



STAFF REPORT

AGENDA NO: 8d

MEETING DATE: February 19, 2019

To: Honorable Mayor and City Council

Date: February 19, 2019

From: Syed Murtuza, Director of Public Works – (650) 558-7230

Subject: Adoption of a Resolution Awarding a Construction Contract to Southwest Construction & Property Management for the Central County Fire Station 35 Improvements, City Project No. 84340, and Authorizing the City Manager to Execute the Construction Contract

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution awarding a construction contract to Southwest Construction & Property Management (SCPM) for the Central County Fire Station 35 Improvements Project in the amount of \$818,700, and authorizing the City Manager to execute the construction contract.

BACKGROUND

The City Council has authorized funds to renovate the living quarters of Fire Station 35 located at 2832 Hillside Drive. The 5,600 square foot fire station facility is outdated and no longer meets the needs of the fire fighters. The major work elements consist of constructing two new bathrooms, renovating the fire fighters' sleeping quarters, removing and replacing plumbing fixtures, replacing single pane windows with double pane windows, installing an HVAC system, and performing energy efficiency upgrades to the lighting.

Additional improvements that were added to the project as bid alternates include:

- BA-2. Provide new windows for the living room, dining room, and apparatus bay as well as provide a new patio door. Paint exterior walls, soffits, fascia, and apparatus bay, and refinish the rear deck.
- BA-3. Provide fire line connection to the City water main, fire sprinklers, and fire alarm systems for the fire fighters' sleeping quarters.
- BA-4. Replace the east water heater tank in the basement with a tankless water heater.
- BA-6. Paint interior walls, ceiling, and trim of rooms, apparatus bay, and utility room.

DISCUSSION

Per Council direction at the November 19, 2018 meeting, staff updated the project plans and specifications, and re-advertised the project (which included the base bid and four bid alternatives

described above) for construction bids on January 2, 2019. The City received five sealed bids, ranging from \$651,000 to \$1,268,700, and opened the bids on January 24, 2019. Eagle Builders was the apparent low bidder with its bid amount of \$651,000. However, Eagle Builders did not meet the minimum qualifications for the project, which require that the bidder must be engaged in the contracting business under its present name for a minimum of three years and must have a minimum of three years of experience in similar work. Therefore, the second apparent low bidder, SCPM, is the lowest responsible bidder with its bid amount of \$716,400, which is approximately five percent higher than the engineer's estimate of \$685,000. With the favorable bid prices, staff recommends adding bid add-alternates BA-2, BA- 4 and BA-6, in the amount of \$102,300. Thus, the total recommended construction contract award to SCPM is for the amount of \$818,700. Staff has reviewed SCPM's proposal and finds that the contractor has met all the project requirements and has a past history of performing similar work successfully for other agencies. As a result, staff recommends that the City Council award the project to SCPM and authorize the City Manager to execute the construction contract.

Staff also recommends that the City Council authorize a 15% construction contingency budget to deal with unforeseen conditions with the existing structure, which may potentially present problems during construction.

The project is anticipated to begin in April 2019 and be completed by January 2020.

FISCAL IMPACT

Estimated Project Expenditures:

The following are the estimated project construction expenditures:

Construction	\$818,700
Construction Management & Special Inspections	\$114,000
Engineering Administration	\$24,300
Contingencies (15%)	\$143,000
Total	\$1,100,000

There is approximately \$1,041,000 available in the Facilities Capital Improvement Program Budget. Staff is requesting the City Council approve an additional \$100,000 as part of the mid-year budget adjustments to account for potential unforeseen conditions and contingencies to cover the total costs of the project.

Exhibits:

- Resolution
- Bid Summary
- Construction Contract
- Project Location Map
- November 19, 2018 Staff Report