



Agenda Report

May 18, 2020

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: CONTRACT AWARD TO AXIOM GROUP FOR YWCA – STRUCTURAL SHORING FOR AN AMOUNT NOT TO EXCEED \$250,000

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 May 5, 2020, submitted by Axiom Group in response to the Project Plans and Specifications for the YWCA – Structural Shoring, ii) reject all other bids received May 5, 2020, and iii) authorize the City Manager to enter into such contract for an amount not to exceed \$250,000 which includes the base contract amount of \$218,000, and a contingency of \$32,000 to provide for any necessary change orders.

BACKGROUND:

The YWCA was designed by master architect Julia Morgan. It was constructed in 1922 and was listed on the National Register of Historic Places as a contributor to the Pasadena Civic Center historic district in 1980. In 1998, it was designated a Historic Treasure by the City of Pasadena.

In 1996, the building was sold by the YWCA to a private developer and was vacated the following year. However, after 15 years of neglect that caused damage and deterioration to the YWCA's historic fabric, the City of Pasadena initiated the process to acquire the building in 2010 through eminent domain.

Subsequently, a rehabilitation and conditions study was performed by Architectural Resources Group in 2011 and updated in 2018 to determine the condition of the building. The purpose of this project is to address the structural issues revealed in the study and to preserve the remaining historic architectural elements of the YWCA.

The scope of work for this contract includes furnishing and installing structural shoring to remain in place at various locations within the building where it requires stabilization.

A finding of compliance with the General Plan was previously made and is shown in the Fiscal Year (FY) 2020 - 2024 Capital Improvement Program (CIP) on page 1.8 – YWCA Building Closure and Protection.

The Department of Public Works and its consultant, KOA, 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 April 16, 2020 and April 23, 2020. In addition, the Notice Inviting Bids was published in seven trade publications and listed on the City's website, which generated notices to 148 local vendors. Bid packages were obtained by 39 vendors, two of whom submitted bids for the project.

Following advertising, bids were opened on May 5, 2020 and are as follows:

<u>Bidder</u>	<u>Amount (\$)</u>
1. Axiom Group, Los Angeles	\$ 218,000
2. G.B. Cooke, Inc., Fullerton	\$ 224,422
Engineer's Estimate	\$ 250,000

It is recommended that Axiom Group be awarded the contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with Axiom Group 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. The contractor has indicated in the proposal that approximately 73% of the total subcontract work will be performed by a local vendor.

Axiom Group has not previously performed work for the City of Pasadena.

The contract will be set up as follows:

Base Bid	\$	218,000
Contingency Allowance	\$	<u>32,000</u>
Contract Not-to-Exceed Amount	\$	250,000

A contingency of 15 percent is allocated to this contract given possible unforeseen conditions that may be encountered.

It is anticipated that construction will begin in July 2020, and the work will be completed in September 2020.

COUNCIL POLICY CONSIDERATION:

This project is consistent with the City Council's goals to improve, maintain and enhance public facilities and infrastructure. It also supports the Land Use Element Policy 8.9 (Maintenance) of the General Plan by supporting and encouraging maintenance and upkeep of historic resources to avoid the need for major rehabilitation and to reduce the risk of demolition, loss through fire, deterioration by neglect, or impacts from natural disasters.

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 \$250,000 and the total cost of this action will be \$265,000. Funding for this action will be addressed by the utilization of existing budgeted appropriations in the *YWCA Building Closure and Protection CIP* project (budget account 71810). It is anticipated all costs will be spent in FY 2021.

The following table represents a project summary.

Base Bid	\$	218,000
Contingency	\$	32,000
Contract Administration/Inspection	\$	15,000
Total Fiscal Impact	\$	265,000

Respectfully submitted,



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