

Agenda Report

June 13, 2022

TO: Honorable Mayor and City Council

FROM: Department of Public Works

SUBJECT: CONTRACT AWARD TO CYBERTECH CONSTRUCTION COMPANY, INC. FOR FIRE STATION 38 RENOVATION AND SEISMIC RETROFIT FOR AN AMOUNT NOT-TO-EXCEED \$1,608,721

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) pursuant to Title 14, Chapter 3, Article 19, Section 15301, Class 1 - *Existing Facilities*, and 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 March 1, 2022, submitted by Cybertech Construction Company, Inc., in response to the plans and specifications for Fire Station 38 – Renovation and Seismic Retrofit project, ii) reject all other bids, and iii) authorize the City Manager to enter into a contract for an amount not-to-exceed \$1,608,721, which includes the base contract amount of \$1,398,888 and a contingency of \$209,833 to provide for any necessary change orders.

BACKGROUND:

Constructed in 1958, Fire Station 38 is a one-story, approximately 3,800-square-foot building located at 1150 Linda Vista Avenue. The station is heavily used, undersized, and has reached the end of its functional purpose. Per City's 2011 "Pasadena Fire Station Conditions Evaluation" report, this station was identified to be in need of rebuilding or renovations to resolve functional and operational deficiencies.

In May 2020, a Tier 3 structural analysis was performed in order to determine the level of general conformance with ASCE 41-17, Structural Performance Objectives for Existing Buildings for an essential facility (Risk Category IV). The study found Fire Station 38 did not meet the objectives recommended for essential facilities and structural retrofit and upgrades would be required.

The scope of work for this contract includes strengthening the wood shear walls and their foundations, reinforcing the roof sheathing, and installing additional bracing and anchors to non-structural essential components. Additionally, there will be extensive renovations to the kitchen, living room, restrooms, offices and dorms including, but not limited to, removal and replacement of flooring, ceiling tiles, lighting, furniture, appliances and cabinetry; converting the shared dorm space into individual dorms; ADA improvements; installing new HVAC equipment and IT infrastructure; performing electrical improvements that meet Title 24 requirements; and re-roofing.

The Department of Public Works prepared plans and specifications in coordination with 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 January 27, 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 118 vendors downloaded the specifications, of which seven were local. A total of ten bids were received by the bid opening date, including one from a local vendor.

Following advertising, bids were electronically received on March 1, 2022 and are as follows:

Bidder	Amount (\$)
1. Cybertech Construction Company, Inc., Van Nuys	\$1,398,888
2. SS+K Construction, Inc., Woodland Hills	\$1,413,231
3. Monet Construction, Inc., Tujunga	\$1,448,430
4. Loghmani & Associates Design Group, Inc., dba L.A. Design Group – WLA., Playa del Rey	\$1,560,000
5. RT Contractor Corp., Garden Grove	\$1,567,825
6. The Nazerian Group, Encino	\$1,594,123
7. Charles Pankow Builders, Ltd., Pasadena	\$1,749,499
8. New Creation Builders, Bellflower	\$1,869,272
9. Union Construction Company, Glendale	\$2,107,200
10. G2K Construction, Inc., Agoura Hills	\$2,198,000
Engineer's Estimate	\$1,500,000

It is recommended that Cybertech Construction Company, Inc. be awarded the contract for this project as they are the lowest responsive and responsible bidder. This contract is partially funded by ARPA and, therefore, all the statutes, rules, and regulations including, but not limited to, the Code of Federal Regulations (CFR), promulgated by the Federal Government and applicable to work financed in whole or in part with Federal funds will apply to this project. Consequently, the proposed contract with Cybertech Construction Company, 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. This contract is consistent with the City's goal to promote local business participation and its local hiring program. In accordance with Local Preference provisions of the contract, the contractor is encouraged to recruit Pasadena residents initially and to give them preference, if all other factors are equal, for any new positions generated from this contract.

Cybertech Construction Company, Inc. has previously performed work for the City on the Installation of Restroom Building – Desiderio Park and the Restroom Replacement at Victory Park projects for a total contract amount of \$1,931,653.24. Staff has confirmed the contractor's license and Department of Industrial Relations status is in good standing. The contractor received favorable reference checks from other agencies.

The contract will be set up as follows:

Base Bid	\$ 1,398,888
Contingency Allowance	\$ 209,833
Contract Not-to-Exceed Amount	\$ 1,608,721

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

COUNCIL POLICY CONSIDERATION:

This contract is 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:

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 38 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.

FISCAL IMPACT:

The total cost of this contract including contingency is \$1,608,721 and the total cost of this action will be \$1,698,721. Funding for this action will be addressed by the utilization of existing budgeted appropriations in the *Fire Station Renovations and Improvements* (71911) Capital Improvement Program project. It is anticipated all costs will be expended in FY 2023.

The following table represents a project summary.

Base Bid	\$	1,398,888
Contingency	\$	209,833
Contract Administration/Inspection	\$	90,000
Total Fiscal Impact	\$	1,698,721

Respectfully submitted,



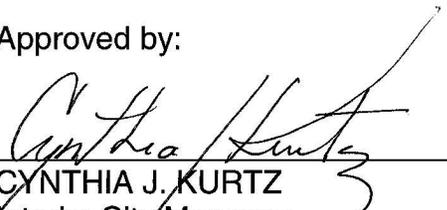
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