

Agenda Report

TO: CITY COUNCIL

DATE: APRIL 23, 2007

THROUGH: FINANCE COMMITTEE

FROM: CITY MANAGER

SUBJECT: AUTHORIZATION TO ENTER INTO CONTRACTS FOR GENERAL CONSTRUCTION AND HAZARDOUS MATERIAL ABATEMENT FOR THE GLENARM POWER PLANT SEISMIC REPAIRS PROJECT, PHASE II, AND APPROVAL OF A JOURNAL VOUCHER APPROPRIATING FUNDS TO CIP PROJECT 71138

RECOMMENDATION

It is recommended that the City Council:

- 1) Authorize the City Manager to enter into a contract with AWI Builders, Inc. for general construction in an amount not to exceed \$3,519,902 for the Glenarm Power Plant Seismic Repairs Project, Phase II;
- 2) Authorize the City Manager to enter into a contract with Miller Environmental, Inc. for spot hazardous material abatement in an amount not to exceed \$606,000 for the Glenarm Power Plant Seismic Repairs Project, Phase II;
- 3) Approve a journal voucher appropriating \$3,000,000 from the Charter Capital Funds, and \$778,202 in Residual Funds from the 1992 Equipment Lease Financing to the Fiscal Year 2007 Capital Improvement Program Budget, Glenarm Power Plant Seismic Retrofit Project, number 71138; and
- 4) Amend the Fiscal Year 2007 Capital Improvement Program to increase the budget for project number 71138 by \$1,678,202.

BACKGROUND

In the wake of the 1994 Northridge earthquake, the City commissioned an Architectural/Engineering Evaluation Report of the damage at the Glenarm

Power Plant. Based on that report, the Federal Emergency Management Agency (FEMA) approved a Damage Survey Report (DSR) and eventually offered the City a Grant Acceleration Program (GAP) settlement in the amount of approximately \$1.3 million for repair of the seismic damage in accord with the provisions of the DSR. Staff has been communicating with FEMA regarding the schedule for design and construction of the remainder of seismic work required per the FEMA grant.

The Glenarm Power Plant Seismic Retrofit project, Phase I, was completed in 2005. In order to avoid deobligation of the FEMA grant, the City needs to complete the remaining seismic retrofit work, perform spot abatement of hazardous material, and rehabilitate exterior plaster and other elements of the structure. This work was originally scheduled for completion in 2005, and staff has been working with FEMA on extensions to the grant. The anticipated completion date for the remainder seismic retrofit work and spot abatement of hazardous material is January, 2008.

The Phase II work consists of spot abatement of hazardous material, seismic retrofit of existing concrete walls, concrete columns, concrete floor, ceiling, and roof; rehabilitation of exterior walls including doors and windows; and new exterior and interior paint.

Staff advertised the Invitation to Bid in the Pasadena Weekly, on November 16, 2006, and posted it also on the City Website for Glenarm Power Plant Seismic Repairs, Phase II. The bid documents included separating the work into two distinct bid packages: 1) General Construction and 2) Hazardous Material Abatement. A total of twenty-five bid documents were picked up by prospective bidders for the General Construction and Hazardous Material Abatement. A total of three bids for general construction were received. See attachment "A" for bid results. AWI Builders, Inc. was the lowest responsive and responsible bidder for General Construction. A total of five bids for hazardous material abatement were received. See Attachment "A", bid results. Miller Environmental, Inc. was the lowest responsive and responsible bidder.

The breakdown of the general construction contract amount is as follows:

Contract amount for General Construction	\$3,199,911
Contingency (10%)	\$ 319,991
Total	<u>\$3,519,902</u>

The breakdown of the hazardous material abatement contract amount is as follows:

Contract amount for limited hazardous material abatement	\$553,000
Contingency (10%)	\$ 53,000
Total	<u>\$606,000</u>

It is recommended that AWI Builders, Inc. be awarded the contract for general construction for an amount not to exceed \$3,519,902, for the Glenarm Power Plant Seismic Repairs, Phase II, as they are the lowest responsive and responsible bidder. AWI Builders, Inc. has been in business for the last five years and has extensive experience working on schools, churches, offices and hospitals.

It is recommended that Miller Environmental, Inc. be awarded the contract for spot hazardous material abatement for an amount not to exceed \$606,000, for the Glenarm Power Plant Seismic Repairs, Phase II, as they are the lowest responsive and responsible bidder. Miller Environmental, Inc. has been in business for the last seven years and has extensive experience working on educational, commercial and industrial buildings.

The Phase II general construction will begin in July 2007 and is scheduled to be completed in February 2008.

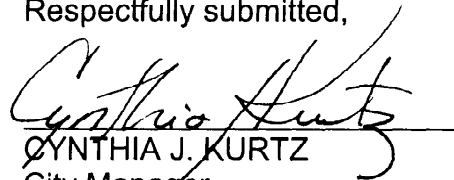
The Phase II Hazmat abatement work will begin in June 2007 and is scheduled to be completed in January 2008.

The ultimate plan for the buildings use is as an educational facility for Art Center School of Design. Future construction tax revenues from Art Center projects have been committed to the structural/seismic work. Art center will be responsible for all tenant improvement costs.


FISCAL IMPACT

The appropriation of \$3,000,000 in Charter Capital Funds is an advance of projected Construction Tax revenues to be generated through the construction of various Art Center College of Design projects over the next several years. The \$778,202 is available in residual funds that remain from the 1992 Equipment Lease Financing. An additional \$1,000,000 of Redevelopment Funds from the Downtown Redevelopment Project area has been committed to the project and will be appropriated at a future date. The total appropriation of \$4,778,202 provides the funds necessary for the construction of this project.

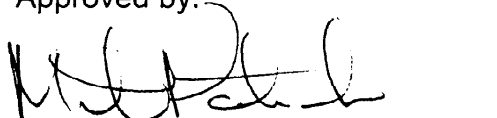
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:


Segun Abegunrin
Capital Project Administrator

Approved by:


Martin Pastucha
Director of Public Works

ATTACHMENT 'A'

GLENARM POWER PLANT SEISMIC REPAIRS PHASE II BID ANALYSIS

TRADE: HAZARDOUS MATERIAL ABATEMENT BID PACKAGE 2

NO	NAME & ADDRESS OF BIDDER	BID
1	MILLER ENVIRONMENTAL 1688 S LEWIS STRET ANAHEIM, CA 92805	\$553,000
2	PROJECT DEVELOPMENT GROUP 1801-C VIA BURTON STREET FULLERTON, CA 92931	\$583,500
3	METALCLAD INSULATION CORPORATION 15550 ROCKFIELD BLVD., #B100 IRVINE, CA 92816	\$675,800
4	ENVIROTECH INDUSTRIES, INC. 714 VAIL AVE. MONTEBELLO, CA 90640	\$900,000
5	TRI-SPAN, INC. 591 W EXPLORER STREET BREA, CA 92821	\$1,299,900

ATTACHMENT "A"

GLENARM POWER PLANT SEISMIC REPAIRS PHASE II BID ANALYSIS

TRADE:	GENERAL CONSTRUCTION	BID PACKAGE 1
NO.		BID
1	AWI BUILDERS, INC. 2881 SACO STREET VERNON, CA	\$3,199,911.00
2	TRIMAX CONSTRUCTION CORP. 11835 W OLYMPIC BLVD., #1055 LOS ANGELES, CA 90064	\$3,669,000.00
3	HARBOUR CONSTRUCTION CO., INC. 17923 SANTA RITA ST ENCINO, CA 91316	\$4,988,000.00