

Agenda Report

July 20, 2020

TO: Honorable Mayor and City Council

FROM: Department of Public Works

SUBJECT: CONTRACT AWARD TO EXBON DEVELOPMENT, INC. FOR ROOF RESTORATION AT PASADENA COMMUNITY HEALTH CENTER & COMMUNITY HEALTH ALLIANCE OF PASADENA FOR AN AMOUNT NOT TO EXCEED \$726,000

RECOMMENDATION:

It is recommended that the City Council:

1. Find that this action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines in accordance with Title 14, Chapter 3, Article 19, Class 1, Section 15301, Existing Facilities, which exempts minor alteration of existing public facilities where no expansion of existing use will take place; and
2. i) Accept the bid dated June 9, 2020 submitted by Exbon Development, Inc., in response to the Notice Inviting Bids for Roof Restoration at the Pasadena Community Health Center & Community Health Alliance of Pasadena (PCHC & CHAP); ii) reject all other bids, and iii) authorize the City Manager to enter into a contract for the roof restoration for an amount not to exceed \$726,000, which includes a contingency amount of \$66,000 for possible change orders.

BACKGROUND:

This project is located at 1845-1855 North Fair Oaks Avenue, Pasadena, CA, 91103. The PCHC facility accommodates the Pasadena Department of Public Health that is dedicated to the physical, social and mental well-being of all who live, work, learn, and play in Pasadena, and the CHAP facility, which provides a broad range of health services to meet the needs of individuals and families in our community.

The Department of Public Works, Building Systems and Fleet Management Division (BSFMD) is responsible for maintaining and making needed repairs to City buildings. The current roofing system at PCHC and CHAP is over 30 years old and has surpassed its useful life expectancy. While much effort has been given to maintain and extend the

life of the roof, multiple leak locations and continued repairs now require a complete roof replacement.

Staff from BSFMD prepared specifications for this project and in accordance with Section 4.08.070 of the Pasadena Municipal Code. On May 7, 2020, a Notice Inviting Bids for Roof Restoration at PCHC and CHAP was posted on the City's website, which generated notices to 206 vendors of which 38 were prospective bidders. In addition, a notice was published in the *Pasadena Journal* on May 14, 2020. A mandatory pre-bid conference was held on May 21, 2020 and attended by 11 prospective bidders, none of which were local.

LOCAL OUTREACH:

As part of local outreach, the following Pasadena based companies were notified by BSFMD and encouraged to download all information from planet bids related to this project prior to the mandatory pre-bid conference. As a result of the outreach, three of the contractors indicated this particular project did not fit in with their current workload or business commitments and one was unavailable for feedback.

- Atelier Development Company, Inc
- Pasadena Construction & Interiors
- David Reaume Construction, Inc.
- Bartolon Construction

BID RESULTS:

Bids were received from the following contractors on June 9, 2020:

<u>Bidder</u>	<u>Amount</u>
1. Exbon Development, Inc. Garden Grove, CA	\$660,000
2. Letner Roofing Company, Orange, CA	\$663,451
3. Best Contracting Services, Inc. Gardena, CA	\$666,666
4. Rite-Way Roof Corp. Fontana, CA	\$695,488
5. ERC Roofing & Waterproofing, Santa Ana, CA	\$856,685
6. Commercial Roofing Systems, Inc. Arcadia, CA	\$996,228

Staff recommends that Exbon Development, Inc. (Exbon) be awarded the contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with Exbon fully complies with the Competitive Bidding and Living Wage Ordinances. In addition, the proposed contract fully complies with the Prevailing Wage Law (Senate Bill 7) per Resolution 9406 adopted by the City Council on December 14, 2014.

The contract amounts will be set as follows:

Base Bid	\$660,000
Contingency (10%)	<u>\$ 66,000</u>
Total Amount	\$726,000

Staff has confirmed the contractor's license and Department of Industrial Relations status for Exbon are in good standing. Records indicate that the City of Pasadena has not conducted any business with Exbon in the past.

Contingent on weather conditions and operational considerations at the Health Department, it is anticipated that construction will begin late summer and be completed prior to October 2020. The facilities will remain fully operational during this project and the proposed roof work will not impact facility operations.

COUNCIL POLICY CONSIDERATION:

This project addresses City Council's goals to maintain fiscal responsibility and stability; improve, maintain and enhance public facilities and infrastructure; and ensure public safety.

ENVIRONMENTAL ANALYSIS:

This proposed project is exempt from CEQA pursuant to State CEQA Guidelines in accordance with Title 14, Chapter 3, Article 19, Class 1, Section 15301, Existing Facilities, which exempts minor alteration of existing public facilities where no expansion of existing use will take place.

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FISCAL IMPACT:

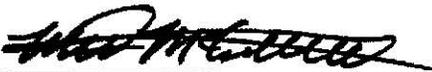
The total cost of this purchase order contract is \$726,000. Funding for this action will be addressed by the utilization of existing funds in the *Building Maintenance FY 2021-2025 (71903)* project.

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



Mark McCullough
Public Works Administrator (BSFMD)

Approved by:



STEVE MERMELL
City Manager