

RIVERSIDE PUBLIC UTILITIES

Board Memorandum

BOARD OF PUBLIC UTILITIES

DATE: NOVEMBER 13, 2017

ITEM NO: 6

SUBJECT: APPROVAL OF WORK ORDER NO. 1719866 FOR ACCESSIBILITY IMPROVEMENTS TO THE LOBBY DOORS AT MISSION SQUARE LOCATED AT 3750 UNIVERSITY AVENUE IN THE AMOUNT OF \$100,000

ISSUE:

Approve Work Order No. 1719866 in the amount of \$100,000 to complete accessibility improvement to the lobby doors at Mission Square, located at 3750 University Avenue.

RECOMMENDATION:

That the Board of Public Utilities approve Work Order No. 1719866 in the amount of \$100,000.

BACKGROUND:

On October 13, 2015, the City acquired the Mission Square Office Building at 3750 University Avenue (Property), which was funded by Riverside Public Utilities (RPU). As such, the City is now the landlord of the Property. The Property consists of approximately 127,533 square feet of rentable office and retail space in a six-story building, plus a basement level and a 490 stall parking garage situated on approximately 2.5 acres of land.

DISCUSSION:

On March 13, 2017, the Board of Public Utilities conceptually approved the replacement of the entry doors at Mission Square to meet American with Disabilities Act (ADA) standards. The current doors at all three entries into the building (off University Avenue, from the parking garage, and from the Main Street pedestrian mall) are glass and heavy, with no mechanism in place to allow for someone with a disability to gain access without assistance.





The total estimated cost for the project in March was at \$200,000. However, staff has completed the bidding process and the total estimated cost is \$100,000. The construction includes the demolition of the existing doors at each point of entry and installation of new ADA sliding entry doors, as well as demolition of the soffit area from the parking garage into the lobby to accommodate a fire rated roll down door to meet building requirements. The cost for each portion of work is less than \$50,000 and will be procured in accordance with Purchasing Resolution No. 22576. The new sliding entry doors will look similar to the photo below located at City Hall.



This project will be managed by RPU staff with assistance from the General Services Department. Construction is estimated to take four months to complete.

FISCAL IMPACT:

The total project cost is estimated at \$100,000. Sufficient funds are available in the Public Utilities Mission Square Building Occupancy Division Account No. 6000030-462055.

Prepared by: Kevin S. Milligan, Utilities Deputy General Manager
Approved by: Girish Balachandran, Utilities General Manager
Approved by: John A. Russo, City Manager
Approved as to form: Gary G. Geuss, City Attorney

Certifies availability
of funds: Laura M. Chavez-Nomura, Utilities Assistant General Manager/Finance