

Agenda Report

October 30, 2017

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: CONTRACT AWARD TO CORRAL CONSTRUCTION & DEVELOPMENT INC. FOR PUBLIC WORKS BUILDING RESTROOM RENOVATION FOR AN AMOUNT NOT TO EXCEED \$92,000

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines in accordance with Title 14, Chapter 3, Article 19, Class 1, Section 15301, Existing Facilities, which exempts minor alteration of existing public facilities where no expansion of the use will take place; and
2. Accept the bid dated October 17, 2017, submitted by Corral Construction & Development Inc. in response to the Project Plans and Specifications for the Public Works Building Restroom Renovation, reject all other bids, and authorize the City Manager to enter into such contract for an amount not to exceed \$92,000.

BACKGROUND:

Originally constructed between 1990 and 1992, the Public Works Building is a combined one-story and two-story concrete tilt-up panel building. Since its construction, the high-use first floor men's restroom has gone through small maintenance renovations. This project provides for the major renovation to the restroom facility used by 200-300 City of Pasadena employees daily. Work will consist of the following: replacement of all plumbing fixtures including lavatories, urinals and toilets; new tile finishes; and replacement of toilet partitions and mirrors.

A finding of compliance with the General Plan was previously made and is shown on page 1.1 of the FY 2018-2022 Capital Improvement Program (CIP), *Building Maintenance – Public Works Building* project.

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 were requested

and received. The project was advertised in the *Pasadena Journal* on September 22, 2017. In addition, the Notice Inviting Bids was published in five trade publications and listed on the City's website, which generated notices to 318 vendors. Twenty-four vendors obtained bid packets, but none of the vendors were local. Three prime contractors submitted bids for the project.

Following advertising, bids were received on October 17, 2017, and are as follows:

<u>Bidder</u>	<u>Amount (\$)</u>
1. Corral Construction & Development Inc., Commerce	\$ 82,203
2. RS Construction Services, Upland	\$ 109,221
3. SS+K, Woodland Hills	\$ 128,715
Engineer's Estimate	\$ 95,000

It is recommended that Corral Construction & Development Inc. be awarded a contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with Corral Construction & Development Inc. fully complies with Competitive Bidding and Living Wage Ordinances. In addition, the proposed contract fully complies with the Prevailing Wage Law (Senate Bill 7) per Resolution 9406 adopted by the City Council on December 14, 2014.

The contractor has indicated that the award of this contract will result in no new hires to the present workforce. A Local Hiring Provision to notify the labor unions of the goal to employ qualified Pasadena residents for 75 percent of new labor work hours on the project was included in the project specifications.

Corral Construction & Development Inc. has not previously performed any work for the City.

The contract for this project will be set as follows:

Base Bid	\$ 82,203
Contingency	<u>\$ 9,797</u>
Contract "Not To Exceed" Amount	\$ 92,000

It is anticipated that construction will begin by January 2018 and be completed in February 2018.

COUNCIL POLICY CONSIDERATION:

This project is consistent with the City Council's goal to improve, maintain and enhance public facilities and infrastructure. It also supports the Public Facilities Element of the General Plan by helping to achieve a high level of maintenance and upgrading of existing facilities to ensure public safety.

ENVIRONMENTAL ANALYSIS:

The proposed project is exempt from CEQA pursuant to the State CEQA Guidelines in accordance with Title 14, Chapter 3, Article 19, Class 1, Section 15301, Existing Facilities, which exempts minor alteration of existing public facilities where no expansion of existing use will take place.

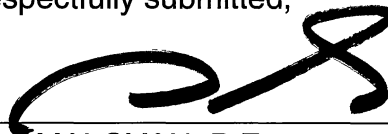
FISCAL IMPACT:

The cost of this contract is \$92,000 and the total cost of this action will be \$102,000. Funding for this action will be addressed by the utilization of existing and recommended budgeted appropriations in the *Building Maintenance – Public Works Building CIP* project (budget account 71902). It is anticipated that all of the costs will be spent in FY 2018.

The following table represents a project summary.

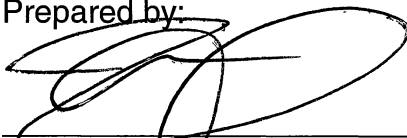
Base Bid	\$ 82,203
Contingency	\$ 9,797
Contract Administration/Inspection	\$ 10,000
Total Fiscal Impact	\$ 102,000

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



Hayden Melbourn, P.E.

Principal Engineer

Approved by:



STEVE MERMELL
City Manager