

# Agenda Report

August 5, 2013

**TO:** Honorable Mayor and City Council  
**FROM:** Department of Public Works  
**SUBJECT: CONTRACT AWARD TO MONET CONSTRUCTION, INC. FOR  
RESTROOM REPLACEMENT AT MEMORIAL PARK AND ALLENDALE  
PARK FOR AN AMOUNT NOT TO EXCEED \$979,000**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Acknowledge the project to be categorically exempt under Section 21084 of the Public Resources Code in accordance with Article 19, Section 15302 (Class 2), subsection (b) (replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity) pursuant to the findings of the Secretary of the Resources Agency, and Notice of Exemption for the project been filed with the Los Angeles County Clerk on July 16, 2010; and
2. Accept the bid dated June 28, 2013, submitted by Monet Construction, Inc. in response to the Project Specifications for Restroom Replacement at Memorial Park and Allendale Park, reject all other bids received, and authorize the City Manager to enter into such contract as is required for an amount not to exceed \$979,000.

## **BACKGROUND:**

The project consists of the construction of new restroom facilities at Memorial and Allendale Parks with vandal-resistant, Americans with Disabilities Act (ADA) compliant fixtures, and site improvements including concrete walks and amenities. The new designs feature durable concrete masonry construction, improved ventilation and energy efficient lighting. The Allendale restroom includes storage areas for Little League, Human Services and Recreation, and Parks and Natural Resources. The scope of work provides for demolition of the existing restroom buildings, removal of existing asphalt and concrete paving, and the installation of new irrigation systems adjacent to the restroom buildings.

A finding of compliance with the General Plan was previously made and is outlined in the adopted FY 2014-2018 Capital Improvement Program. The Department of Public Works prepared plans and specifications for this project. In accordance with Section 4.08.070 of the Pasadena Municipal Code, bids have been requested and received. The project was

Restroom Replacement at Memorial and Allendale Parks

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advertised in the *Pasadena Journal* on May 30, 2013. In addition, the Notice Inviting Bids was published on the City's website and four trade publications. Bid packets were obtained by 32 contractors, nine of whom submitted bids for the project.

It is anticipated that construction will begin in October 2013 and be completed in April of 2014 with the restrooms being constructed concurrently. This schedule accommodates the Levitt Pavilion and Little League schedules as well.

Following advertising, bids were received on July 9, 2013, and are as follows:

<u>Bidder</u>	<u>Amount (\$)</u>
Monet Construction, Inc., Glendale	889,000
B-One Construction Co., Inc., Burbank	889,500
Malcraft, Inc., Altadena	1,000,900
Malibu Pacific Tennis Courts, Inc., Westlake Village	1,047,799
Thomco Construction, Inc., Anaheim	1,059,883
Keystone Builders, Inc., Los Angeles	1,126,510
TLD Construction, Inc., Glendale	1,158,000
Toby B. Hayward, Inc., Monrovia	1,221,847
Ventura Construction, Inc., Westlake Village	Non-Responsive

The lowest responsive and responsible bid received was 9 percent more than the range of the Engineer's Estimate of \$600,000 to \$800,000. A bid range is used in this case because the American Institute of Architects contract used by ordinance for this project provides for "lump sum" pricing as opposed to detailed bid item-type pricing.

The proposed contract will be set up as follows:

Base Bid	\$	889,000
Contingency	\$	90,000
Contract "Not to Exceed" Amount	\$	979,000

**COUNCIL POLICY CONSIDERATION:**

This project supports the City Council's goals to improve, maintain and enhance public facilities and infrastructure. It also supports the Public Facilities and Land Use Elements of the General Plan.

**ENVIRONMENTAL ANALYSIS:**

On July 9, 2010, the City's Environmental Administrator determined the project is categorically exempt under the California Environmental Quality Act (CEQA) Guidelines in Section 15302 (b), Replacement or Reconstruction, of the California Code of Regulations Title 14, Chapter 3. This exemption includes the replacement or reconstruction of existing structures and facilities when the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure replaced. A Notice of

Exemption was filed with the Los Angeles County Clerk on July 16, 2010. There are no changed circumstances or new information which would require further environmental review.

**FISCAL IMPACT:**

The cost of this contract is \$889,000 and the total cost of this action will be \$1,059,000. Funding for this action will be addressed by the utilization of existing budgeted appropriations in the Restroom Buildings (Replace or Construct) CIP project (budget account 78038) which has a project balance of \$1,236,729. It is anticipated that all of the costs will be spent during the current fiscal year.

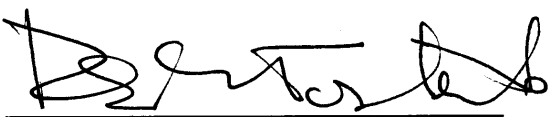
The following table represents a contract summary.

Base Bid	\$	889,000
Contingency	\$	90,000
Contract Administration/Inspection	\$	80,000
<b>Total Fiscal Impact</b>	<b>\$</b>	<b>1,059,000</b>

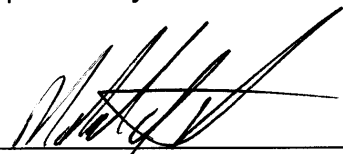
Respectfully submitted,

  
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