

# Agenda Report

**TO:** CITY COUNCIL **DATE:** MARCH 29, 2004  
**FROM:** CITY MANAGER  
**THROUGH:** FINANCE COMMITTEE  
**SUBJECT:** AWARD OF CONSTRUCTION CONTRACT TO HANAN CONSTRUCTION COMPANY, INCORPORATED, FOR THE CONSTRUCTION OF A NEW INDOOR FIRING RANGE FOR AN AMOUNT NOT TO EXCEED \$1,994,362

## **RECOMMENDATIONS:**

It is recommended that the City Council:

- 1) Approve a journal voucher recognizing \$450,000 from the unencumbered Public Safety Augmentation Fund balance (#202), and appropriating it to the Indoor Firing Range at Eaton Capital Improvement Program project (account 71139).
- 2) Approve a journal voucher transferring \$100,000 from the East Pasadena Sub-Station program budget (account number 8114 -101- 403160), to the Indoor Firing Range at Eaton Canyon CIP project (account 71139).
- 3) Approve a journal voucher transferring \$77,000 from the Asset Forfeiture (account number 8114 -207- 401500) to the Indoor Firing Range at Eaton Canyon CIP project (account 71139).
- 4) Recognize and appropriate \$20,100 from Charter Capital Fund to account number 71139, Indoor Firing Range
- 5) Accept the bid, dated February 18, 2004, submitted by Hanan Construction Company, Incorporated, and reject all other bids.
- 6) Authorize the City Manager to enter into a contract with Hanan Construction Company, Incorporated, in an amount not to exceed \$1,994,362 for the construction of a new Indoor Firing Range.

**BACKGROUND:**

Since 1927, the Police Department has operated an outdoor firing range on the City-owned 19.5-acre property in Eaton Canyon. Over the past ten years, gunfire noise, containment of stray bullets, and a July 2000 fire started by a stray bullet entering dry grass prompted City officials to consider mitigation efforts.

In March 2001, the City Council authorized staff to proceed with the analysis and design of an indoor/outdoor firing range at the Eaton Canyon site. In April 2001, the City retained Veneklausen Associates, an acoustical engineering firm, to conduct sound studies in the vicinity of the current firing range. Their findings, presented in June 2001, recommended that the best solution to the gunfire noise, bullet containment, and fire hazard would be to build an indoor firing range. In order to implement this recommendation, the City Council directed staff to proceed and complete work regarding the analysis and design of an indoor firing range in August 2001.

The initial study work has been completed and the Zoning Hearing Officer approved Conditional Use Permit #4067 to allow the range to be built on the proposed site. Subsequently, the City hired Kramer One Architecture and Planning in May 2003, to prepare architectural design and contract documents for the project. This work has been completed and the project received advisory Design Commission approval in October 2003. Leading to this meeting, staff has updated as well as received input from the neighbors via the Range Action Committee meeting regarding project issues such as height, aesthetics, and environmental issues. The project design and the mitigation measures have been developed in response to these issues.

Staff advertised the Invitation to Bid in the Pasadena Star News on January 29, 2004, and posted it on the City Website to solicit bids. The prospective bidders picked up a total of twenty bid packages, and six bids were received on Wednesday, February 18, 2004. Noted below is the bid summary along with the scope of deductive bid alternates work due to the project's operational requirements and fiscal constraints. The six bid alternates are as follows:

1. Exterior canopy system, concrete bench and concrete sidewalk connecting new building with existing.
2. Add decorative masonry work at south and west elevations.
3. Provide gravel in lieu of unpaved ground surfaces within the project boundary.
4. Add acoustical insulation, acoustical wall panels and painting of two storage rooms.
5. Add communication system.
6. Add shooting target system.

Staff has chosen not to include Bid Deductive Alternate #6 because of the contractor's price. Staff believes it can be purchased and installed outside of this contract at a substantially lower price. The justification for transferring funds from the East Pasadena substation to this project is the project's location in East Pasadena. The immediate public benefit of the enclosed range is to enhance quality of life by reducing noise and fire hazard potential for the adjacent neighbors. Similarly, the funds transferred from the asset

forfeiture account to this project will be legitimately used to buy technology-related components of the project such as communication equipment and target systems. Lastly, the twenty thousand, one hundred dollars appropriation was not anticipated in the project budget. Based upon the advisory recommendation of the Design Commission, this cost would provide for textured masonry block at portions of the building exterior and modifying the design of the front canopy to make it more visually interesting.

The project construction is scheduled to begin in April 2004, and completion is scheduled for October 2004.

CONTRACTOR	TOTAL BASE BID	DEDUCTIVE ALTERNATE #1	DEDUCTIVE ALTERNATE #2	DEDUCTIVE ALTERNATE #3	DEDUCTIVE ALTERNATE #4	DEDUCTIVE ALTERNATE #5	DEDUCTIVE ALTERNATE #6
HANAN CONST 1047 WATERLOO ST, LOS ANGELES, CA	<b>1,940,000.00</b>	9,000.00	10,000.00	5,000.00	8,000.00	12,000.00	65,000.00
GONZALES CONST 19531 VENTURA BLVD, TARZANA CA	<b>1,985,000.00</b>	21,000.00	15,700.00	10,000.00	33,560.00	13,375.00	21,400.00
SBS CORP 30851 AGOURA RD AGOURA HILLS, CA	<b>2,185,451.00</b>	7,670.00	5,546.00	4,000.00	2,056.00	19,470.00	25,252.00
T.L.D. CONST 220 S KENWOOD, GLENDALE, CA	<b>2,227,000.00</b>	23,600.00	12,500.00	11,000.00	49,000.00	27,000.00	22,000.00
MORILLO CONST 1242 E COLORADO BLVD PASADENA, CA	<b>2,323,000.00</b>	16,000.00	11,000.00	25,000.00	48,000.00	13,000.00	21,000.00
G-2000 CONST 28306 DRIVER AVE AGOURA HILLS, CA	<b>2,753,000.00</b>	20,000.00	15,000.00	15,000.00	8,000.00	12,000.00	25,000.00

It is recommended that Hanan Construction Company, Incorporated, be awarded the contract for the construction of the new Indoor Firing Range for an amount not to exceed \$1,994,362 as they are the lowest, qualified and responsive bidder. Hanan Construction has been in business for five years and has experience working with local government and school districts.


The contract for this project will be as follows:

Total Base Bid	\$1,940,000
Deduct Bid Alternate #6	<u>-65,000</u>
Base Contract Amount	\$1,875,000 (includes bid alternates one through five)
Contingency (6.36%)	<u>119,362</u>
<b>Total</b>	<b>\$1,994,362</b>


**FISCAL IMPACT:**

After approval of the recommended journal vouchers, sufficient funds will be available for this contract in the Indoor Firing Range at Eaton Canyon project budget. Any funds remaining after project completion will be used to pay back the Charter Capital Fund amount of \$20,100, and secondly repay East Pasadena Substation Budget.

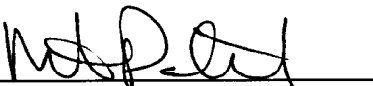
Respectfully submitted,

  
CYNTHIA J. KURTZ  
City Manager

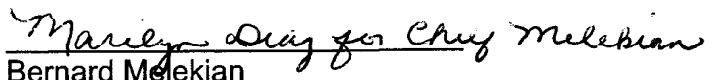
Prepared by:

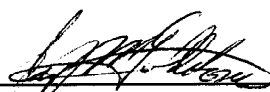
  
Segun Abegunrin  
City Architect (Acting)  
Department of Public Works

Approved by:

  
Martin Pastucha, Director  
Department of Public Works

Concurrence:

  
Bernard Melikian  
Police Chief

  
Jay M. Goldstone, Director  
Department of Finance