



## Legislation Text

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**File #:** 19-0120, **Version:** 1

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**TO:**

Honorable Mayor and Members of the City Council

**THROUGH:**

Bruce Moe, City Manager

**FROM:**

Stephanie Katsouleas, Public Works Director  
Prem Kumar, City Engineer  
Mamerto Estepa Jr., Associate Civil Engineer

**SUBJECT:**

Award a Construction Contract to R Dependable Const, Inc. for the City Hall Restrooms Improvement Project for \$285,000; Authorize the City Manager to Approve Additional Work, if Necessary, not to Exceed \$42,750; and Approve the Plans and Specifications for the Project (Public Works Director Katsouleas).

**ADOPT RESOLUTION NO. 19-0030**

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**RECOMMENDATION:**

Staff recommends the City Council adopt Resolution No. 19-0030:

1. Awarding a construction contract to R Dependable Const, Inc. for \$285,000 and authorizing the City Manager to execute the contract;
2. Authorizing the City Manager to approve additional work, if necessary, for up to \$42,750 (15% contingency); and
3. Approving the plans and specifications for the City Hall Restrooms Improvements Project.

**FISCAL IMPLICATIONS:**

This project is funded in the Capital Improvement Program utilizing the existing budget of \$352,750 from the City Hall Restrooms Remodel fund. The Budget and Expenditure summary report is attached.

**BACKGROUND:**

Manhattan Beach City Hall was constructed in the early 1970s and has effectively served the needs of the community for decades. While the facility has undergone several improvements over the years to ensure public access, more remains to be done. One such improvement needed is to upgrade the public restrooms located in City Hall, which includes two restrooms adjacent to the City Council Chambers on the lower level and two restrooms near the City Hall receptionist desk on the upper level.

Currently, none of the public restrooms at City Hall meet current Americans with Disabilities Act (ADA) standards. The two-door entrances are hard to navigate for persons with disabilities and the

stalls themselves are substandard to effectively accommodate wheelchairs and other ADA space needs. By upgrading these restrooms, the project will achieve the City's goal of providing ADA-accessible facilities for all of its patrons.

The project includes:

- Demolition and reconstruction of all four of the restrooms to meet ADA accessible standards, which due to space constraints, requires that they be single-occupancy facilities; and
- Construction of a single-occupancy employee shower room to accommodate the overflow of staff who use their lunch hours to work out and participate in the active lifestyle opportunities our location and weather provide employees.

Due to how the existing plumbing was installed and integrated between all four restrooms, the public restrooms on both levels will be simultaneously out of service to the public during construction. Alternative accommodations will be provided to the public while the project is under construction.

Lastly, due to the disruptions this project would cause on employees and the public, construction activities will occur after hours on evenings and weekends, with extended hours available to expedite the project to completion. Provisions will be in place to maintain security within City Hall during construction, and identification for all contractor personnel working on-site will be on file prior to commencement of work. It is anticipated that the project will be completed within four (4) months barring any unforeseen circumstances.

#### **DISCUSSION:**

Bids for the City Hall Restrooms Improvements were solicited on a competitive basis in accordance with the provisions of the California Public Contract Code. The project was advertised for bid in the City's publisher of record (*The Beach Reporter*), in several construction industry publications, and was listed on the City's website and BidSync (online service that connects vendors, suppliers and contractors to government procurement opportunities). In addition, an e-mail notification for the project was sent to the contractors listed on the City's database (over 60 contractors). A total of five (5) competitive bids were received and opened on January 14, 2019. The Bid results for the Total Bid Price are as follows:

<b><u>Contractor</u></b>	<b><u>Total Bid Price</u></b>
R Dependable Const Inc. (San Bernardino, CA)	\$285,000
La La Land Development Inc. (La Palma, CA)	\$300,000
Meyers Construction Company (Long Beach, CA)	\$354,940
CTG Construction Inc. (Wilmington, CA)	\$355,360
Minako America Corporation dba Minco Construction (Gardena, CA)	\$754,920

Staff reviewed R Dependable Const's contractor license and found it to be in order. Additionally, references indicate that R Dependable Const has the knowledge and capability to complete the work in a timely and acceptable manner. Furthermore, after analyzing all bid packets, R Dependable Const's submitted bid package was complete, accurate and contained no arithmetical errors.

Therefore, staff recommends that City Council authorize the City Manager to execute a construction

contract with R Dependable Const for \$285,000 and approve additional work, if necessary, for up to \$42,750 (15% contingency) for unforeseen conditions. The higher contingency is recommended because walls currently block much of the planned plumbing work. The current project plans were prepared based on previous old record drawings, with no assurance that the original plumbing work was constructed exactly per those plans. Construction is anticipated to start in May 2019 and be substantially completed by September 2019.

**PUBLIC OUTREACH/INTEREST:**

Because this project is primarily an interior tenant improvement necessary to provide ADA accessibility to the public restrooms at City Hall, public outreach will primarily include signage during construction that redirects the public to use the employee restrooms located on the lower level.

**ENVIRONMENTAL REVIEW:**

The City has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Categorical Exemption pursuant to Section 15301 (repair and maintenance of existing facilities, involving negligible or no expansion of use) of the State CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles County Clerk's Office for the Project.

**LEGAL REVIEW:**

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

**ATTACHMENTS:**

1. Resolution No. 19-0030
2. Agreement - R Dependable Const Inc.
3. Bid Proposal
4. Plans and Specifications (Web-Link Provided)
5. Budget and Expenditure Summary