



Agenda Report

December 3, 2012

TO: Honorable Mayor and City Council

FROM: Department of Public Works

SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH MALLCRAFT, INC. FOR GENERAL CONSTRUCTION, IN AN AMOUNT NOT TO EXCEED \$1,959,000, FOR SEISMIC RETROFIT AND REHABILITATION OF FIRE STATION NO. 39

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15302 (Replacement or Reconstruction); and
2. Accept the bid dated October 30, 2012, submitted by Mallcraft, Inc. in response to the Project Specifications for the Seismic Retrofit and Rehabilitation of Fire Station No. 39, reject all other bids received, and authorize the City Manager to enter into such contract as is required for an amount not to exceed \$1,959,000.

BACKGROUND:

The 2010 Fire Station Needs Assessment performed by WLC Architects, Inc. involved the analysis of code, essential facilities requirements, program and structural necessities for the City's eight fire stations including Fire Station 39. In addition, consulting structural engineers R.M. Byrd and Associates, Inc. conducted comprehensive structural analyses on station 39 that revealed the building posed significant seismic risk requiring immediate corrective action.

On May 9, 2011, the City Council amended the FY 2011-12 Capital Improvement Program Budget to include the Seismic Retrofit and Rehabilitation of Fire Station 39 with project appropriations to date totaling \$2.4 million.

Following City Council action, the Department of Public Works proceeded with a Request for Proposals for Professional Services to design the fire station retrofit. Through a competitive selection process, WLC Architects, Inc. was selected for the project. The City Council authorized the design contract on September 19, 2011.

The project involves the seismic retrofit and interior remodel of the existing station building, accessibility and technology upgrades, new mechanical, electrical and plumbing systems, and construction of a patio deck and emergency generator room. Life safety enhancements include fire sprinkler and alarm systems.

The Department of Public Works, Design & Historic Preservation Section of the Planning Department, and the design team worked with Pasadena Heritage to develop a design that retains the historic exterior of the building while improving energy efficiency and public access to the station. The retrofit will achieve compliance with State structural requirements for essential facilities, helping to ensure the station remains functional after a seismic event. The rehabilitation also meets the requirements for Leadership in Energy and Environmental Design (LEED) Silver Certification.

The project was advertised in the *Pasadena Journal* September 27, 2012. In addition, the Notice Inviting Bids was published on the City's website, BidAmerica, Reed Construction Data, McGraw-Hill Construction News and Construction Data Corporation in order to solicit qualified bidders for the project. On October 17, 2012, a mandatory job walk was held at the project site. Thirty-five prospective general contractors attended.

In accordance with Section 4.08.070 of the Pasadena Municipal Code, the City received 10 bids for the project on October 30, 2012, as follows:

<u>Bidder</u>	<u>Amount</u>
1. Mallcraft, Inc., Pasadena	\$1,781,000
2. MDE Group, Riverside	\$1,926,000
3. Avi-Con, Inc. dba CA Construction, Riverside	\$1,927,000
4. Torres Construction Corp., Los Angeles	\$2,015,000
5. Monet Construction, Inc., Glendale	\$2,038,000
6. G2K Construction, Encino	\$2,140,000
7. Toby B. Hayward, Inc., Monrovia	\$2,339,000
8. T.L.D. Construction, Inc., Glendale	\$2,393,000
9. KEMCORP Construction, Inc., Chino	\$2,589,000
10. Morillo Construction, Inc., Pasadena	\$2,780,000

The bid submitted by Mallcraft, Inc. was 5.5 percent under the Engineer's Estimate of \$1,879,000.

The Department of Public Works recommends that Mallcraft, Inc. be awarded the contract for this project as they are the lowest responsive and responsible bidder and that all other bids be rejected.

Approval of this contract is expected to result in four new hires for the project, and Mallcraft, Inc. currently employs four Pasadena residents who will be assigned to this project.

Furthermore, as required by Pasadena's pilot Local Subcontracting and Local Hiring Program, Mallcraft Inc.'s Good Faith Effort submittal shows outreach to 14 local subcontractors, with a subcontract in the amount of \$60,000 made available to a local business.

During the design phase, the Department of Public Works included a new exterior deck in the plans to compensate for square footage lost due to accessibility/restroom requirements and to enhance firefighter quality of life. The cost associated with the deck construction and the inclusion of furniture and equipment in the project necessitate the request for additional funding in the amount of \$211,000.

Project construction will begin in early 2013 and is scheduled to be completed in fall of 2013.

COUNCIL POLICY CONSIDERATION:

This project supports the City Council's goals to "Improve, maintain and enhance public facilities and infrastructure" and "Ensure public safety." This project is also consistent with and in furtherance of the General Plan's Safety, Public Facilities and Land Use Elements.

ENVIRONMENTAL ANALYSIS:

The California Environmental Quality Act exempts from environmental review 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, and particularly envisions application of this exemption when facilities are replaced or reconstructed to provide earthquake resistant structures which do not increase capacity more than 50 percent (State CEQA Guidelines Section 15302). The reconstruction proposed herein is specifically to provide earthquake resistant facilities, and the station will operate at substantially the same capacity as before and, therefore, falls within this exemption.

FISCAL IMPACT:

Total appropriations to the Seismic Retrofit and Rehabilitation of Fire Station No. 39 to date are \$2.4 million, with an anticipated budget shortfall of \$211,000. The cost of this contract is \$1,959,000 and the total cost of this action will be \$2,611,000. Funding for the \$211,000 shortfall will initially be addressed from the General Fund Projects Fund (105) which will be reimbursed from anticipated debt restructuring to be completed later this fiscal year. This adjustment will be presented in a future budget cleanup report.

The following table represents a contract summary:

Base Bid	\$1,781,000
Contingency	\$178,000
Contract Total	\$1,959,000
Administration/Inspection	\$652,000
Total Fiscal Impact	\$2,611,000

Respectfully submitted,



SIOBHAN FOSTER
Director of Public Works

Prepared by:



Dale Torstenbo
Management Analyst IV

Concurrence:



CALVIN WELLS
Fire Chief

Approved by:



MICHAEL J. BECK
City Manager

**Disclosure Pursuant to the
City of Pasadena Taxpayer Protection Amendment of 2000
Pasadena City Charter, Article XVII**

Contractor hereby discloses its trustees, directors, partners, officers, and those with more than a 10% equity, participation, or revenue interest in Contractor, as follows:

1. Contractor Name: Mallcraft, Inc.		
2. Type of Entity:		
<input checked="" type="checkbox"/> Non-government <input type="checkbox"/> Non-profit 501(c) (3), (4), or (6)		
3. Names of trustees, directors, partners, officers of Contractor:		
G. L. Fishbein	Chairman of the Board	
L. E. Hansen	President	
S. E. Pappas	Vice President/Treasurer	
J. M. Garber	Secretary	
4. Name of those with more than a 10% equity, participation or revenue interest in Contractor:		
G. L. Fishbein	Chairman	100%

Prepared by: S. E. Pappas

Title: Vice President

Phone: 626 398.3598

Date: November 26, 2012