



Legislation Text

File #: RES 17-0164, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Mark Danaj, City Manager

FROM:

Stephanie Katsouleas, Public Works Director

Prem Kumar, City Engineer

Gilbert Gamboa, Senior Civil Engineer

SUBJECT:

Resolution Awarding a Construction Contract to Monet Construction, Inc. for the Pier Utilities and Roundhouse Exterior Improvements Project in the Amount of \$1,489,303.59, and Appropriation of \$215,000 from the State Pier and Parking Fund, and Appropriation in the Amount of \$120,000 from the Water Enterprise Fund (Public Works Director Katsouleas).

ADOPT RESOLUTION NO. 17-0164

RECOMMENDATION:

Staff recommends that City Council adopt a Resolution (Attachment 1) approving the following:

1. Authorize the City Manager to execute a contract in the amount of \$1,489,303.59 with Monet Construction, Inc. for the Pier Utilities and Roundhouse Exterior Improvements Project (Attachment 2);
2. Authorize the City Manager to approve additional work, if necessary, in an amount not-to-exceed \$148,930 (10%);
3. Approve the plans and specifications for the Pier Utilities and Roundhouse Exterior Improvements Project (Attachment 3) and;
4. Approve a supplemental appropriation in the amount of \$215,000 from the State Pier and Parking Fund, and in the amount of \$120,000 from the Water Enterprise Fund.

FISCAL IMPLICATIONS:

This facility project is included in the approved Capital Improvement Program. As part of the approved FY 2017-18 Capital Improvement Plan budget, a total of \$1.465 million has been appropriated for this project from the State Pier and Parking Fund (\$415,000), as well as Water (\$400,000) and Sewer Enterprise Funds (\$650,000).

As a result of the construction bid received and anticipated inspection costs, a supplemental appropriation in the amount of \$335,000 will be required to complete the project. Additional monies from the State Pier and Parking Fund in the amount of \$215,000 and Water Enterprise Fund in the amount of \$120,000 are available and necessary to completely fund construction of the project in the total amount of \$1.8 million.

BACKGROUND:

A Citywide Facility Assessment Study (FSA) of the Pier, Pier Roundhouse and Pier Comfort Station was completed in 2013. The FSA indicated that these pier facilities had deteriorated due to exposure to the marine environment and heavy community and visitor use and were in need of rehabilitation. The existing Pier utilities were constructed in 1991 and the last major renovations done to the Roundhouse were performed in 2002.

On July 19, 2016, City Council approved a Cooperation Agreement between City of Manhattan Beach, Oceanographic Teaching Stations, Inc. (OTS) and the Harrison Greenberg Memorial Foundation (Foundation) for the Roundhouse Aquarium Beautification Project, which was subsequently amended. In this Cooperation Agreement, the Foundation pledged funding towards the interior aquarium renovation project. Under the terms of the Cooperation Agreement, the three parties agreed to deliver both projects concurrently under separate project management. City staff will continue to project manage the implementation of the Pier utilities and Roundhouse building exterior improvements in coordination with the aquarium renovations in order to minimize pier access and construction impacts on the community.

A design kickoff workshop was conducted on March 7-9, 2017. Subsequent design workshops and City Council ad-hoc subcommittee meetings have been held each month thereafter with representatives of the City, OTS and the Foundation. On May 16, 2017, the preliminary designs for the Pier improvements and the Roundhouse Aquarium renovation were presented to the public and City Council. Subsequently on August 1, 2017, final designs were approved by City Council. Outreach for this project included notifications through the City's website, social media and through articles included in several local newspapers.

The existing Roundhouse structure will remain and all exterior maintenance improvements are intended to be consistent with the existing architectural character and design of the building, and serve to upgrade only those building elements that are in need of repair due to deteriorating conditions. The summary list of Pier utilities and Roundhouse exterior improvements include:

1. Replacement of potable water, fire protection and sanitary sewer pipelines
2. Replacement of the sanitary sewer sump pump system
3. Installation of two fish cleaning sink stations at west end of the pier
4. Installation of a life ring cabinet on the Pier
5. Installation of communication services for security and emergency telephone system
6. Replacement of wiring for electrical power utility
7. Replacement of the Roundhouse mission tile roof and cupola
8. Replacement of all exterior doors, windows, shutters, louvers and vents
9. Installation of rain gutter across Roundhouse building main entrance
10. Repairs to stucco and paint exterior walls with anti-graffiti coating

During construction, a smaller, temporary aquarium at the base of the pier adjacent to the south parking lot will be in operation. Temporary housing for remaining aquarium animals will be provided at other nearby aquaria. Construction phasing will be implemented to allow limited public/fishing access to the pier during renovations.

Approvals and Permits

Concurrently with the completion of final design and construction documents, the project team has coordinated with outside agencies to obtain final permits to ensure all federal, state and local requirements pertaining to the project are satisfied, including the timely completion of the construction by the permit deadline at the end of May, 2018. These necessary governmental and regulatory approvals include:

- California Coastal Commission
- State of California, Department of Parks and Recreation
- US Army Corps of Engineers
- Los Angeles Regional Water Quality Control Board
- Los Angeles County Department of Beaches and Harbor

DISCUSSION:

Bid Proposals

Bids were solicited on an open and competitive basis in accordance with the provisions of the State Public Contract Code. The project was advertised for bids in the City's publisher of record (Beach Reporter), several construction industry publications and was listed on the City's website for upcoming bids.

A total of five (5) competitive bids were received and opened on November 9, 2017. The bids ranged from the low bid of \$1,489,303.59 to the highest bid of \$2,549,500.00 as follows:

<u>Contractor</u>	<u>Bid Amount</u>
Monet Construction, Inc. Glendale, CA	\$1,489,303.59
States Link Construction, Inc. Buena Park, CA	\$1,498,304.00
Archico Design-Build Orange, CA	\$1,692,975.00
Fast-Track Construction Corporation Culver City, CA	\$1,963,000.00
Mladen Buntich Construction Co., Inc. Upland, CA	\$2,549,500.00

Low Bidder

Monet Construction's bid was reviewed by the Public Works Department and found to be responsive (Attachment 4). Representatives of agencies where work has been performed by Monet Construction have indicated that the work performed was to their satisfaction. Furthermore, Monet Construction completed the City of Manhattan Beach Pier Comfort Station Rehabilitation Project in 2016. The current project was discussed with a representative of the firm and he expressed confidence in his bid and a desire to perform the work. Monet Construction made clerical errors on line items #15, #36

and #37 by omitting a single digit, zero (0), in each of these line items which resulted in an additive error in the calculation of the total bid amount. This error did not change the total amount of the bid. Staff requests that the Council waive these minor irregularities.

Second Low Bidder

States Link Construction bid was reviewed by the Public Works Department and found to be non-responsive due to several irregularities.

Additional Work Authority

Authorizing the City Manager to approve additional work in an amount not-to-exceed \$148,930 (10% of bid) would expedite the construction on this high profile project. Projects involving multiple disciplines, both utility replacements and building renovation / repairs have a higher probability for encountering unforeseen conditions. If the contingency is approved with this construction contract award, staff will report the status of any additional work to the City Council at the end of the project.

Project Timeline

The construction phase will be underway between January - May, 2018. Therefore, staff recommends that City Council approve the award of construction contract to Monet Construction, Inc. for the Pier Utilities and Roundhouse Exterior Improvements Project in order to complete the project by the critical permit deadline of May, 2018.

On a parallel timeline, the proposed Roundhouse aquarium interior tenant improvement renovations will be administered by OTS and the Foundation through private contract(s) separate from the City's Pier utilities and Roundhouse building exterior capital improvements.

PUBLIC OUTREACH/INTEREST:

There have been periodic community announcements and presentations to City Council to provide status updates on the project. A project focused webpage is also available on the City's website. The community will be invited to review the information and provide comments through social media outreach and a project newsletter will be implemented to provide status updates on the project.

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 Class 1(d) categorical exemption pursuant to Section 15301 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; no legal analysis is necessary.

Attachments:

1. Resolution No. 17-0164
2. Contract Agreement
3. Plans and Specifications (Web-Link Provided)
4. Contractor's Bid Proposal - Monet Construction, Inc.