

# Agenda Report

December 9, 2013

**TO:** Honorable Mayor and City Council

**FROM:** Department of Public Works

**SUBJECT: CONTRACT AWARD TO B-ONE CONSTRUCTION CO. INC. FOR LA CASITA DEL ARROYO – HISTORIC REHABILITATION FOR AN AMOUNT NOT TO EXCEED \$407,700**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Find the proposed project herein to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines in accordance with Title 14, Chapter 3, Class 31, Section 15331 Historical Resource Restoration/Rehabilitation; and
2. Accept the bid dated October 24, 2013, submitted by B-One Construction Co. Inc. in response to the Project Specifications for La Casita del Arroyo – Historic Rehabilitation and authorize the City Manager to enter into such contract as is required for an amount not to exceed \$ 407,700.

## **BACKGROUND:**

In FY 2012, the La Casita Foundation (Foundation) asked the City to participate in a public/private partnership to renovate the historic La Casita del Arroyo, a City-owned building located at 177 South Arroyo Boulevard. Designed in 1932 by noted architect Myron Hunt, La Casita del Arroyo serves as a rental facility for public and private functions. The project is needed to correct deficiencies and enhance the facility to current building and safety standards.

The project as initially conceived consisted of interior enhancements at an estimated project cost of \$250,000. The Foundation committed to raise half of the cost if the City would fund the other half. Subsequently, the City expanded the project scope to include needed roof replacement, heating, ventilation and air conditioning (HVAC) ductwork and fittings replacement, and parking lot improvements increasing the total project cost to \$500,000. Constructing all improvements concurrently is the most economical approach to upgrading this historic facility. On July 8, 2013 City Council

approved the appropriation of \$125,000 in private funds received from the Foundation to the Renovation of La Casita del Arroyo project.

The renovation of La Casita del Arroyo includes interior upgrades to the bathrooms, kitchen, banquet room, entry area, Americans with Disabilities Act (ADA) improvements, and restoration of the historic wood bicycle track which was salvaged from the Rose Bowl and used as an interior wall finish throughout La Casita. The project will also upgrade the plumbing and electrical systems. Exterior work includes parking lot improvements for ADA compliance and exterior structure upgrades including roof repair/replacement to increase the facility's useful life. In terms of design services, the City retained Onyx Architects, a local Pasadena firm in July 2012 to prepare design and construction plans for the project. Construction documents were completed in June 2013.

A finding of compliance with the General Plan was previously made and is outlined in the adopted FY 2014-2018 Capital Improvement Program. 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 have been requested and received. The project was advertised in the *Pasadena Journal* on October 3, 2013. In addition, the Notice Inviting Bids was published on the City's website and four trade publications. Bid packets were obtained by 20 contractors, four of whom submitted bids for the project.

Following advertising, bids were received on November 6, 2013, and are as follows:

Bidder	Amount (\$)
1. B-One Construction Co., Inc., Burbank	397,700
2. SBS Corporation, Thousand Oaks	429,911
3. TLD Construction, Inc., Glendale	570,000
4. Peterberg Construction Inc., Los Angeles	Non-Responsive

It is recommended that B-One Construction Co. Inc. be awarded the contract for this project as it is the lowest responsive and responsible bidder. The proposed contract with B-One Construction fully complies with the Competitive Bidding and Living Wage Ordinances. The contractor has indicated that the award of this contract will result in no new hires to the present workforce.

The bid included alternate bid item pricing for three items: a clear finish (as opposed to semi-transparent finish) to the historic wood bicycle track; installation of a track lighting system for future art display; and replacement of the building's two HVAC units. The first two add alternate items were requested by the Foundation. The third add alternate was a recommendation made by Department of Public Works.

<u>Add Alternate</u>	<u>Amount (\$)</u>
Clear Finish for Wood Bicycle Track	30,000
Track Lighting System for Artwork	2,350
New HVAC Units	<u>15,350</u>
Total Cost for Add Alternate Bid Items	47,700

The Department of Public Works proposes to include the add alternates for the lighting system and new HVAC units in the construction contract. The add alternate for the clear finish for the bicycle track will not be included in the contract.

The base bid includes removal of the non-original wall finishes and preparation for refinishing the original wood track wall material. In addition, the base bid included a semi-transparent finish at the areas of wood track which will remain exposed. The semi-transparent finish is similar in appearance to other areas of the wood track that are in other rooms as well as areas exposed during limited removal of non-original wall finishes. As such the semi-transparent finish is an appropriate finish for the wood track.

Without exposing the entire wall surface, it is not known what condition the wood track may be in, or what finish will be predominant on the wood track. As such, an alternate was included in the bid for a clear finish for wood bicycle track in order to at least understand a potential cost for the alternate finish. Due to the low bidder's high cost for this alternative, the semi-transparent finish which is entirely appropriate for the rehabilitation will be used for the project.

As such, the contract for this project will be set as follows:

Base Bid	\$ 350,000
Bid Add Alternates 2 and 3	\$ 17,700
Contingency	<u>\$ 40,000</u>
Contract "Not to Exceed" Amount	\$ 407,700

The lowest responsive and responsible base bid of \$350,000 received was within the range of the Engineer's Estimate of \$300,000 to \$355,000. A bid range is used in this case because the American Institute of Architects contract used by ordinance for this project provides for "lump sum" pricing as opposed to detailed bid item-type pricing.

It is anticipated that construction will begin in February 2014 and be completed in May 2014. This schedule accommodates the facility's rental schedule as well.

**COUNCIL POLICY CONSIDERATION:**

Renovation of La Casita del Arroyo is consistent with the City Council goals to improve, maintain and enhance public facilities and infrastructure, ensure public safety, and improve mobility and accessibility throughout the City of Pasadena. In addition, accepting the private funds offered by the La Casita Foundation is consistent with the City Council goal to maintain fiscal responsibility and stability.

Further, the project is consistent with Objective 2 of the Public Facilities Element of the General Plan by encouraging more efficient development and utilization of public facilities and Objective 5 by encouraging a high level of maintenance of existing facilities.

**ENVIRONMENTAL ANALYSIS:**

The City's Environmental Administrator recommends that the City Council determine the proposed project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA's Class 31 Categorical Exemption, CEQA Guidelines Section 15331, Historical Resource Restoration/Rehabilitation. This exemption is limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

The project will be undertaken with specific consideration as to the character defining and historic features of the structure and site. Furthermore, the construction documents specifically require that the work conform to the Secretary of the Interior's Standards for the Treatment of Historic Structures. As a result, the project will not cause a substantial adverse change in the significance of the historical resource.

**FISCAL IMPACT:**

In FY 2013, the City Council appropriated \$375,000 of Residential Impact Fees and in FY 2014, \$125,000 of private capital was received from the La Casita Foundation to fund the project. La Casita Del Arroyo generated \$27,326 in revenue from rental operations in FY 2013 and \$18,289 in FY 2012. The cost of this contract is \$407,700 and the total cost of this action will be \$457,700.

Funding for this action will be addressed by the utilization of existing budgeted appropriations in the Renovation of La Casita del Arroyo (77460) Capital Improvement Program (CIP) project which has a project balance of \$440,000 and Building Preventive Maintenance (71901) CIP project which has a balance of \$25,000 allocated for this work. It is anticipated that all of the costs will be spent during the current fiscal year.

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

Renovation of La Casita (77460)	\$ 500,000
Building Preventive Maintenance (71901)	\$ 25,000
<b>Total Sources</b>	<b>\$ 525,000</b>

The following table represents a project summary.

Design Services/Administration	\$ 60,000
Base Construction Bid	\$ 350,000
Bid Add Alternates 2 and 3	17,700
Contingency	\$ 40,000
Contract Administration/Inspection	\$ 50,000
<b>Total Fiscal Impact</b>	<b>\$ 517,700</b>

Respectfully submitted,



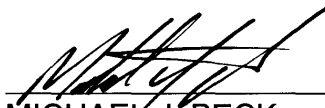
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