

Agenda Report

March 13, 2017

TO: Honorable Mayor and City Council

FROM: Department of Public Works

SUBJECT: CONTRACT AWARD TO UNISPEC CONSTRUCTION, INC. FOR CENTRAL LIBRARY RESTORATION – PHASE II FOR AN AMOUNT NOT TO EXCEED \$189,200

RECOMMENDATION:

It is recommended that the City Council:

1. Find the project herein to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines in accordance with Title 14, Chapter 3, Class 1, Section 15301, minor alterations of existing public facilities involving negligible or no expansion of use beyond that previously existing at the time of the lead agency's determination; and
2. Accept the bid dated January 25, 2017, submitted by UNISPEC Construction, Inc. in response to the Project Specifications for Central Library Restoration – Phase II, and authorize the City Manager to enter into a contract not to exceed \$189,200 which includes the base contract amount of \$172,000 and a contingency of \$17,200 to provide for any necessary change orders.

BACKGROUND:

In 2002 the City completed an extensive restoration (Phase I) at the south façade of the historic Central Library building. The project included cleaning and waterproofing of the decorative cast stone elements of the façade, painting of the building, and restoration of the clay tile shed roof system at the exterior patio. After over a dozen years, the windows and cast stone at the grand windows (south elevation) are once again showing signs of deterioration.

This project (Phase II) consists of the cleaning and waterproofing of exterior cast stone elements, painting of the grand windows, and repair of the existing roof system at the patio and main entry of the Central Library.

A finding of compliance with the General Plan was previously made and is shown on page 1.2 of the FY 2017 Capital Improvement Program, Central Library Restoration – Phase II.

The Department of Public Works prepared plans and specifications for the project and 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 December 15, 2016. In addition, the Notice Inviting Bids was published in four trade publications and listed on the City's website, which generated 88 notices to local vendors. Bid packets were obtained by 33 contractors, three of whom submitted bids for the project.

Following advertising, bids were received on January 25, 2017, and are as follows:

Bidder	Amount (\$)
UNISPEC Construction, Inc., San Pedro, CA	\$172,000
CTG Construction, Inc., Wilmington, CA	\$218,890
Mallcraft, Inc., Altadena, CA	\$234,000
Engineer's Estimate	\$150,000

The lowest responsive and responsible bid received was 11 percent higher than the Engineer's Estimate of \$150,000 due to a higher than expected bid item for construction of temporary scaffolding.

It is recommended that UNISPEC Construction, Inc. be awarded a contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with UNISPEC Construction, Inc., fully complies with the Competitive Bidding and Living Wage Ordinances. In addition, the proposed contract fully complies with Prevailing Wage Law (Senate Bill 7) per Resolution 9406 adopted by the City Council on December 15, 2014. The Contractor has indicated that there will be no new hires to their 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.

Department of Public Works staff conducted reference checks to verify the contractor's recent project experience. UNISPEC Construction, Inc. has previously performed work for the City of Pasadena: Construction of Underground Electrical Conduit System in Valley View Avenue (\$1,195,500).

The contract will be set up as follows:

Base Bid	\$ 172,000
Contingency	\$ 17,200
Contract "Not to Exceed" Amount	\$ 189,200

It is anticipated that construction will begin in April 2017 and the work will be completed in June 2017.

COUNCIL POLICY CONSIDERATION:

This project is consistent with the City Council's goals to improve, maintain and enhance public facilities and infrastructure and support and promote the quality of life and local economy. It also supports the Public Facilities and Land Use Elements of the General Plan.

ENVIRONMENTAL ANALYSIS:

The City's Environmental Administrator recommends that the City Council determine the proposed project to be exempt under CEQA in accordance with Title 14, Chapter 3, Class 1, Section 15301, minor alterations of existing public facilities involving negligible or no expansion of use beyond that existing at the time of lead agency's determination.

FISCAL IMPACT:

The cost of this contract is \$189,200 and the total cost of this action will be \$206,400. Funding for this action will be addressed by the utilization of budgeted appropriations in the CIP project, Central Library Restoration – Phase II (budget account 71907) and the Libraries and Information Services operating budget (budget account 21219006-811400). It is anticipated that all of the costs will be spent during fiscal year 2017.

The following table presents a summary of the sources of funds that will be used for the project.

Central Library Restoration – Phase II (71907)	\$ 185,000
Libraries and Information Services (21219006-811400)	21,400
Total Sources	\$ 206,400

The following table represents a contract summary.

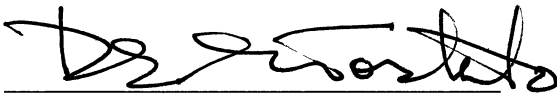
Base Bid	\$ 172,000
Contingency	\$ 17,200
Contract Administration/Inspection	\$ 17,200
Total Fiscal Impact	\$ 206,400

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



Dale Torstenbo
Capital Projects Manager

Approved by:



STEVE MERMELL
City Manager