TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PUBLIC WORKS

DATE: JUNE 7, 2004

CMR:279:04

SUBJECT: AWARD OF CONTRACT IN THE AMOUNT OF $119,355 TO RAY L. HELWIG PLUMBING & HEATING FOR CUBBERLEY GYMNASIUMS ‘A’ AND ‘B’ BOILER REPLACEMENT – CAPITAL IMPROVEMENT PROGRAM PROJECT PF-04010

RECOMMENDATION

Staff recommends that Council:

1. Approve and authorize the Mayor to execute the attached contract with Ray L. Helwig Plumbing & Heating in the amount of $119,355 for Cubberley Gymnasiums ‘A’ and ‘B’ Boiler Replacement – Capital Improvement Program Project PF-004010.

2. Authorize the City Manager or his designee to negotiate and execute one or more change orders to the contract with Ray L. Helwig Plumbing & Heating for related, additional but unforeseen work which may develop during the project, the total value of which shall not exceed $12,000.

DISCUSSION

Project Description

As part of the Infrastructure Management Plan, Cubberley Mechanical and Electrical Upgrades, PF-04010, was funded to upgrade building systems and equipment at the Cubberley site. Gymnasiums ‘A’ and ‘B’ boiler room houses two gas-fired boilers and a hot water generating tank. This equipment was sized for a much larger load, including a swimming pool. The pool has been demolished, but the original boilers, filtering and pumping equipment remain. One boiler, which is obsolete and very inefficient, is operational at this time. The pipe insulation and boiler insulation contain asbestos.

This project provides for the installation of two energy efficient boilers, domestic hot water heating system, piping, and associated electrical systems. The demolition of the existing boilers, hot water generating tank, pool equipment, piping and asbestos removal will be done under a separate contract due to the requirement for a specialty license.

Bid Process

A notice inviting formal bids for Gymnasiums ‘A’ and ‘B’ Boiler Replacement was sent to six contractors and four builder's exchanges and posted at City Hall on April 14, 2004. The bidding
period was 27 days. A pre-bid meeting was held on April 28, 2004; three bidders attended the meeting. A bid of $119,355 was received from one qualified contractor on May 11, 2004 as listed on the attached bid summary (Attachment B). Contractors not responding indicated they were busy with other projects.

Summary of Bid Process

<table>
<thead>
<tr>
<th>Bid Name/Number</th>
<th>Gymnasiahora A’ and B’ Boiler Replacement IFB 105783</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Length of Project</td>
<td>45 calendar days</td>
</tr>
<tr>
<td>Number of Bids Mailed to Contractors</td>
<td>6</td>
</tr>
<tr>
<td>Number of Bids Mailed to Builder’s Exchanges</td>
<td>4</td>
</tr>
<tr>
<td>Total Days to Respond to Bid</td>
<td>27</td>
</tr>
<tr>
<td>Pre-Bid Meeting</td>
<td>Yes</td>
</tr>
<tr>
<td>Number of Company Attendees at Pre-Bid Meeting</td>
<td>3</td>
</tr>
<tr>
<td>Number of Bids Received:</td>
<td>1</td>
</tr>
<tr>
<td>Bid Price Range</td>
<td>119,355</td>
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</tbody>
</table>

*Bid summary provided in Attachment B.

Staff recommends that the bid of $119,355 submitted by Ray L. Helwig Plumbing & Heating be accepted and that Ray L. Helwig Plumbing & Heating be declared the lowest responsible bidder. The bid is 21.1 percent above the engineer's estimate of $98,573. The change order amount of $12,000 (which equals 10 percent of the total contract) is requested for unforeseen conditions or problems that arise during construction. Contractors not responding indicated that they were too busy at this time, or could not comply with the bid requirements.

Staff confirmed with the Contractor's State License Board that the contractor has an active license on file. Staff checked references supplied by the contractor for previous work performed and found no significant complaints. The Certification of Non Discrimination is Attachment C.

**RESOURCE IMPACT**

Funds for this project are available in Capital Improvement Program Project PF-04010 – Cubberley Electrical and Mechanical Upgrades.

**POLICY IMPLICATIONS**

This recommendation does not represent any change to existing City policies.

**ENVIRONMENTAL REVIEW**

This project is categorically exempt from California Environmental Quality Act under Section 15301 and no further environmental review is necessary.

**ATTACHMENTS**

Attachment A: Contract
Attachment B: Bid Summary
Attachment C: Certification of Non-Discrimination

PREPARED BY:  
P.CHOKKALINGAM  
Engineer

DEPARTMENT HEAD:  
GLENN S. ROBERTS  
Director of Public Works

CITY MANAGER APPROVAL:  
EMILY HARRISON  
Assistant City Manager