

# Agenda Report

April 11, 2022

**TO:** Honorable Mayor and City Council

**FROM:** Department of Public Works

**SUBJECT:** **CONTRACT AWARD TO MONET CONSTRUCTION, INC. FOR FIRE STATION 31 SEISMIC RETROFIT AND TENANT IMPROVEMENTS FOR AN AMOUNT NOT-TO-EXCEED \$2,018,456; AND CONTRACT AWARD TO CORNER KEYSTONE CONSTRUCTION CORP. FOR FIRE STATION 31 TEMPORARY RELOCATION SITE IMPROVEMENTS FOR AN AMOUNT NOT-TO-EXCEED \$382,547.**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Find the contract proposed herein to Monet Construction Inc. to be categorically exempt under the California Environmental Quality Act (CEQA) pursuant to 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;
2. i) Accept the bid dated March 10, 2022, submitted by Monet Construction, Inc., in response to the plans and specifications for Fire Station 31 – Seismic Retrofit and Tenant Improvements project, ii) reject all other bids, and iii) authorize the City Manager to enter into a contract for an amount not-to-exceed \$2,018,456 which includes the base contract amount of \$1,755,178 and a contingency of \$263,278 to provide for any necessary change orders;
3. Find the contract proposed herein to Corner Keystone Construction Corp. to be categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Title 14, Chapter 3, Article 19, Section 15301, Class 1 - *Existing Facilities*, and Section 15304, Class 4 – *Minor Alterations to Land*, and that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances; and
4. i) Accept the bid dated March 10, 2022, submitted by Corner Keystone Construction Corp., in response to the plans and specifications for Fire Station 31 Seismic Retrofit – Temporary Relocation Site Improvements project, ii) reject all other bids, and iii)

authorize the City Manager to enter into a contract for an amount not-to-exceed \$382,547, which includes the base contract amount of \$347,770 and a contingency of \$34,777 to provide for any necessary change orders.

### **BACKGROUND:**

Constructed in 1960, Fire Station 31 is a two-story, approximately 8,563 square-foot building located at 135 South Fair Oaks Avenue. The station facility includes an adjacent, approximately 3,700 square-foot garage at 23 Center Court also known as the WickerCraft building. Since the station's initial construction, significant building code revisions and updates have been adopted, thus requiring structural retrofit of the fire station and the WickerCraft building. Additionally, as the most active of all City fire stations, Fire Station 31 is in need of tenant improvements to maintain basic operational standards for Fire Department staff.

The scope of work for the seismic retrofit of the two structures includes upgrading the existing lateral force resisting systems and connections to the roof and floor structures, as well as retrofitting foundation elements to support the installation of new steel moment frames. Finishes will need to be removed from floors and ceilings to provide access to anchorage points.

Tenant improvements for the station include architectural renovations to the kitchen, living room, restrooms, offices, and dorms. Scope of work includes but is not limited to, replacement of flooring, ceiling tiles, lighting, furniture, appliances and cabinetry; removal of office partition walls; new paint; re-roofing; new HVAC equipment; and minor electrical improvements to meet current Title 24 requirements.

In order to perform the retrofit and tenant improvement work at Fire Station 31, Fire Department staff will need to be temporarily relocated off-site for approximately ten months. A vacant lot at 95 Alessandro Place will be leased to accommodate the temporary trailers required for continued operations of the station and services to the community. The scope of work includes minor grading, asphalt paving, installation of temporary utilities, widening the existing concrete driveway, and installation of an automatic chain link sliding gate.

There are two proposed construction contracts in order to to complete Fire Station 31 and temporary site relocation improvements. Bids have been received for both construction contracts as summarized as follows:

### **BID ADVERTISEMENTS:**

#### **Fire Station 31: Contract for Seismic Retrofit and Tenant Improvements**

The Department of Public Works prepared plans and specifications in coordination with Black O'Dowd and Associates, Inc. (BOA) and Fire Department staff for the subject contract. In accordance with Section 4.08.070 of the Pasadena Municipal Code, bids were requested and received. On February 10, 2022, a Notice Inviting Bids was

published in the local paper and posted on PlanetBids. The posting generated notices to all vendors who have previously registered with the City for this particular commodity class. A total of 53 vendors downloaded the specifications, of which one vendor was local. A total of five bids were received by the bid opening date, none from local vendors.

Following advertising, bids were electronically received on March 10, 2022 and are as follows:

Bidder	Amount (\$)
1. Monet Construction, Inc., Tujunga	\$1,755,178
2. Cybertech Construction Company, Inc., Van Nuys	\$1,890,888
3. SS+K Construction, Inc., Woodland Hills	\$2,186,130
4. G2K Construction, Inc., Agoura Hills	\$2,788,888
5. Bedrock Group, Inc., La Canada	\$3,148,000
<b>Engineer's Estimate</b>	<b>\$2,000,000</b>

The lowest bid received is 12 percent lower than the Engineer's Estimate. The Engineer's Estimate was derived from escalated unit costs for materials as experienced on other similar projects in the past year given the pandemic. However, the bids received reflect pricing indicative of pre-pandemic time, which may be due to a competitive market and strengthening of the economy.

It is recommended that Monet Construction, Inc. be awarded the contract for this project as they are the lowest responsive and responsible bidder. Staff has confirmed the contractor's license, their Department of Industrial Relations status is in good standing, and they received favorable reference checks from other agencies.

This contract is partially funded by the Department of Homeland Security, Federal Emergency Management Agency (FEMA) under the Hazard Mitigation Grant Program (HMGP) and the American Rescue Plan Act (ARPA). Due to the use of federal funds, all the statutes, rules, and regulations including, but not limited to, the Code of Federal Regulations (CFR) will apply to this project. Consequently, the proposed contract with Monet Construction, Inc. contains provisions to fully comply with the prevailing wage requirements as determined by the U.S. Department of Labor, the Prevailing Wage Law (Senate Bill 7) per Resolution 9406 adopted by the City Council on December 14, 2014, and the Pasadena Living Wage Ordinance. In cases of discrepancies, the federal contract provisions shall prevail. In addition, the contract fully complies with the Competitive Bidding Ordinance.

The contractor has not indicated whether the award of this contract will result in new hires to the present work force. The project is subject to Title 2, Code of Federal Regulations Part 200, Section 321 entitled "Contracting with small and minority businesses (SBE and MBE), women's business enterprises (WBE), and labor surplus

area firms.” As such, the City encourages the participation of SBE/MBE/WBE and firms in labor surplus areas, as defined in 2 CFR 200.321.

Monet Construction, Inc. has previously performed work for the following City projects for a total contract amount of \$1,003,973: Fire Station 33 Renovations and Maintenance Repair; and Restroom Replacement at Grant Park.

The contract will be set up as follows:

Base Bid	\$ 1,755,178
Contingency Allowance	\$ <u>263,278</u>
Contract Not-to-Exceed Amount	\$ 2,018,456

A contingency of 15 percent is allocated to this contract given possible unforeseen conditions that may be encountered. It is anticipated construction will begin in July 2022 and be completed by April 2023.

### **Fire Station 31 – Contract for Temporary Relocation Site Improvements**

The Department of Public Works prepared plans and specifications in coordination Fire Department staff for the subject contract. In accordance with Section 4.08.070 of the Pasadena Municipal Code, bids were requested and received. On February 17, 2022, a Notice Inviting Bids was published in the local paper and posted on PlanetBids. The posting generated notices to all vendors who have previously registered with the City for this particular commodity class. A total of 36 vendors downloaded the specifications, of which two were local. A total of three bids were received by the bid opening date, none from local vendors.

Following advertising, bids were electronically received on March 10, 2022 and are as follows:

Bidder	Amount (\$)
1. Corner Keystone Construction Corporation, Walnut	\$347,770
2. Axiom Group, Los Angeles	\$452,795
3. All American Asphalt, Corona	\$1,157,180
<b>Engineer's Estimate</b>	<b>\$300,000</b>

The low bid received is 15% higher than the Engineer's Estimate.

It is recommended that Corner Keystone Construction Corp. be awarded the contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with Corner Keystone Construction Corp. 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 not indicated whether the award of this contract will result in new hires to the present work force.

Corner Keystone Construction Corp. has not previously performed work for the City. Staff has confirmed the contractor's license, their Department of Industrial Relations status is in good standing, and they received favorable reference checks from other agencies.

The contract will be set up as follows:

Base Bid	\$ 347,770
Contingency Allowance	\$ 34,777
Contract Not-to-Exceed Amount	\$ 382,547

A contingency of 10 percent is allocated to this contract given possible unforeseen conditions that may be encountered. It is anticipated construction will begin in May 2022 and be completed by July 2022.

#### **COUNCIL POLICY CONSIDERATION:**

Both contracts are consistent with the City Council's goal to improve, maintain, and enhance public facilities for civic governance and administration, public safety (police and fire), and comparable activities.

#### **ENVIRONMENTAL ANALYSIS:**

##### **Fire Station 31 - Seismic Retrofit and Tenant Improvements**

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 use. The proposed improvements constitute minor alterations to Fire Station 31 to support the existing operations of the station. There are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.

##### **Fire Station 31 – Temporary Relocation Site Improvements**

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, §15304, Class 4, Minor Alterations to Land. Class 4 exempts from environmental review minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy mature, scenic trees except for forestry and agricultural purposes. The proposed improvements constitute minor alterations in the condition of land and temporary use of

land. There are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.

**FISCAL IMPACT:**

**Fire Station 31 - Seismic Retrofit and Tenant Improvements**

The total cost of this contract including contingency is \$2,018,456 and the total cost of this action is not expected to exceed \$2,155,000. Funding for this action will be addressed by the utilization of existing budgeted appropriations in the *Fire Station 31 Seismic Retrofit* (71914) and *Fire Station Renovations and Improvements* (71911) and Capital Improvement Program projects. It is anticipated all costs will be expended in FY 2023.

The following table represents a project summary.

Base Bid	\$	1,755,178
Contingency	\$	263,278
Contract Administration/Inspection	\$	136,544
<b>Total Fiscal Impact</b>	<b>\$</b>	<b>2,155,000</b>



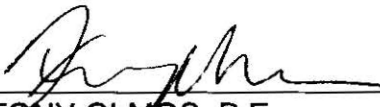
### Fire Station 31 – Temporary Relocation Site Improvements

The total cost of this contract including contingency is \$382,000 and the total cost of this action is not expected to exceed \$400,000. Funding for this action will be addressed by the utilization of existing budgeted appropriations in the *Fire Station 31 Seismic Retrofit* (71914) and *Fire Station Renovations and Improvements* (71911) projects. It is anticipated all costs will be expended in FY 2022.

The following table represents a project summary.

Base Bid	\$	347,770
Contingency	\$	34,777
Contract Administration/Inspection	\$	17,453
<b>Total Fiscal Impact</b>	<b>\$</b>	<b>400,000</b>

Respectfully submitted,



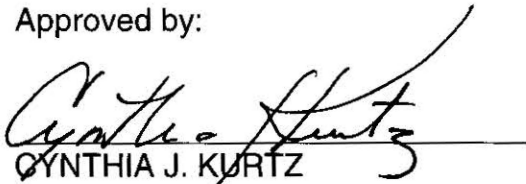
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