

CITY OF HEALDSBURG

RESOLUTION NO. -2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENTS WITH TLCD ARCHITECTURE FOR ARCHITECTURAL CONSTRUCTION ADMINISTRATION SERVICES FOR THE FOLEY FAMILY COMMUNITY PAVILION PROJECT, AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENTS AND INCREASING THE NOT-TO-EXCEED AMOUNT TO \$273,905, AND AMENDING THE ADOPTED FISCAL YEAR 2025-26 BUDGET

WHEREAS, in December 2023, the City Council approved a contract with TLCD Architecture in the amount of \$240,530 to provide architectural construction administration services for the Foley Family Community Pavilion (“the Pavilion”); and

WHEREAS, construction of the Pavilion commenced in March 2024; and

WHEREAS, TLCD provided additional design services that were necessary to resolve unforeseen conditions, to avoid construction delays, and to reduce construction costs; and

WHEREAS, to ensure that TLCD can continue to provide the necessary architectural construction administration services without delaying the construction progress, staff recommends that the City Council approve an amendment to increase the not-to-exceed amount for TLCD’s contract by \$33,375 for a total contract not-to-exceed amount of \$273,905; and

WHEREAS, staff also recommends that the City Council authorize the City Manager to execute this amendment on behalf of the City; and

WHEREAS, in April 2021 the City Council approved a Memorandum of Understanding between the City of Healdsburg and the Foley Family Charitable Foundation (“the Foundation”) for the Pavilion project; and

WHEREAS, in December 2022, the City and the Foundation entered into a Project Agreement in which the Foundation pledged \$7 million to fund the project; and

WHEREAS, on August 4, 2025, the City Manager executed a First Amendment to the Project Agreement with the Foundation that enabled the Foundation to increase its donation by \$500,000 to be used for the Pavilion project; and

WHEREAS, when the City Council awarded the construction contract for the Pavilion, they amended the Adopted Fiscal Year 2023-24 Budget by appropriated additional funding from

a variety of sources, including \$327,042 of Park Impact Fees that were included in the FY23-24 budget for design work related to the Badger Park Redevelopment project; and

WHEREAS, the City Council previously authorized amendments to Professional Services Agreements for the Pavilion project including EBA Engineering totaling \$125,147, Evans & De Shazo totaling \$40,583, and PJC Associates Inc totaling \$14,628 as well as \$25,983 in additional costs related to the Duchamp MOU amendment; and

WHEREAS, as a result of these previously approved amendments and the approved and anticipated construction contract change orders, there is a funding gap for the project; and

WHEREAS, staff recommends an amendment to the Pavilion project budget by allocating the Foundation's additional \$500,000 donation to ensure that there is sufficient construction contingency to complete the project; and

WHEREAS, staff recommends reallocating \$300,000 of the Park Impact Fees to the Badger Park Redevelopment project to replenish the design work funding that was reappropriated when City Council awarded the construction contract for the Pavilion. ; a

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg hereby:

1. Approves an amendment to the professional services contract with TLCD Architecture, increasing the not-to-exceed amount by \$33,375 to \$273,905.
2. Authorizes the City Manager to execute the amendments with TLCD Architecture on behalf of the City.
3. Amends the adopted budget as depicted in the attached Exhibit A.
4. Amends the Badger Park Redevelopment project budget to appropriate an additional \$300,000 from the Foundation.
5. Finds the City Council adopted the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Plan for the Foley Family Community Pavilion project ("Project") on April 17, 2023. Those documents analyzed all environmental impacts of the Project. The recommended actions herein – authorizing the City Manager to enter into contracts to effectuate the construction of the project – do not create any impacts in addition to those that were analyzed in the documents adopted on April 17, 2023. Because none of the conditions requiring subsequent or supplemental environmental review identified in CEQA Guidelines Section 15162 have occurred, no further action is required to comply with CEQA.

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PASSED, APPROVED, AND ADOPTED by the City Council of the City of Healdsburg this 2<sup>nd</sup> day of September, 2025, by the following vote:

SO ORDERED:

ATTEST:

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Evelyn Mitchell, Mayor

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Raina Allan, City Clerk