TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PUBLIC WORKS

DATE: JULY 12, 2004

CMR:346:04

SUBJECT: APPROVAL OF A CONTRACT WITH KUEHNE CONSTRUCTION IN THE AMOUNT OF $769,198 FOR FIRE STATIONS 1 AND 2 IMPROVEMENTS - CAPITAL IMPROVEMENT PROGRAM PROJECT PF- 01004

RECOMMENDATION
Staff recommends that Council:

1. Approve and authorize the Mayor to execute the attached contract with Kuehne Construction in the amount of $769,198 for Fire Station 1 and 2 Improvements - Capital Improvement Program Project PF- 01004.

2. Authorize the City Manager or his designee to negotiate and execute one or more change orders to the contract with Kuehne Construction for related, additional but unforeseen work that may develop during the project, the total value of which shall not exceed $ 115,000.

DISCUSSION
Project Description
The work to be performed under the contract is for renovation and seismic upgrade of Fire Stations 1 and 2. Seismic upgrade will bring the stations in to conformance with the intent of the essential facilities requirements of the Uniform Building Code. This will allow the stations to remain operational immediately following an earthquake, even though they may suffer some damage. The critical parts of the seismic upgrade are the reinforcement of the apparatus bay door openings to facilitate the operation of the doors so that equipment can be deployed at the post-event stage. The seismic work has been designed to have the minimum impact on the operation of the station, both during construction and during station operation after construction. Other work will include accessibility upgrades, and kitchen and bathroom renovations. The kitchens at both of the stations are original, circa 1960, and will be fully renovated. Accessibility improvements include path of travel (doors, hardware, thresholds) and full renovation of restrooms that would be used by public visitors.
Bid Process
A notice inviting formal bids for the Fire Station 1 and 2 Improvements project was posted at City Hall and sent to seven contractors and four builder's exchanges on May 11, 2004. The notice inviting formal bids was sent to eight additional contractors over the course of the bidding period. The bidding period was 35 days. A pre-bid meeting was held on May 26; two bidders attended the meeting. Bids were received from three qualified contractors on June 16, as listed on the attached bid summary (Attachment B). Bids ranged from a high of $966,490 to a low bid of $769,198. Contractors not responding indicated that they had difficulty obtaining bonding, were too busy with other work, felt there was too much process, or did not have enough time to prepare a submittal.

Summary of Bid Process

<table>
<thead>
<tr>
<th>Bid Name/Number</th>
<th>Fire Station 1 &amp; 2 Improvements Construction Phase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Length of Project</td>
<td>180 Calendar Days</td>
</tr>
<tr>
<td>Number of Bids Mailed to Contractors</td>
<td>15</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>35</td>
</tr>
<tr>
<td>Pre-Bid Meeting</td>
<td>Yes</td>
</tr>
<tr>
<td>Number of Company Attendees at Pre-Bid Meeting</td>
<td>2</td>
</tr>
<tr>
<td>Number of Bids Received:</td>
<td>3</td>
</tr>
<tr>
<td>Bid Price Range</td>
<td>$769,198-$966,490</td>
</tr>
</tbody>
</table>

*Bid summary provided in Attachment B.

Staff has reviewed all bids submitted and recommends that the bid of $769,198 submitted by Kuehne Construction be accepted and that Kuehne Construction be declared the lowest responsible bidder. The bid is 29 percent below the engineer's estimate of $1,082,703. The change order amount of $115,000, which equals 15 percent of the total contract, is requested due to the type of project and the high possibility of unforeseen conditions that may be discovered during construction. These may include piping or conduit in the slabs, concealed conditions in foundation, wall or ceiling structure that are not apparent from available building documentation.

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 – 01004 – Fire Station Improvements.

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 as an alteration to an existing facility, and no further environmental review is necessary.

ATTACHMENTS
Attachment A: Contract
Attachment B: Bid Summary
Attachment C: Certification of Nondiscrimination

PREPARED BY: KAREN SMITH
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DEPARTMENT HEAD: GLENN ROBERTS
Director of Public Works

CITY MANAGER APPROVAL: EMILY HARRISON
Assistant City Manager