

Agenda Report

October 27, 2014

TO: Honorable Mayor and City Council

FROM: Department of Public Works

SUBJECT: CONTRACT AWARD TO MONET CONSTRUCTION, INC. FOR RESTROOM REPLACEMENT AT GRANT PARK FOR AN AMOUNT NOT TO EXCEED \$526,000

RECOMMENDATION:

It is recommended that the City Council:

1. Acknowledge the project to be categorically exempt under Section 21084 of the Public Resources Code in accordance with Article 19, Section 15302 (Class 2), subsection (b) (replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity) pursuant to the findings of the Secretary of the Resources Agency; and
2. Accept the bid dated October 1, 2014, submitted by Monet Construction, Inc. in response to the Specifications for Restroom Replacement at Grant Park, and authorize the City Manager to enter into such contract as is required for an amount not to exceed \$526,000.

BACKGROUND:

This project consists of the construction of a new restroom building at Grant Park with vandal-resistant, Americans with Disabilities Act (ADA) compliant fixtures, and site improvements including concrete walks and amenities. The new design features durable concrete masonry construction, enhanced ventilation, and energy efficient lighting. The scope of work provides for demolition of the existing restroom building, and removal of existing concrete paving. The new restroom will be constructed at the same site as the existing building.

Findings of compliance with the General Plan were previously made in the adopted FY 2015-2019 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, and bids have been

received. The Notice Inviting Bids was published in the *Pasadena Journal* on September 4, 2014, in four trade publications, and on the City's website. Bid packets were obtained by 38 contractors, 12 of whom submitted bids for the project. All 38 contractors were represented at the mandatory pre-bid meeting.

Following advertising, bids were received on October 1, 2014, and are as follows:

Bidder	Amount (\$)
1. Monet Construction, Inc., Glendale	\$478,000
2. Interlog Construction, Anaheim	\$489,800
3. Caltec Corp., Westminster	\$502,800
4. IBN Construction Inc., La Crescenta	\$507,000
5. Moalej Builders Inc., Sherman Oaks	\$507,000
6. International Computing Systems Inc., Fullerton	\$537,400
7. ARC Construction Inc., La Crescenta	\$539,000
8. Mallcraft Inc., Altadena	\$562,000
9. Morillo Construction, Inc., Pasadena	\$569,000
10. Newman Midland Corporation, Cypress	\$588,740
11. Parsam Construction, Inc., Glendale	\$640,725
12. Horizons Construction Co., Int'l Inc., Orange	\$667,000

The lowest responsive and responsible bid received was 4.5 percent less than the range of the Engineer's Estimate of \$500,000 to \$600,000. A bid range is used in this case because the American Institute of Architects contract and adopted resolution by City Council on July 14, 1992, allows for a single "lump sum" pricing as opposed to a bid proposal with a detailed bid itemized list with corresponding prices.

The Department of Public Works recommends that Monet Construction, Inc. be awarded a 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. The Contractor has indicated that the award will result in no new hires to his present workforce.

Monet Construction, Inc. is not currently contracted to perform other work for the City of Pasadena.

The proposed contract will be set up as follows:

Base Bid	\$ 478,000
Contingency	\$ 48,000
Contract "Not to Exceed" Amount	\$ 526,000

The Department of Public Works anticipates that demolition and construction will begin December 2014 and completed May 2015. Temporary accessible restroom facilities will be provided until construction of the new restroom is complete.

COUNCIL POLICY CONSIDERATION:

This project is consistent with the City Council's goal to improve, maintain and enhance public facilities and infrastructure. It also supports the Public Facilities and Land Use Elements of the General Plan.

ENVIRONMENTAL ANALYSIS:

On July 12, 2010, the City's Environmental Administrator determined the project is categorically exempt under the California Environmental Quality Act (CEQA) Guidelines in Section 15302 (b), Replacement or Reconstruction, of the California Code of Regulations Title 14, Chapter 3. This exemption includes 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. There are no changed circumstances or new information which would require further environmental review.

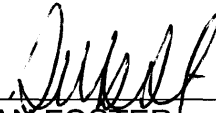
FISCAL IMPACT:

The cost of this contract is \$526,000 and the total cost of this action will be \$574,000. Funding for this action will be addressed by the utilization of existing budgeted Residential Impact Fees in the Restroom Buildings (Replace or Construct) CIP project (budget account 78038). It is anticipated that all of the costs will be spent during fiscal year 2015.

The following table represents a contract summary.

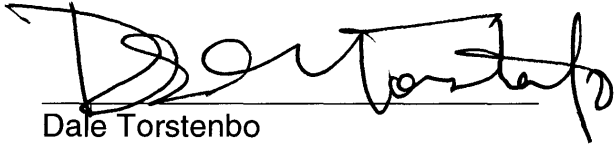
Base Bid	\$	478,000
Contingency	\$	48,000
Contract Administration/Inspection	\$	48,000
Total Fiscal Impact	\$	574,000

Respectfully submitted,



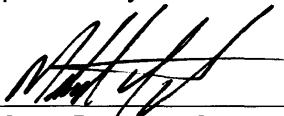
SIOBHAN FOSTER
Director of Public Works

Prepared by:



Dale Torstenbo
Management Analyst IV

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: Monet Construction, 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:		
Richard Boctor		
4. Name of those with more than a 10% equity, participation or revenue interest in Contractor:		
Richard Boctor		

Prepared by: Richard Boctor 
Title: President
Phone: 818-330-7306
Date: 10/14/14