



Agenda Item No: 1.p

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: July 21, 2026

Submitted by: Lydie Gutfeld

From: Community Services

Subject:

ACCEPT \$250,000 IN ORANGE COUNTY FOURTH DISTRICT DISCRETIONARY FUNDS AND AWARD A CONSTRUCTION CONTRACT TO VINCOR CONSTRUCTION FOR THE TYNES GYMNASIUM RENOVATION PROJECT FOR A NOT-TO-EXCEED AMOUNT OF \$571,370.47

Financial Impact:

Description	Amount
Construction Contract	\$519,427.70
Construction Contingency (10%)	\$ 51,942.77
Total Project Cost	\$571,370.47
Orange County Fourth District Discretionary Funds	(\$250,000.00)
Quimby In Lieu Impact Fee Fund	(\$321,370.47)
Project Balance	\$0

There is no impact to the City's General Fund.

Summary:

On June 8, 2026, the Orange County Board of Supervisors unanimously approved Chair Doug Chaffee's motion, seconded by Vice Chair Katrina Foley, allocating \$250,000 in Fourth District Discretionary Funds to the City of Placentia for the renovation of the Tynes Gymnasium at Tuffree Park. Acceptance of these funds requires formal City Council approval and execution of the funding agreement by the City Administrator.

The County funds will be combined with available Development Impact Funds (DIF) and Quimby Funds to fund the renovation project. Staff has completed the procurement process through the Sourcewell/Gordian ezIQC cooperative purchasing program and recommends awarding the construction contract to Vincor Construction, the competitively selected contractor, for the amount of \$519,427.70, with a recommended contingency of 10% (\$51,942.77).

Recommended Action:

It is recommended that the City Council:

1. Accept \$250,000 in Orange County Fourth District Discretionary Funds for the Tynes Gymnasium Renovation Project and approve the Agreement between the County of Orange and the City of Placentia for District Discretionary Funding; and
2. Adopt Resolution No. R-2026-59, a Resolution of the City Council of the City of Placentia, California, authorizing a budget amendment in Fiscal Year 2026-27 in compliance with the City Charter of the City of Placentia §§ 1206 and 1209 pertaining to appropriations for actual expenditures; and
3. Approve a Public Works Agreement for Tynes Gymnasium Renovation 2026 with Vincor Construction, Inc. in the amount of \$519,427.70; and
4. Authorize a project contingency for \$51,942.77 (10%), for a total project authorization of \$571,370.47; and
5. Authorize the City Administrator, or designee, to execute all agreements and related documents, in a form approved by the City Attorney.

Strategic Plan Statement:

This project works to accomplish Strategic Goal No. 1: Fiscal Sustainability by not using any General Fund dollars to complete the project and Strategic Goal No. 3: Infrastructure, Facilities and Public Spaces by accepting County Discretionary funds to complete a renovation to an outdated facility in order to bring in new program revenue and services to the Placentia community.

Discussion:

The Tynes Gymnasium at Tuffree Park is one of the City's primary indoor recreation facilities, serving youth and adult sports leagues, community events, recreation programs, and special events throughout the year. While the facility remains heavily utilized, many of its interior components have reached the end of their useful life and require replacement to ensure continued safety, functionality, and quality of service. In April 2026, City staff presented the Tynes Gymnasium Renovation Project to Orange County Fourth District Supervisor Doug Chaffee and requested financial assistance to complete the project during Fiscal Year 2026-27. On June 8, 2026, the Orange County Board of Supervisors approved an allocation of \$250,000 in Fourth District Discretionary Funds to support the project.

The renovation project includes:

- Replacement of the existing gymnasium flooring;
- Installation of new athletic court striping for basketball, volleyball, pickleball, and futsal;
- Replacement of ceiling tiles;
- Installation of new energy-efficient LED lighting;
- Replacement of worn carpeting and vinyl flooring in hallways and storage areas with durable, water-resistant flooring;
- Interior painting throughout the gymnasium and adjacent hallway spaces.

The County funding will be combined with available Development Impact Funds and Quimby Funds to complete the project. The recommended construction contract with Vincor Construction totals \$519,427.70, with a recommended 10% contingency for unforeseen conditions, bringing the total project budget to \$571,370.47.

Following completion of the Tynes Gymnasium roof replacement, staff initiated the next phase of facility improvements by engaging Gordian through the Sourcewell eziQC (Job Order Contracting) cooperative purchasing program to evaluate the remaining renovation needs. Gordian conducted an on-site assessment of the facility and developed a comprehensive scope of work based on the City's identified priorities. The project scope was then

competitively priced through Sourcewell's nationally solicited ezIQC program, resulting in the selection of Vincor Construction as the contractor best qualified to complete the work.

Under the City's traditional procurement process, staff would prepare construction documents, publicly advertise the project, receive competitive bids, evaluate proposals, and return to the City Council for contract award. While appropriate for many capital projects, this process can significantly extend project delivery schedules.

The Sourcewell ezIQC cooperative purchasing program provides a competitively procured alternative that satisfies public procurement requirements while substantially reducing project delivery time. Contractors participating in the program have already been competitively selected through a publicly advertised solicitation, and construction pricing is based on a pre-established unit price catalog adjusted by each contractor's competitively bid coefficient. This process allows agencies to complete projects more efficiently while maintaining competitive pricing and transparency. Participation in Sourcewell cooperative purchasing is authorized under Government Code Section 6500 et seq. and is consistent with City of Placentia Municipal Code Section 3.08.070, which permits purchases through qualified governmental cooperative purchasing organizations.

Staff has reviewed the proposed Work Order Package prepared by Gordian and determined that the scope, pricing, and construction schedule are fair, reasonable, and in the City's best interest. With acceptance of the County's \$250,000 discretionary allocation and the City's commitment of Development Impact Funds and Quimby Funds, sufficient funding is available to complete the project, including the recommended contingency. Construction is anticipated to begin shortly after contract execution, allowing the project to be completed well before the County's expenditure deadline of June 2027 while minimizing disruptions to community programming.

Accordingly, staff recommends that the City Council accept the County funding, award the construction contract to Vincor Construction, and authorize the City Administrator to execute the necessary agreements.

Financial Summary:

The total project budget is \$571,370.47, consisting of a construction contract in the amount of \$519,427.70 and a recommended 10% contingency of \$51,942.77.

The project will be funded through \$250,000 in Orange County Fourth District Discretionary Funds, with the remaining \$321,370.475 funded through available Development Impact Funds. No General Fund resources are required for this project.

Upon City Council approval, staff will proceed with execution of the funding agreement and construction contract so work may begin immediately and be completed prior to the County's June 2027 expenditure deadline.

Attachments

[Attachment 1 - Tynes Gymnasium Funding Proposal OC Board of Supervisors Doug Chaffee.pdf](#)

[Attachment 2 - Discretionary District Grant Agreement--City of Placentia.rev RR.pdf](#)

[Attachment 3 - Tynes Gym Renovation - Complete Packet.pdf](#)

[Attachment 4 - CC RES R-2026-59 - Budget Amend Tynes Gym Ren.docx](#)

