

# Agenda Report

June 13, 2016

**TO:** Honorable Mayor and City Council

**FROM:** Department of Public Works

**SUBJECT: CONTRACT AWARD TO SHENK DEVELOPERS FOR RESTROOM REPLACEMENT AT CENTRAL PARK FOR AN AMOUNT NOT TO EXCEED \$650,000**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Find the project proposed herein to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines in accordance with Title 14, Chapter 3, Class 2, Section 15302, replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity; and
2. Accept the bid dated May 18, 2016, submitted by Shenk Developers in response to the Project Specifications for Restroom Replacement at Central Park; reject all other bids received; and authorize the Interim City Manager to enter into a contract not to exceed \$650,000 which includes the base contract amount of \$588,500 and a contingency of \$61,500 to provide for necessary change orders.

## **BACKGROUND:**

This project consists of the construction of a new restroom building at Central 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 constructed in the 1930s, removal of existing concrete paving, and installation of a new irrigation pump and control system.

A finding of compliance with the General Plan was previously made and is shown on page 9.7 of the FY 2016 Capital Improvement Program, Central Park – Implement Master Plan. Public comment regarding the Central Park restroom was gathered through the Parks and Recreation Commission, the Central Park Committee and the Conditional Use Permit process.

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The Department of Public Works prepared plans and specifications for the project and in accordance with Section 4.08.070 of the Pasadena Municipal Code, bids were requested and received. The project was advertised in the *Pasadena Journal* on April 21, 2016. In addition, the Notice Inviting Bids was published in five trade publications and listed on the City's website, which generated 76 notices to local vendors. Bid packets were obtained by 19 contractors, six of whom submitted bids for the project.

Following advertising, bids were received on May 18, 2016, and are as follows:

Bidder	Amount (\$)
1. Shenk Developers, Glendale, CA	\$588,500
2. C-1 Construction, Los Angeles, CA	\$655,800
3. CALTEC Corp., Westminster, CA	\$707,000
4. G2K Construction, Inc., Agoura Hills, CA	\$745,000
5. Mallcraft Builders, Inc., Pasadena, CA	\$836,000
6. Ian Thomas Group, Inc., Glendale, CA	\$998,500
Engineer's Estimate	\$700,000

The lowest responsive and responsible bid received was 16 percent lower than the Engineer's Estimate of \$700,000.

It is recommended that Shenk Developers be awarded a contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with Shenk Developers fully complies with the Competitive Bidding and Living Wage Ordinances. In addition, the proposed contract fully complies with Prevailing Wage Law (Senate Bill 7) per Resolution 9406 adopted by the City Council on December 15, 2014. The Contractor has indicated that the award will result in two new hires to their present workforce. A Local Hiring Provision to notify the labor unions of the goal to employ qualified Pasadena residents for 75% of new labor work hours on the project was included in the project specifications.

Shenk Developers has not previously performed work for the City of Pasadena.

The proposed contract will be set up as follows:

Base Bid	\$ 588,500
Contingency	\$ 61,500
Contract "Not to Exceed" Amount	\$ 650,000

It is anticipated that construction will begin in September 2016 and the work will be completed by March 2017.

**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 CEQA in accordance with Title 14, Chapter 3, Class 2, Section 15302, replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

**FISCAL IMPACT:**

The cost of this contract is \$650,000 and the total cost of this action will be \$711,500. Funding for this action will be addressed by the utilization of budgeted appropriations in the CIP project, Central Park - Implement Master Plan (budget account 78461). It is anticipated that all of the costs will be spent during the second and third quarters of fiscal year 2017.

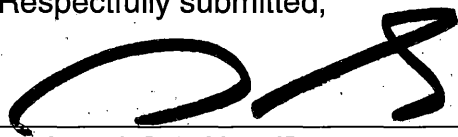
The following table presents a summary of the sources of funds that will be used.

Residential Impact Fee	\$	681,500
Private Capital	\$	30,000
<b>Total Sources</b>	<b>\$</b>	<b>711,500</b>

The following table represents a contract summary.

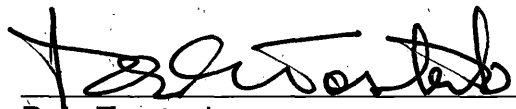
Base Bid	\$	588,500
Contingency	\$	61,500
Contract Administration/Inspection	\$	61,500
<b>Total Fiscal Impact</b>	<b>\$</b>	<b>711,500</b>

Respectfully submitted,



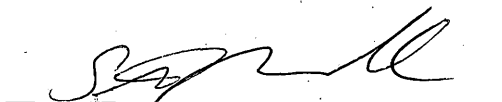
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