

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Hugh R. Riley, Assistant City Manager 
By: Jessica Sandifer, Management Analyst 

DATE: January 6, 2010 (CC Meeting of 1/19/11)

SUBJECT: Consider Award of Bids for the Ruben Castro Human Services Center

BACKGROUND

On January 19, 2004 the City Council awarded a contract to HMC Architects (HMC) for preparation of conceptual site and building design for the Ruben Castro Human Services Center (RCHSC). After the completion of these services, an agreement was awarded to HMC to complete the total design of the building.

On February 26, 2008, the Planning Commission recommended conditional approval of Commercial Planned Development Permit No. 2007-02 to the City Council. On May 21, 2008, the City Council approved Commercial Planned Development Permit No. 2007-02 with certain conditions.

The RCHSC project consists of two buildings totaling approximately 25,000 square feet. They will house non-emergency medical dental services, educational uses, and charitable services such as Catholic Charities and First 5 – Neighborhoods for Learning. Staff has also negotiated a lease with the County for the medical building and additional space for the County Human Services Agency. The RCHSC will also contain a public art component, which will be approved by the City Council at a later date.

The design work and construction plans were completed by HMC and on May 19, 2010, the City Council authorized staff to advertise for construction bids subject to the City's receipt of signed Memorandums of Understanding (MOU) from the County of Ventura and other project tenants, Catholic Charities, First 5 NfL and Interface Children and Family Services. On August 10, 2010 the City Council amended the action to allow staff to solicit construction bids, while still finalizing the MOU's.

On January 16, 2008, the City Council authorized using the Multiple Prime Construction Management method. Using this method, the City is taking the role of General Contractor, while hiring prime contractors to perform the different trade components of the work. For the RCHSC, initially the work was split into 16 trade packages; however, due to the limited amount of work associated with trade package #7 (Rough Carpentry), the decision was made to combine that package with trade package #12 (Finishes), leaving 15 total trade packages.

DISCUSSION

A notice inviting bids for the construction of the Ruben Castro Human Services Center was published on September 21, 2010 and September 28, 2010. A mandatory job walk was held on September 28, 2010 and October 5, 2010. A total of 75 contractors attended both job walks. Thirty-five bids for all 15 trade packages were received by the due date of October 21, 2010. The results are listed below, with the low bids highlighted in bold.

#1 – Survey: No bids received

This scope of work will be performed by the Construction Manager, Barnhart Balfour Beatty, as an Amendment to their contract.

#2 – Grading and Paving

Damar Construction, Inc.	\$411,431.00
J&H Paving	\$673,738.00
United Paving	\$665,950.00

#3 - Landscape and Irrigation

American Landscape, Inc.	\$142,013.00
Pierre Sprinkler	\$118,500.00
Plowboy Landscape	\$192,454.00

#4 – Site Utilities and Building Plumbing

HPS	\$842,956.00
J&H Plumbing	\$975,743.00
Precision Plumbing	\$767,223.00

#5 – Concrete, CMU and Site Furnishings

Castaneda Construction	\$2,439,164.00
Santa Clarita	\$1,669,000.00

#6 – Structural Steel, Miscellaneous Metals, Metal Decking, Fences and Gates

Steelcon	\$1,101,575.00
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#7 – Rough Carpentry

Combined with Bid Package #12

#8.– Finish Carpentry, Casework		
DJ Kelly Enterprises		\$210,829.00
K&Z Cabinets		\$153,700.00
Lozano Casework		\$186,241.00
Stolo Cabinets		\$173,000.00
#9 – Roofing		
Best Contracting		\$343,161.00
Channel Islands Roofing		\$446,988.00
#10 – Sheet Metal Roofing		
Best Contracting		\$96,385.00
Merit Sheetmetal		\$44,900.00
#11 – Glass and Glazing, Aluminum Frames, Storefronts		
Best Contracting		\$253,800.00
Center Glass		\$198,000.00
Santa Barbara Glass		\$219,850.00
#12 - Finishes		
Frye Construction		\$2,249,300.00
SDI – Standard Drywall, Inc.		\$2,175,000.00
#13 - Flooring		
Reliable Floor Covering		\$332,960.00
#14 - Specialties		
DJ Kelly Enterprises		\$105,622.00
J. Pence Building Specialties		\$60,304.00
#15 – HVAC and Fire Sprinkler		
Environmental Air		\$753,000.00
Smith Electric		\$609,898.00 (bid withdrawn)
United Mechanical		\$807,000.00
VACCO		\$801,222.00
#16 - Electrical		
CSI Electric		\$1,376,850.00
RDM Electric		\$980,500.00
Taft Electric		\$899,000.00

The low bidder for bid package #15, Smith Electric, withdrew their bid because the fire sprinkler subcontractor they listed has determined that they can not perform the work for the amount quoted in the bid and the resulting gap was too much for Smith to absorb.

Their withdrawal letter is attached to this report. The City's construction manager evaluated each proposal based on their completeness and cost. Two packages received only one bid: package # 6 (Structural Steel etc.) and package # 13 (flooring). No bid protests were received due to receiving only one bid and the City's construction manager feels that the bids are in keeping with the scope of the work of each package. In keeping with these recommendations, the responsible low bidders are:

Package #1 – No bid received, estimated amount	\$60,000.00
Package #2 – Damar Construction	\$411,431.00
Package # 3 – Pierre Sprinkler	\$118,500.00
Package # 4 – Precision Plumbing	\$767,223.00
Package #5 – Santa Clarita Concrete	\$1,669,000.00
Package #6 – Steelcon	\$1,101,500.00
Package #8 – K&Z Cabinets	\$153,700.00
Package #9 – Best Roofing	\$343,161.00
Package #10 – Merit Sheet Metal	\$44,900.00
Package #11 – Center Glass Company	\$198,000.00
Package #12 – SDI – Standard Drywall, Inc.	\$2,175,000.00
Package #13 – Reliable Floor Covering	\$332,960.00
Package #14 – John Pence Building Specialties	\$60,304.00
Package #15 – Environmental Heating and Air	\$753,000.00
Package #16 – Taft Electric	\$899,000.00

Total all bid packages **\$9,087,754.00**

The City obtained two construction estimates from its construction management firm that placed a high estimate and low estimate on constructions costs, including 10% project contingency, at \$11,851,000 on March 10, 2009 and \$10,439,000 on September 16, 2009. As hoped, the favorable bidding climate resulted in bids coming in under estimates. Furthermore, it has been determined that all bidders possess the necessary qualifications, resources, and experience to perform the work.

FISCAL IMPACT

The total costs for land acquisition, design, engineering, construction management and materials testing and inspection for the project are estimated to be \$3,641,684.00. The total cost to construct the building per bids is \$9,087,754.00 plus a 10% contingency of \$908,775 for a total cost of \$9,996,529. Permit fees and Art in Public Places expenses will total \$440,683. The total project costs are expected to be \$14,078,896.

Approximately \$1,772,381 of Community Development Block Grant (CDBG) Funding has been used to pay for land acquisition and architect and engineering services. The remaining \$12,240,488 of project costs are proposed to be paid from MRA 2006 Tax Allocation Bond (TAB) Proceeds Fund (2905) and a loan from the Special Projects Fund (4004) up to an amount of \$2,700,000.

Staff has budgeted \$9,198,125 in MRA 2006 TAB Proceeds Fund (2905) in fiscal year 2010/11 for remaining soft costs and construction of the building. In addition to the loan from the special projects fund, mentioned above, the Redevelopment Agency Board was asked to approve an additional appropriation of \$495,000 in order to use all the available MRA 2006 TAB Proceeds Funds for the project.

At project completion, the County of Ventura will be purchasing Building A for a purchase price based on actual costs up to \$5,600,000, which will cover the costs to construct Building A, 40% of the site improvements and pay for 40% of the construction management costs associated with that portion of the building. The current actual cost to construct Building A, based on the bids is \$5,340,895. If change orders occur to the County portion of the work, there are enough additional County funds to cover these costs. The County funds will be held in a special escrow account. A separate item is being brought to Council regarding a loan from the City's Special Projects fund to cover approximately \$2,700,000 in costs for Building A that exceed the funds available in the MRA 2006 TAB Proceeds Fund. Once Building A is completed the County will pay the City the actual costs to construct the building, up to \$5,600,000, at which time the Special Projects fund and the MRA 2006 TAB Proceeds fund would be paid back. A summary of the project costs and funding sources is noted below:

<u>Line Items</u>	<u>Project Costs</u>	<u>Funding Sources</u>
Land/Design/Engineering/Construction Management	\$ 3,641,684.00	
Building Construction	\$ 9,996,529.00	
Permit Fees	\$ 301,741.00	
Art in Public Places	\$ 138,943.00	
<u>Funds</u>		
CDBG		\$ 1,772,381.00
FY 2010/11 MRA 2006 TABS Proceed (Fund 2905)*		\$ 6,965,620.00
Purchase of Building A by County		\$ 5,340,895.00
	\$ 14,078,896.00	\$14,078,896.00

**represents actual costs of project to MRA 2006 TAB Proceeds Fund 2905, after payback by County.*

In the event that additional funds are needed for unforeseen additional costs outside the 10% contingency funds allocated to each bid package, a contingency of \$183,000 has been included in the loan from the Special Projects Fund. These additional funds, would also be paid back when the County purchases Building A or with MRA 2006 TAB Proceeds Fund (2905), whichever is appropriate.

STAFF RECOMMENDATION

- 1) Award bid for fifteen trade packages as outlined in the agenda report, and authorize execution of the Agreements by the City Manager, subject to final language approval by the City Manager and City Attorney; and

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2) Authorize City Manager to approve change orders for each bid package up to the 10% contingency amount noted in each Agreement.

Attachments – Bid Withdrawal Letter from Smith Electric
Trade Contractor Agreements
(see attached list)

ATTACHMENT LISTING

All listed attachments have been provided to the City Council under separate cover.

Attachment 1 – Smith Electric – Bid Withdrawal Letter

TRADE CONTRACTOR AGREEMENTS

- Attachment 2 – Agreement - Damar Construction, Inc.
- Attachment 3 – Agreement – Pierre Sprinkler and Landscape
- Attachment 4 – Agreement – Precision Plumbing Mechanical
- Attachment 5 – Agreement – Santa Clarita Concrete
- Attachment 6 – Agreement – Steelcon, Inc.
- Attachment 7 – Agreement – K&Z Cabinet Company, Inc.
- Attachment 8 – Agreement – Best Contracting Services, Inc.
- Attachment 9 – Agreement – Merit Metal Products, Inc.
- Attachment 10 – Agreement – Center Glass Company No. 9
- Attachment 11 – Agreement – Standard Drywall, Inc.
- Attachment 12 – Agreement – Reliable Floor Covering, Inc.
- Attachment 13 – Agreement – John Pence Building Specialties, Inc.
- Attachment 14 – Agreement – Environmental Heating and Air Conditioning, Inc.
- Attachment 15 – Agreement – Taft Electric Company