

Agenda Report

March 21, 2022

TO: Honorable Mayor and City Council

FROM: Department of Public Works

SUBJECT: CONTRACT AWARD TO AME BUILDERS, INC. DBA AME ROOFING FOR ALLENDALE LIBRARY ROOF REPLACEMENT AND RETROFIT FOR AN AMOUNT NOT-TO-EXCEED \$298,840

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 November 18, 2021, submitted by AME Builders, Inc. dba AME Roofing in response to the project plans and specifications for the Allendale Library Roof Replacement and Retrofit Project, ii) reject all other bids, and iii) authorize the City Manager to enter into a contract for an amount not-to-exceed \$298,840, which includes the base contract amount of \$259,860 and a contingency of \$38,980 to provide for any necessary change orders.

BACKGROUND:

Allendale Library is a one-story, 2,900-square-foot building located at 1130 South Marengo Avenue. In fiscal year (FY) 2021, the roof was scheduled to be replaced as part of the annual workplan out of the Building Maintenance FY 2021-2025 Capital Improvement Program. On April 22, 2021, a Notice Inviting Bids was published for the roof replacement scope. On May 11, 2021, bids were received and Best Contracting Services, Inc. was identified as the lowest responsible and responsive bidder. On May 25, 2021, the City Manager approved and authorized Public Works to execute a contract with Best Contracting Services, Inc. for a base bid amount of \$58,445 with a contingency of \$11,689, for a total contract amount of \$70,134.

In June 2021, prior to commencement of the roof replacement, a structural investigation of the building was completed. It was determined that the roof structure

required seismic retrofit work, including diaphragm strengthening and additional anchorage to the existing walls. After considering options, it was determined the retrofit work would need to be completed prior to installation of a new roof. Due to the increase in scope and Engineer's Estimate, the contract with Best Contracting Services, Inc. was not fully executed by the City and a new set of bid documents was developed to include both the roof retrofit and replacement.

The Department of Public Works Engineering Division prepared plans and specifications for the subject contract in coordination with staff from Public Works Building Systems and Fleet Management Division (BSFMD). Bids were requested and received in accordance with Section 4.08.070 of the Pasadena Municipal Code. On October 21, 2021, a Notice Inviting Bids was 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 37 vendors, of whom two were local vendors. A total of three bids were received by the bid opening date, none from local vendors.

Following advertising, bids were received on November 18, 2021 and are as follows:

Bidder	Amount (\$)
1. AME Builders, Inc. dba AME Roofing, Pomona	\$ 259,860
2. Best Contracting Services, Inc., Gardena	\$ 517,280
3. Bligh Roof Co. dba Bligh Pacific, Santa Fe Springs	Non-responsible

Engineer's Estimate	\$ 240,000
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Upon review of the bid proposals, the apparent low bid was deemed non-responsible, due to the bidder not possessing the required Class A General Engineering or Class B General Contracting license. The lowest responsive and responsible bid amount is within eight percent of the Engineer's Estimate of the project.

It is recommended that AME Builders, Inc. dba AME Roofing be awarded the contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with AME Builders, Inc. dba AME Roofing 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 two new hires to the present workforce. A Local Preference Provision to recruit Pasadena residents initially and give them preference, if all other factors are equal, for any new positions for this project was included in the project specifications.

AME Builders, Inc. dba AME Roofing has not previously performed work for the City of Pasadena. 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	\$	259,860
Contingency Allowance	\$	38,980
Contract "Not-to-Exceed" Amount	\$	298,840

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 June 2022 and be completed in September 2022. All work will be performed from the building's rooftop, with limited impact to operations of the library.

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 California Environmental Quality Act (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 Allendale Library to support the existing operations. 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 is \$298,840 and the total cost of this action will be \$333,840. Funding for this action will be addressed by the utilization of existing budgeted appropriations in the Building Maintenance FY 2021-2025 (71903) Capital Improvement Program project.

The following table represents a summary of the project.

Base Bid	\$	259,860
Contingency	\$	38,980
Contract Administration/Inspection	\$	35,000
Total Fiscal Impact	\$	333,840

Respectfully submitted,



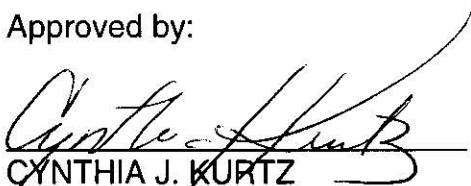
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