



Agenda Report

July 27, 2020

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **CONTRACT AWARD TO PARDESS AIR, INC. FOR HEATING VENTILATION AND AIR CONDITIONING REPLACEMENT AT JACKIE ROBINSON COMMUNITY CENTER FOR FOR AN AMOUNT NOT TO EXCEED \$952,600**

RECOMMENDATION:

It is recommended that the City Council:

1. Find the contract proposed herein to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines in accordance with Title 14, Chapter 3, Article 19, Section 15301, Class 1, minor alterations of existing public facilities involving negligible or no expansion of use beyond that previously existing at the time of the lead agency's determination, and that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances; and
2. i) Accept the bid dated July 1, 2020, submitted by Pardess Air, Inc. in response to the Project Plans and Specifications for the Heating Ventilation and Air Conditioning (HVAC) Replacement at Jackie Robinson Community Center (JRCC), ii) reject all other bids, iii) reject all bids for HVAC and Roofing Replacement at Jackie Robinson Community Center received on May 20, 2020, and iv) authorize the City Manager to enter into such contract for an amount not to exceed \$952,600 which includes the base contract amount of \$866,000, and a contingency of \$86,600 to provide for any necessary change orders.

BACKGROUND:

The JRCC, formerly known as the Northwest Neighborhood Center, is a multi-purpose community center for the greater population in the northwest area of Pasadena. In recent years, programming at JRCC has also expanded to provide homeless assistance services managed by Public Health Department. The building is occupied by staff from the departments of Parks, Recreation and Community Services (PRCS) and Public Health to service various needs of a culturally, economically and socially diverse population.

A building assessment of the JRCC was performed in 2017 as part of the Citywide Building Assessment to identify and prioritize building system deficiencies requiring replacement or maintenance. The HVAC and roofing systems of the building at the JRCC were identified to be in poor condition and ranked as high priority for replacement in the next one to three years.

Due to the aging and antiquated HVAC system, various repairs have been made to extend its service life, and some of the replacement parts are no longer available. The system is not eco-friendly and has a low energy efficiency rating. The building envelope is also found to have an imbalanced air flow of heating and air conditioning.

The current contract scope includes the replacement of HVAC units with new energy efficient models, and installation of a new HVAC ducting and control system. In order to complete the work, PRCS and Health Department staff will need to be temporarily relocated. To accommodate the need for staff relocation, an allowance for modular office trailers and temporary facilities is included in the project scope.

The building's roof is also past its service life, requiring continual maintenance repairs after rain events in an attempt to reduce damage to the interior building components. The scope of work for rehabilitation of the roof is currently advertising for bids as part of a separate package, and roof replacement is anticipated to start immediately following replacement of the building's HVAC system.

Previously, the project scope included both the HVAC system and roofing rehabilitation. The bid package was advertised and bids were received on May 20, 2020. Each of the bids received exceeded the project's budget and, subsequently, the project scope was broken down by trade discipline into two separate bid packages in an effort to obtain lower bids.

A finding of compliance with the General Plan was previously made and is shown in the Fiscal Year (FY) 2021 - 2025 Capital Improvement Program (CIP) on page 1.2 – Municipal Buildings and Facilities.

The Department of Public Works and its consultant, KOA Corporation, prepared plans and specifications for the subject contract. In accordance with Section 4.08.070 of the Pasadena Municipal Code, bids were requested and received. The contract was advertised in the *Pasadena Journal* on June 11 and June 18, 2020. In addition, the Notice Inviting Bids was published in ten trade publications and listed on the City's website which generated notices to 18 local vendors. Bid packages were obtained by 52 vendors, 8 of whom submitted bids for the project.

LOCAL OUTREACH:

In an effort to obtain interest from local vendors, the 18 local vendors registered on PlanetBids for the project specific trade disciplines were contacted directly by staff. Of those contacted, three material suppliers were interested in providing proposals to bidders and two general contractors were not interested in bidding the project. The remaining vendors stated they did not provide services for the specific project scope or did not respond to our inquiries.

BID RESULTS:

Following advertising, bids were electronically received on July 1, 2020 and are as follows:

| <u>Bidder</u> | <u>Amount (\$)</u> |
|--|--------------------|
| 1. Pardess Air, Inc., Los Angeles | \$866,000 |
| 2. Golden Gate Steel, Inc. dba Golden Gate Construction, Norwalk | \$885,969 |
| 3. A J Fistes Corporation, Long Beach | \$887,160 |
| 4. TL Veterans Construction, Inc., Los Angeles | \$967,400 |
| 5. Houalla Enterprises, Ltd. dba Metro Builders & Engineers Group, Ltd., Newport Beach | \$988,982 |
| 6. Exbon Development, Inc., Garden Grove | \$1,011,434 |
| 7. Beta Investments & Contracts, Inc., Glendale | \$1,175,000 |
| 8. G2K Construction, Inc., Agoura Hills | \$1,289,000 |
| Engineer's Estimate | \$830,000 |

It is recommended that Pardess Air, Inc. be awarded the contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with Pardess Air, Inc. 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 contractor has indicated that the award of this contract will result in no new hires to the present work force. A Local Hiring Provision to notify the labor unions of the goal to employ qualified Pasadena residents for 75 percent of the new labor work hours on the project was included in the project specifications.

Pardess Air, Inc. has not previously performed work for the City of Pasadena.

The contract will be set up as follows:

| | |
|-------------------------------|------------|
| Base Bid | \$ 866,000 |
| Contingency Allowance | \$ 86,600 |
| Contract Not-to-Exceed Amount | \$ 952,600 |

A contingency of ten percent is allocated to this contract given possible unforeseen conditions that may be encountered.

It is anticipated that construction will begin by October 2020 and the work will be completed by December 2020. The duration of the contract work is 35 working days to complete the project.

COUNCIL POLICY CONSIDERATION:

This contract is consistent with the City Council's goal to improve, maintain and enhance public facilities and infrastructure.

ENVIRONMENTAL ANALYSIS:

This contract has been determined to be categorically exempt from environmental review pursuant to the guidelines of the CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities). Class 1 exempts from environmental review small additions, expansions or alterations to existing structures where there is negligible or no expansion of the use. There are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.

FISCAL IMPACT:

The cost of this contract is \$952,600 and the total cost of this action will be \$983,000. Funding for this action will be addressed by the utilization of existing budgeted appropriations in the *Citywide Facility Improvements – Jackie Robinson Center and La Pintoresca Library CIP* project (budget account 71912) and *Building Maintenance FY 2021-2025* (budget account 71903). It is anticipated all costs will be spent in FY 2021.

The following table represents a summary of the sources of funds that will be used for this contract.

| | |
|---|-------------------|
| Citywide Facility Improvements (71912) | \$ 833,000 |
| Building Maintenance FY 2021-2025 (71903) | \$ 150,000 |
| Total Sources | \$ 983,000 |

The following table represents a project summary.

| | |
|------------------------------------|-------------------|
| Base Bid | \$ 866,000 |
| Contingency | \$ 86,600 |
| Contract Administration/Inspection | \$ 30,400 |
| Total Fiscal Impact | \$ 983,000 |

Respectfully submitted,



ARA MALOYAN, P.E.
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Approved by:



STEVE MERMELL
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