



## Legislation Text

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**File #:** 18-0462, **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:**

Resolution No. 18-0144 Awarding a Construction Contract to Meyers Construction Company for Public Works Facility Building "A" - Office Area Project for \$399,735; Authorizing a Construction Contingency of \$59,960 (15%); and Resolution No. 18-0145 Approving Amendment No. 2 for \$24,450 with Gillis & Panichapan Architects, Inc. for Construction Support Services (Public Works Director Katsouleas).

**ADOPT RESOLUTION NOS. 18-0144 AND 18-0145**

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**RECOMMENDATION:**

Staff recommends the City Council adopt Resolution Nos. 18-0144 and 18-0145:

1. Awarding a construction contract to Meyers Construction Company for \$399,735;
2. Authorizing the City Manager to execute the construction contract and to approve additional work, if necessary, for up to \$59,960 (15% contingency);
3. Approving the plans and specifications for Public Works Building "A" - Office Area; and
4. Authorizing the City Manager to approve and execute Amendment No. 2 to the existing professional design services agreement with Gillis & Panichapan Architects, Inc. (GPA) for \$24,450 for design support services during construction.

**FISCAL IMPLICATIONS:**

This project is funded in the Capital Improvement Program utilizing the existing budgets of \$347,313 from Engineering Division Space Planning and \$180,632 from Facility Improvements. The Budget and Expenditure summary report is included as an attachment.

**BACKGROUND:**

The Engineering Division staff was relocated from City Hall to the Public Works Building "A" in 2013. The Building "A" office space was previously occupied by the Utilities Division personnel, who were relocated to the Administration building to make room for the engineers in 2013. Although adequate for the functions of the Utilities Division, the layout of Building "A" is not functional to meet the needs of the Engineering Division staff. The interior of the building is segmented into a series of small

rooms, wasted hallway space, and unusable nooks. Many of the small rooms are too large for one person, but too small for the two or three people that now occupy them since adding four engineers. There is no available space for laying out and reviewing plans, or for storage of engineering/architectural plans and related documents. In addition to the space and layout constraints, the HVAC system is very old, corroded, and no longer functions adequately. It has been supplemented with two additional refurbished portable window units that do not provide adequate ventilation, resulting in the office being too hot or too cold to function in a professional office environment. The building also contains mold and lead based paint, which have been identified as abatement issues as part of the construction project.

The proposed plan for this much needed tenant improvement calls for an open layout that provides professional space for the City's engineers, inspectors and support staff, open areas for plan review, an office for the City Engineer, a conference room, an area for relevant documents storage, two restrooms and a small break room.

This project was originally advertised for construction bid solicitation this past summer, with six (6) bids received on July 26, 2018. The apparent lowest bidder was determined to be non-responsive because the bid submitted did not disclose/list subcontractors whose work was expected to be in excess of 0.5% of the contractor's total bid, which is a violation of Public Contract Code Section 4104 (b). The second lowest bidder was also deemed to be non-responsive because the bid was submitted after the bid closing time. The third lowest bidder was eventually determined to be the highest bid after correcting for a mathematical error on the bid document. The remaining three (3) bids were all more than three times the original cost estimate. Thus, staff recommended and City Council rejected all bids received for the project at its September 4, 2018 meeting. Based on feedback received from the bidders, staff rebid the project and opened new bids on September 19, 2018.

### **Construction Support Services**

On October 5, 2017, the City executed a design services agreement with GPA for \$47,925 design and construction documents services for the Public Works Facility Building "A" - Office Area Project. On July 15, 2018, the City executed Amendment No. 1 to the original Agreement to extend the contract term, add additional services and increase compensation by \$1,000. Staff is now recommending that the contract be amended to provide design and construction support services for those plans during the construction project phase.

### **DISCUSSION:**

#### **Construction Bid Proposals**

Bids for the Public Works Facility Building "A" - Office Area Project 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 September 19, 2018. The bid results for the Total Bid Price are as follows:

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#### **Contractor**

#### **Total Bid Price**

Meyers Construction Company Long Beach, CA	\$399,735
States Link Construction, Inc. Buena Park, CA	\$706,527
Aid Builders, Inc. Glendora, CA	\$775,000
iBuild Spectrum Santa Ana, CA	\$813,750
Minako America Company Gardena, CA	\$1,306,030

Staff reviewed Meyers Construction Company's contractor license and found it to be in order. Additionally, references indicate that Meyers Construction Company has the knowledge and capability to complete the work in a timely and acceptable manner. Furthermore, after analyzing all bid packets for arithmetical errors, completeness, accuracy, etc., Meyers Construction Company's bid package contained no arithmetical errors from its submitted bid.

Therefore, staff recommends that City Council authorize the City Manager to execute a construction contract with Meyers Construction Company for \$399,735 and approve additional work, if necessary, for up to \$59,960 (15% contingency) resulting from unforeseen conditions. Construction is anticipated to start in early December 2018 and be substantially completed by April 2019.

### **Design Support Services during Construction**

Due to the project's progression into the construction phase, there is also a need for design support services during construction to assist in submittal and shop drawing review; Request for Information (RFI) responses; construction change order/directives review; periodic construction site visits; production of as-built records; and project close-out assistance. GPA submitted a not-to-exceed proposal for \$24,450 to provide these support services during construction for the Public Works Facility Building "A" - Office Area. Staff has reviewed and found the proposal to be reasonable and responsive to the City's current needs for this Project. Therefore, staff recommends that City Council authorize the City Manager to execute Amendment No. 2 for these additional support services.

### **PUBLIC OUTREACH/INTEREST:**

Because this is primarily an interior tenant improvement at the Maintenance Yard, staff determined that public outreach for this project was not required beyond the publication of this staff report agenda.

### **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 public 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. 18-0144
2. Agreement - Meyers Construction Company
3. Bid Proposal - Meyers Construction Company
4. Resolution No. 18-0145
5. Amendment No. 2 - Gillis & Panichapan Architects, Inc.
6. Agreement and Amendment No. 1 - Gillis & Panichapan Architects, Inc.
7. Plans and Specifications (Web-Link Provided)
8. Budget and Expenditures Summary Report