

RESOLUTION 2026-###

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AUTHORIZING AN INCREASE OF THE CONSTRUCTION CONTINGENCY FROM EIGHT PERCENT (8%) TO TEN PERCENT (10%), IN THE AMOUNT OF \$3,849,149, TO THE DESIGN BUILD CONTRACT FOR THE SAN PABLO POLICE HEADQUARTERS PROJECT FOR A TOTAL AUTHORIZATION NOT TO EXCEED \$42,340,646 WITH A TOTAL PROJECT BUDGET OF \$47,993,602

WHEREAS, the City, with the assistance of Michael Baker and Associates (MBA), concluded that the proposed Police Department Headquarters and Public Safety Training Project (“Project”) is consistent with the existing land use and zoning designations for the site and will not result in an increase in the severity of impacts identified in the previously adopted/approved Environmental Impact Reports (EIRs) or Mitigated Negative Declaration (MND) or in any new impacts not previously considered in the prior EIRs and MND. In accordance with this analysis, MDA prepared addenda to the two EIRs and the MND, which the City Council considered and approved on December 20, 2021;

WHEREAS, Improve Public Safety is a Major Policy Goal under the FY 2025-27 Council Priority Workplan, effective April 7, 2025;

WHEREAS, on December 20, 2021, the City of San Pablo approved the issuance of Lease Revenue Bonds to fund the design and construction of the future Police Headquarters and Public Safety Training Center to be located on a vacant City-owned 2.27-acre vacant lot at the northwest corner of Gateway Avenue and Chattleton Lane in the Mixed-Use Center South or Plaza San Pablo area of San Pablo, directly north of the new City Hall;

WHEREAS, on December 20, 2021, City Council adopted Resolution 2021-166, authorizing an appropriation of \$18,500 in General Fund Designated Reserves/New Major City Facilities Advanced Planning to the Police Headquarters and Public Safety Training Facility Project by transferring funds from the General Fund (100-0000-49999) to the Public Works Construction in Progress Fund (320-0000-39999 - GFD-422) and appropriating funds for environmental professional services (320-0104-43601);

WHEREAS, on January 18, 2022, City Council adopted Resolution 2022-009, authorizing the City Manager to enter into a professional services agreement with Mack5 in the amount of \$882,925 for project, design and construction management for the new San Pablo Police Headquarters and Training Facility (320-0104-43605) with authorization of City Council for the budget appropriation, which would be funded by proceeds from the 2022 lease revenue bonds;

WHEREAS, on May 16, 2022, City Council adopted Resolution 2022-068, authorizing the City Manager to enter into a Consulting Services Agreement with LPA, Inc. to prepare the design and construction requirements (the “Bridging Documents”) for the design-build delivery of the New Police Facility; in an amount the amount of \$747,375 with

authorization of City Council for the budget appropriation which would be funded by proceeds from the 2022 lease revenue bonds;

On February 21, 2023, City Council adopted Resolution 2023-024, awarding the Design Build contract for the Police Department and Training Facility (“PDHQ”) to C. Overaa & Co. (Overaa) in the amount of \$38,491,497 and appropriating \$43,608,026 to fund the project;

WHEREAS, on July 10, 2024, City Council adopted Resolution 2024-098, authorizing the reappropriation and obligation of \$76,070.02 in ARPA funds under Fund 120 to the Project budget 320-0104-43605-GFD-422 to fund a portion of the Overaa contract pertaining to technology equipment, infrastructure and fiber optic expenses related the New San Pablo Police Department Headquarters and Regional Training Facility (Project);

WHEREAS, on April 21, 2025, City Council adopted Resolution 2025-051, appropriating a net amount of \$1,920,325 to the PDHQ Project that adjusted the Lease Revenue Bonds Amount and appropriated the interest earned, making the total project budget \$47,253,221;

WHEREAS, on July 7, 2025, City Council adopted Resolution 2025-093, appropriating an amount of \$728,632 from Fund 130 for a Tier 4 Emergency Generator for the PDHQ Project. The new total project budget was \$47,981,853;

WHEREAS, on September 2, 2025, City Council adopted Resolution 2025-111, authorizing the inclusion of an eight percent (8%) contingency in the amount of \$3,079,320 to the Overaa design-build contract and allocating \$11,750 of 2022 Lease Revenue Bond interest earned to the project for a total project budget of \$47,993,602;

WHEREAS, with upcoming change orders, the plaza renovation, and recently applied tariffs, an increase in the construction contingency from eight percent (8%) to ten percent (10%) is needed;

WHEREAS, the proposed Resolution increases the authorization amount for the Overaa design-build contract to include a ten percent (10%) contingency of \$3,849,149 to the design-build contract of \$38,491,497 for a total authorization not to exceed \$42,340,646. The total project budget remains \$47,993,602;

WHEREAS, on April 1, 2026, the Budget, Fiscal & Legislative Standing Committee (Pabon-Alvarado; Ponce) met to review the updated PDHQ Project Budget and were presented with all updated appropriations and findings;

WHEREAS, the BFLSC recommended formal consideration and approval to the City Council to increase the construction contingency from eight percent (8%) to ten percent (10%);

WHEREAS the City Manager was previously authorized and directed to execute the Design-Build Contract on behalf of the City, and to make such changes or additions thereto with the concurrence of the City Attorney as are necessary or appropriate and that do not substantially alter the rights and obligations of the City thereunder. The City Manager is further authorized to execute such other documents and take such other actions as are necessary to carry out and implement the obligations of the City under the Design-Build Contract provided that doing so is within the spending authority granted to the City Manager by the City Council under this Resolution or otherwise; and

WHEREAS, sufficient funding exists in the project's appropriation and no new appropriation is required.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Pablo hereby authorizes an increase of the construction contingency from eight percent (8%) to ten (10%), in the amount of \$3,849,149, to the design build contract for the San Pablo Police Headquarters Project, for a total authorization not to exceed \$42,340,646;

BE IT FURTHER RESOLVED that the total San Pablo Police Headquarters Project budget remains at \$47,993,602; and

BE IT FURTHER RESOLVED that the foregoing recitations are true and correct and are included herein by reference as findings.

Adopted this 20th day of April 2026, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

ATTEST:

APPROVED:

Dorothy Gantt, City Clerk

Elizabeth Pabon-Alvarado, Mayor