



Agenda Item No: 1.o

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: July 21, 2026

Submitted by: Gabriel Guerrero-Gabany

From: Public Works

Subject:

AWARD OF CONSTRUCTION CONTRACT TO VINCOR CONSTRUCTION, INC. FOR THE AGUIRRE BUILDING RENOVATION PROJECT, CITY PROJECT NO. 26-503

Financial Impact:

Expense: Construction Cost: \$121,889.34
Contingency (10%) \$ 12,188.93
Total Cost: \$134,078.27 (307-90300-9400)

Summary:

The scope of work for the Aguirre Building Renovation Project (Project) involves replacing the countertop, sink, and flooring in the rental building to enhance functionality and aesthetics. This project is necessary to address decades of wear and tear on the existing facility and was identified as a recommended project in the City's Facility Condition Assessment. These improvements are essential for maintaining the building's usability and meeting the expectations of current and prospective users.

City staff and a representative from Gordian (through the City's cooperative agreement with Sourcewell) conducted a site visit to assess the scope for work for improvements. Gordian subsequently provided a detailed scope of work and identified Vincor Construction, Inc. (Vincor) as the approved contractor. Staff recommends awarding a construction contract with Vincor in the amount of \$121,889.34 for the Project.

Recommended Action:

It is recommended that the City Council:

1. Adopt Resolution No. R-2026-57, 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
2. Approve a Public Works Agreement with Vincor Construction Inc., for the Aguirre Building Renovation Project in the amount of \$121,889.34; and
3. Authorize the City Administrator or her designee to approve contract change orders up to ten percent (10%) of the contract amount, or \$12,188.93, for a total construction contract not-to-exceed amount of \$134,078.27; and
4. Authorize the City Administrator and/or her designee to execute all necessary

documents, in a form approved by the City Attorney

Strategic Plan Statement:

The item conforms to Strategic Plan Goal No. 3, Maintain and enhance streets, parks, and public facilities to ensure they are well-appointed, clean, attractive, and reflective of the city's commitment to quality.

Discussion:

The Aguirre Building, located at 505 Jefferson Street, is a City-owned facility that serves as the location for various community services programs. The existing kitchen is outdated and in need of improvements. The project will enhance the beautification and functionality of the center and allow future applicants to reserve the city facility. The project involves replacing flooring, countertops and kitchen appliances.

City staff and Gordian representatives conducted a site visit to review existing conditions and assess the scope of work for the proposed kitchen renovation. Subsequently, Gordian prepared a detailed scope of work and solicited proposals from qualified contractors within its Sourcewell network. On June 17, 2026, the City received the finalized Work Order Package identifying Vincor as the selected contractor to complete the proposed renovation.

Typically, the City's standard project delivery method involves preparing detailed plans and specifications, publicly advertising the project for bids, and awarding the project to the lowest responsible bidder. While effective, this process is often time-consuming and may delay the timely completion of urgent projects. To expedite repairs while remaining compliant with the City's purchasing policies, Staff recommends utilizing the Sourcewell eZIQC (Indefinite Delivery, Indefinite Quantity) procurement method. This cooperative purchasing process allows for competitive bid pricing to be established in advance, eliminating the need to bid each project separately. The eZIQC approach streamlines project delivery, ensures cost efficiency, and provides faster response times from contractors.

Sourcewell is a government cooperative that conducts competitive solicitations and awards contracts for use by federal, state, and local agencies, educational institutions, nonprofits, and tribal governments. Participation in such cooperative purchasing programs is authorized under Joint Powers Agency Government Code §6500 and City of Placentia Municipal Code §3.08.070, which allows the purchase of supplies, services, and equipment through established governmental cooperative purchasing programs. Gordian administers the eZIQC program for Sourcewell members nationwide. Through this program, the City engaged Gordian and Vincor to review the project scope and provide a competitive quote for the renovation at the Aguirre Building.

Staff recommends awarding a construction contract with Vincor in the amount of \$121,889.34 for the Project.

Financial Summary:

The total construction cost for the Aguirre Building Renovation Project amounts to \$134,078.27. This cost consists of the proposal amount submitted by Vincor Construction in the amount of \$121,889.34, and a construction contingency in the amount of \$12,188.93. Funds for the Project will be obtained via Resolution No. R-2026-57, by transferring \$134,078.27 from the Parks and Recreation Development Impact Fee fund balance. If this Resolution is approved, funding has been identified in account 307-90300-9400.

Attachments

[Attachment 1 - CC RES R-2026-57 - Budget Amend Aguirre Reno.docx](#)

[Attachment 2 - Public Works Agreement.pdf](#)