

Agenda Report

October 26, 2020

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: CONTRACT AWARD TO MONET CONSTRUCTION, INC. FOR FIRE STATION #33 – RENOVATION AND MAINTENANCE REPAIR FOR AN AMOUNT NOT TO EXCEED \$739,000

RECOMMENDATION:

It is recommended that the City Council:

1. Find the contract proposed herein to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines in accordance with Title 14, Chapter 3, Article 19, Section 15301, Class 1 – *Existing Facilities* and that there are no features that distinguish this project from others in the exempt class, and therefore, there are no unusual circumstances; and
2. i) Accept the bid dated October 7, 2020, submitted by Monet Construction, Inc. in response to the Project Plans and Specifications for the Fire Station #33 – Renovation and Maintenance Repair Project, ii) reject all other bids received, and iii) authorize the City Manager to enter into such contract for an amount not to exceed \$739,000 which includes the base contract amount of \$638,344 and a contingency of \$100,656 to provide for any necessary change orders.

BACKGROUND:

Fire Station #33 is an approximate 9,160-square-foot two-story building located at 515 North Lake Avenue. The existing station, constructed in 1945, is heavily used and undersized. In 2011, a consultant produced the "Pasadena Fire Department Facilities Condition Evaluation" report. The report was intended to identify critical and significant issues relating to building structures, safety, and operational needs at each facility. The report identified that each facility will be required to be rebuilt or renovated to resolve functional and operational deficiencies. Until funding can be identified to complete these major facility upgrades, tenant improvement projects are required to maintain basic operational standards for Fire Department staff.

The scope of work for this contract includes renovating and performing maintenance repairs to approximately 2,800 square feet of the building. Renovations will be done to the

existing first floor restroom and areas of the second floor including the kitchen, dining room, living room, locker room, and restrooms to provide necessary upgrades to the heavily used facilities and ensure that they are Americans with Disabilities Act (ADA) compliant.

A finding of compliance with the General Plan was previously made and is shown in the Fiscal Year (FY) 2021 - 2025 Capital Improvement Program (CIP) on page 1.1 – *Fire Stations Renovations and Improvements*

The Department of Public Works prepared plans and specifications in coordination with staff from the Fire Department for the subject contract. In accordance with Section 4.08.070 of the Pasadena Municipal Code, bids were requested and received. On September 10, 2020 and September 17, 2020, a Notice Inviting Bids was published in the local papers, as well as posted on PlanetBids. The posting generated notices to all vendors who have previously registered with the City for this particular commodity class. A total of 92 vendors downloaded the Specifications of which four were local. A total of 12 bids were received (one was found to be non-responsive) by the bid opening date, none from local firms.

Following advertising, bids were opened on October 7, 2020 and are as follows:

Bidder	Amount (\$)
1. Monet Construction, Inc., Tujunga	\$ 638,344
2. Golden Gate Steel, Inc., dba Golden Gate Construction, Norwalk	\$ 650,864
3. JR Universal Construction, Inc., Los Angeles	\$ 663,872
4. SBS Corporation, Camarillo	\$ 706,096
5. The Stone Collector, Fullerton	\$ 720,344
6. Caltec Corp, Westminster	\$ 736,000
7. RS Construction, Upland	\$ 749,000
8. CALIBA Inc., Stanton	\$ 852,444
9. AID Builders, Inc., Los Alamitos	\$ 854,044
10. R Dependable Construction Inc., San Bernardino	\$ 856,844
11. ARC Construction, Inc., La Crescenta	\$ 948,344
Engineer's Estimate	\$ 800,000

The Engineer's Estimate is 25 percent higher than the lowest bid received; this can be attributed to the highly competitive construction market given current economic conditions region-wide.

It is recommended that Monet Construction, Inc. be awarded the contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with Monet Construction, Inc. fully complies with the 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 an estimated eight new hires to the present work force, and has not committed to hiring Pasadena residents for these positions at this time. A Local Hiring Provision to notify the labor unions of the goal to employ qualified Pasadena residents for 75 percent of the new labor work hours on the project was included in the project specifications.

The City of Pasadena had previously awarded one contract to Monet Construction, Inc. for the Restroom Replacement at Grant Park project in 2014 for a total of \$431,475.

The contract will be set up as follows:

Base Bid	\$	638,344
Contingency Allowance	\$	<u>100,656</u>
Contract Not-to-Exceed Amount	\$	739,000

A contingency of approximately 15 percent is allocated to this contract given possible unforeseen conditions that may be encountered on a building remodel project.

It is anticipated that construction will begin in January 2021, and the work will be completed in April 2021.

COUNCIL POLICY CONSIDERATION:

This contract is consistent with the City Council's goal to provide diverse uses and services supporting Pasadena's residents such as facilities for civic governance and administration, public safety (police and fire) and comparable activities.

ENVIRONMENTAL ANALYSIS:

This contract has been determined to be categorically exempt from environmental review pursuant to the guidelines of the CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities). Class 1 exempts from environmental review small additions, expansions or alterations to existing structures where there is negligible or no expansion of the use. The proposed improvements constitute minor alterations to Fire Station #33 to support the existing fire station operations. No expansion of fire station programming is proposed and there would be negligible, if any, expansion of fire station use. There are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.

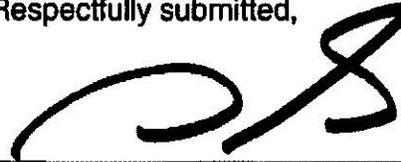
FISCAL IMPACT:

The cost of this contract is \$739,000 and the total cost of this action will be \$780,000. Funding for this action will be addressed by the utilization of existing budgeted appropriations in the *Fire Stations Renovations and Improvements* CIP project (71911). It is anticipated all costs will be spent in FY 2021.

The following table represents a project summary.

Base Bid	\$	638,344
Contingency	\$	100,656
Contract Administration/Inspection	\$	41,000
Total Fiscal Impact	\$	780,000

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



Kris Markarian, P.E.
City Engineer

Approved by:



STEVE MERMELL
City Manager