

Agenda Report

May 24, 2021

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **CONTRACT AWARD TO THOMCO CONSTRUCTION, INC. FOR VILLA PARKE COMMUNITY CENTER IMPROVEMENTS PROJECT FOR AN AMOUNT NOT TO EXCEED \$2,980,000**

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 – *Existing Facilities* 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 April 22, 2021, submitted by Thomco Construction, Inc. in response to the Project Plans and Specifications for the Villa Parke Community Center – Renovation and Addition Project, ii) reject all other bids received April 22, 2021, and iii) authorize the City Manager to enter into such contract for an amount not to exceed \$2,980,000 which includes the base contract amount of \$2,618,035 and a contingency of \$361,965 to provide for any necessary change orders.

BACKGROUND:

Villa Parke Community Center is a two-story building that is approximately 39,970 square feet located at 363 East Villa Street. The community center offers various programming and recreation services throughout the year. Tenants of the building include a Head Start Preschool and a Women, Infants, and Children (WIC) Center. As such, the facility is heavily used and is in need of tenant improvements. The roof and floor have deteriorated and the pool equipment and fixtures have become outdated. The swimming pool area requires more useable space for users to assemble, and Department of Parks, Recreation and Community Services (PRCS) staff requires a common space to properly check-in/out and monitor users to the fitness gym, boxing room, and basketball gym. Additionally, PRCS is in need of more staff parking spaces.

The scope of work for this contract includes the following: enclosure of the existing east courtyard and its conversion into a new reception lobby for the weight room and boxing gymnasium; renovations to the pool area including demolition and replacement of the concrete pool deck, replacement of pool mechanical equipment, installation of new bleachers and shade structures, and locker room tenant improvements; various roof and drainage repairs throughout the recreation center; flooring repairs to auditorium and first floor hallways; and conversion of an existing asphalt lot into designated staff parking lot.

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 8.1 – *Villa Parke Community Center Improvements*

The Department of Public Works prepared plans and specifications in coordination with staff from the Parks, Recreation and Community Services Department for the subject contract. In accordance with Section 4.08.070 of the Pasadena Municipal Code, bids were requested and received. On March 18, 2021 and March 25, 2021, a Notice Inviting Bids was advertised in the local papers as well as posted on PlanetBids. The posting generated notices to vendors who have previously registered with the City for this particular commodity class. Bid packages were obtained by 104 vendors of which six were local. A total of 16 bids were received (one was found to be non-responsive) by the bid opening date, none from local firms.

Following advertising, bids were opened on April 22, 2021 and are as follows:

Bidder	Amount (\$)
1. Thomco Construction, Inc., Anaheim	\$ 2,618,035
2. Monet Construction, Inc., Tujunga	\$ 2,711,599
3. Golden Sun Enterprise, Inc., Van Nuys	\$ 2,799,777
4. AWI Builders, Inc., Burbank	\$ 2,966,786
5. Bilbro Construction Company, Inc., Escondido	\$ 2,992,888
6. ARC Construction, Inc., La Crescenta	\$ 3,004,349
7. Newman Midland Corporation, Cypress	\$ 3,243,810
8. Waisman Construction, Inc., Canoga Park	\$ 3,274,008
9. CALIBA, Inc., Stanton	\$ 3,358,000
10. G2K Construction, Inc., Agoura Hills	\$ 3,445,250
11. United Landscape & Maintenance, Northridge	\$ 3,513,000
12. Bedrock Group, Inc., La Canada	\$ 3,678,750
13. Novus Construction, Chatsworth	\$ 3,907,321
14. CEM Construction Corp, Montebello	\$ 3,969,488
15. CABD Construction, Inc., Sun Valley	\$ 3,985,000
Engineer's Estimate	\$ 3,000,000

It is recommended that Thomco Construction, Inc. be awarded the contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with Thomco Construction, 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 Preference Provision to recruit Pasadena residents initially and to give them preference, if all other factors are equal, for any new positions for this project was included in the project specifications.

Thomco Construction, Inc. has not previously performed work for the City of Pasadena.

The contract will be set up as follows:

Base Bid	\$	2,618,035
Contingency Allowance	\$	<u>361,965</u>
Contract Not-to-Exceed Amount	\$	2,980,000

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 August 2021, and the work will be completed in Spring 2022. Work schedule will be phased to reduce impact to programming at the recreation center. There will be no impact to summer pool programming.

COUNCIL POLICY CONSIDERATION:

This contract is consistent with the City Council's goal to provide a range of activities to promote health and fitness among Pasadena residents, as well as provide more efficient development and utilization of public facilities.

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. The proposed improvements constitute minor alterations to Villa Parke Community Center to support the existing community center operations. No expansion of community center programming is proposed and there would be negligible, if any, expansion of community center 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 \$2,980,000 and the total cost of this action will be \$3,182,000. Funding for this action will be addressed by the utilization of existing budgeted appropriations in the *Villa Parke Community Center Improvements* (78061) CIP project. It is anticipated all costs will be spent in FY 2022.

The following table represents a project summary.

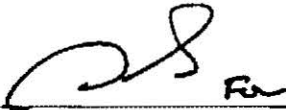
Base Bid	\$ 2,618,035
Contingency	\$ 361,965
Contract Administration/Inspection	\$ 202,000
Total Fiscal Impact	\$ 3,182,000

Respectfully submitted,



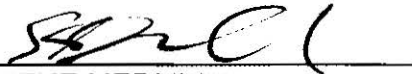
ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



Kris Markarian, P.E.
City Engineer

Approved by:



STEVE MERMELL
City Manager

Attachment A: East Wing Addition Renderings