

Agenda Report

January 22, 2024

TO: Honorable Mayor and City Council
FROM: Water and Power Department
SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH BBS CONSTRUCTION INC. FOR LOCKER ROOM RENOVATIONS FOR AN AMOUNT NOT TO EXCEED \$1,811,250 FOR THE WATER AND POWER DEPARTMENT

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the proposed action is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines 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. Accept the bid dated October 9, 2023, submitted by BBS Construction, Inc. ("BBS") in response to the Specifications for "Water and Power Locker Room Renovation Project" for the Water and Power Department ("PWP"); and authorize the City Manager to enter into a contract with BBS for an amount not to exceed \$1,811,250 or a period of two years, whichever occurs first. The total contract amount includes the base contract amount of \$1,575,000 and a 15% contingency of \$236,250 to provide for any necessary change orders.

BACKGROUND:

This project provides for the renovation of the locker room building, which also includes restrooms and a transformer test lab, located at 311 W. Mountain Street, adjacent to PWP's Warehouse at the City Yards. The condition of the locker room and restroom has degraded throughout the years due to age and deterioration and is needed by PWP field personnel for the purposes of showering, changing uniforms, restroom breaks, and temporary storage of personal items.

The work to be done includes a remodel and renovation of approximately 1,800 square feet of the first floor and a subsection of the currently inaccessible second floor within the same building. This project will result in an upgrade of the locker room and restroom facility with modern environmentally friendly fixtures, improved lighting, energy

efficiency, security, better ventilation, and climate control. The design meets provisions of the Americans with Disabilities Act and includes provisions for a women's restroom, shower, and locker facilities which currently are only built for men.

On August 10, 2023, a Notice Inviting Bids for Specifications for the Water and Power Locker Room Renovation Project was published in the Pasadena Press and Pasadena Journal. The invitation was also published on OpenGov, which generated notices to all vendors previously registered with the City for this particular commodity class. A total of 81 vendors downloaded the Specification of which one was local. A total of seven bids were received by the bid due date, none from local firms. The responsive bid results are shown below in Table I.

Table I: Bid Results

Firm Name	Office Location	Total Bid Price
BBS Construction, Inc.	West Covina, CA	\$1,575,000
Monet Construction, Inc.	Tujunga, CA	\$1,685,000
J.A. Urban, Inc.	Monrovia, CA	\$1,688,000
MODAA, Inc.	Altadena, CA	\$1,892,928
CABD Construction, Inc.	Sun Valley, CA	\$1,975,000
PCN3, Inc.	Los Alamitos, CA	\$2,370,000
ARC Construction, Inc.	La Crescenta, CA	\$2,400,000

BBS was the lowest responsive and responsible bidder for this Specification. Therefore, staff recommends that the City Council authorize the City Manager to enter into a contract with BBS for an amount not to exceed \$1,811,250 or a period of two years, whichever occurs first.

The recommended total not-to-exceed amount is derived from the base amount of \$1,575,000 and a contingency of \$236,250 to provide for any necessary change orders. The total bid price was developed based on the lump sum pricing submitted by BBS in their bid. The actual payments will be based on the vendor's satisfactory performance. BBS has not been awarded any previous contracts or purchase orders with the City.

The proposed contract complies with the Competitive Bidding and Purchasing Ordinance pursuant to Pasadena Municipal Code Chapter 4.08 and the rules and regulations promulgated thereunder.

COUNCIL POLICY CONSIDERATION:

The proposed contract is consistent with the City Council's Strategic Planning Goals to: (i) Improve, maintain, and enhance public facilities and infrastructure; and, (ii) Ensure public safety.

ENVIRONMENTAL ANALYSIS:

The project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities). The Class 1 categorical exemption covers the repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use. The proposed contract would provide for improvements to reduce energy and water consumption from the existing public facility, but not expand the use of the property. 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 action will be \$1,811,250, which includes the base contract amount of \$1,575,000 and a 15% contingency of \$236,250 to provide for any necessary change orders. Funding for this action will be addressed by using existing appropriations in the Power and Water Capital Funds 411 and 412, Water and Power Facilities Modernization CIPs 03175 and 01056. It is anticipated that approximately \$1,200,000 will be spent during fiscal year 2024. The remaining amount will be spent during fiscal year 2025. There is no anticipated impact to other operational programs as a result of this action. See Table II below for a contract and fund summary.

Table II: Contract and Fund Summary

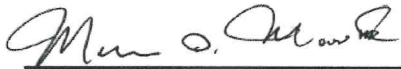
	<u>Amount</u>
<u>Contract Expenditures</u>	
Base Amount	\$1,575,000
Contingency (15%)	\$236,250
Total Not-to-Exceed Contract Amount	<u>\$1,811,250</u>
<u>Fund Expenditures</u>	
Power CIP 03175	\$1,177,313
Water CIP 01056	\$633,937
Total Not-to-Exceed Amount	<u>\$1,811,250</u>

Respectfully submitted,

 for

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General Manager
Water and Power Department

Prepared by:



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Water and Power Department

Approved by:



MIGUEL MARQUEZ
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