract 16729-1 Tract 16729	Lots 1-68 and Lots 1-64 to be assigned	\$179.85