

# Agenda Report

TO: CITY COUNCIL

DATE: December 4, 2000

FROM: City Manager

SUBJECT: Award of contract to Morillo Construction for the construction of New Fire Station 34 for an amount not to exceed \$2,660,312.

## RECOMMENDATION:

1. It is recommended that the City Council: i) accept the bid, dated November 28, submitted by Morillo Construction; ii) reject all other bids, and; iii) authorize the City Manager to enter into a contract with Morillo Construction for an amount not to exceed \$2,660,312.
2. Recognize and appropriate \$100,974 from the Federal Emergency Management Agency under the Hazard Mitigation Grant Program (HMGP) to account number 71813.
3. Recognize and appropriate funds in the amount of \$269,338 from the recent sale of old Fire Station 34 to account number 71813.

## BACKGROUND:

"Old" Fire Station #34, at 541 South Oak Knoll, was built in 1917 of unreinforced masonry. A structural engineering firm hired by the City in 1983 to evaluate the condition of all City facilities determined that the cost of strengthening the structure to Division 68 standards, the prevailing standards of that time, would have been prohibitive. Standards are more restrictive today. "Old" Fire Station #34 was a three-bay station, but was functionally obsolete due to its narrow doorways, construction and location of a major thoroughfare.

The Whittier Narrows earthquake on October 1, 1987, and the resulting strong aftershocks and continuing tremors weakened the structure further. By mid-1988, the City and Caltech had met several times to discuss the feasibility of relocating Fire Station #34 to land owned by Caltech. A proposed site was designated on their Master Plan and approved by the City. Subsequently, a ground lease for project development at the designated site was executed between the City and Caltech in 1998, per contract no. 16,343.

As coordinated with the Governor's Office of Emergency Services by the City in 1998, FEMA determined that this replacement project is eligible for the Hazard Mitigation Grant Project (HMGP). Locally, this grant is administered by the Governor's Office of Emergency Services. Upon their review of the project, it was determined that the total amount eligible for HMGP funding is \$100,974.

Upon completion of City's review, the project was presented to Caltech's Board of Trustees for approval. The approval was granted. Subsequently, the Conditional Use Permit (CUP) and Design Commission approval was granted. After a detailed budget evaluation, the City authorized the architect to proceed with the development of the construction document for the project. This effort was concluded in August 2000. The base bid scope of work is essentially the same as the scope of work approved by Caltech, Design Commission and Fire Department as limited by the initially available funding.

Bids received on September 25, 2000 were rejected on October 6, 2000 based on staff recommendation.

The project was re-advertised in the Pasadena Weekly on November 18, 2000. In addition, it was published in two trade publications namely, Construction Market Data and F.W. Dodge (McGraw Hill).

Seven bids were received on November 28, 2000. Noted below is the bid summary:

Bidder	Base Bid	City's Budget for Base Bid	Architects Base Bid Estimate
Morillo Construction	\$2,345,000.00	\$2,290,000.00	\$2,353,163.00
DKS Contracting & Engineering, Inc.	\$2,366,000.00	\$2,290,000.00	\$2,353,163.00
Tri Span, Inc.	\$2,372,971.00	\$2,290,000.00	\$2,353,163.00
G-2000 Construction Inc.	\$2,440,000.00	\$2,290,000.00	\$2,353,163.00
Hayward Construction Company	\$2,540,000.00	\$2,290,000.00	\$2,353,163.00
Wang Milestone Construction, Inc.	\$2,831,000.00	\$2,290,000.00	\$2,353,163.00
Begl Construction Co., Inc.	Not Responsive		

- Base bid scope of work is essentially scope of work approved by Caltech and Design Commission.

Subsequent to the bid opening, staff determined that Begl Construction did not meet the mandatory experience requirement and is therefore non-responsive to the requirements of the City's specification.

It is recommended that the bid of Morillo Construction be accepted and awarded the contract for this project as they are the qualified, lowest responsive and responsible bidder for base bid.

Gonzalez/Goodale Architects has also advised the City of their recent positive working experience with Morillo Construction.

Morillo Construction is a Pasadena based firm and has a work force of 17 employees. The award of this contract could result in 13 new hires to the contractors present permanent work force.

The contract for this project will be set up as follows:

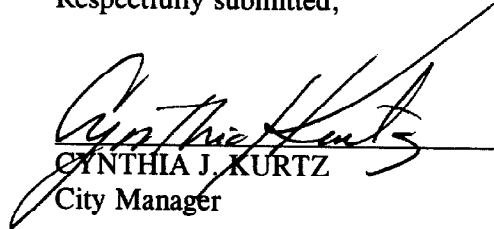
\$2,290,000.00	Base Bid Budget
\$ 100,974.00	FEMA Funding
\$ 269,338.00	Sale of Old Fire Station 34
\$2,660,312.00	Total Available Budget
<del>-\$2,345,000.00</del>	Qualified, Lowest and Responsive Contractors Base Bid Price
\$ 315,312.00	Available Contingency @ 11.8%

Subject to City Council's approval of staff recommendation, construction of this project will begin no later than January 2001 with completion in January 2002. The proposed contract fully complies with the competitive bidding and Affirmative Action Ordinances.

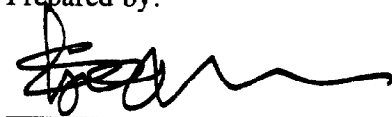
FISCAL IMPACT:

Upon approval of the recommended appropriations, funds for this project will be available in account number 71813.

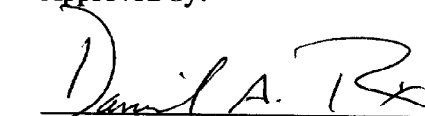
Respectfully submitted,

  
 CYNTHIA J. KURTZ  
 City Manager

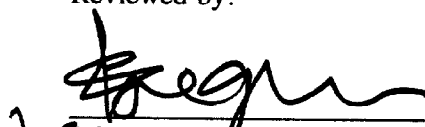
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