



AGENDA REPORT

Meeting Date: December 16, 2008
Item Number: F-12
To: Honorable Mayor & City Council
From: Donielle Larson, Associate Project Manager
Subject: APPROVAL OF THE AWARD OF A CONTRACT TO SBS CORPORATION, A CALIFORNIA CORPORATION FOR THE POLICE FACILITY AND EMERGENCY OPERATIONS CENTER REMODEL AND EXPANSION AND APPROVING PLANS AND SPECIFICATIONS THEREFOR; AND
APPROVE A PURCHASE ORDER IN THE AMOUNT OF \$1,873,092 TO SBS CORPORATION, A CALIFORNIA CORPORATION FOR THE CONTRACT WORK

Attachments: 1. Form of Contract

RECOMMENDATION

Staff recommends that the City Council move to approve the award of a contract to the lowest responsible bidder, SBS Corporation, a California Corporation for the Police Facility and Emergency Operations Center remodel and expansion in the amount of \$1,633,092; approval of the construction contingency of \$240,000; approval of the plans and specifications for the Project, dated September 26, 2008, which are adopted and approved with respect to design criteria; and approval of a purchase order in the amount of \$1,873,092.

INTRODUCTION

A conceptual study of the City's Police Facility was performed last year by Leach Mounce Architects, who specialize in the design of police and emergency response facilities. The study determined that the existing Emergency Operations Center (EOC) was less than optimal to perform the functions required of it. The facilities' inadequate space and limited technology inhibit its efficiency and functionality during an emergency activation. In addition to this study, after-action reports, required by the federal government to be submitted after incidents, have recommended that the EOC be improved in size and technology.

Due to these inadequacies, the existing EOC is being remodeled and expanded on the second floor of the Police Facility into a state of the art facility. Portions of the staff areas on the second and third floors of the Police Facility are also being remodeled to allow for the EOC expansion and to improve the staffing configuration and upgrade work areas.

DISCUSSION

Leach Mounce Architects was engaged to design the project and prepare construction plans and specifications. The bid documents requested quotations for the Base Bid and Compensatory Delay. The basis for selection was listed as the sum of the Base Bid and twenty days of compensatory delay. The Base Bid is as follows:

Base Bid – Interior Renovation

This provides for the demolition of the existing space and the construction of the interior second and third floor space including all of the contracting trades and mill work. Procurement and installation of office furniture, workstations and audio-visual equipment for the EOC from specialized vendors will be submitted for approval at a future date as part of this capital project.

The project was advertised in the local Beverly Hills newspapers and the construction trade publication of McGraw-Hill Construction Information Group (Dodge Report). Thirty-two firms obtained bid documents for this project, and ten bids were received as follows:

<u>Firm</u>	<u>Base Bid Plus Compensatory Delay</u>
SBS.....	\$1,633,092
BBS.....	\$1,943,000
Tower Engineering.....	\$2,001,000
Axxis.....	\$2,053,000
Gamut.....	\$2,217,000
HMI.....	\$2,315,000
Delmac.....	\$2,400,000
NSA Group.....	\$2,565,000
General Const. Services.....	\$2,760,000
United.....	\$2,920,000

The bids were reviewed and the lowest responsible bidder is SBS Corporation. SBS Corporation submitted a fully responsive bid, and as reported by the State Contractors Licensing Board, their license is current and in good standing. Review of the firm's references indicates that the firm has successfully executed multiple Simi Valley Unified School District projects. Based on the analysis of the results, staff recommends acceptance of SBS Corporation's bid for a contract award of \$1,633,092.

A contingency of \$240,000 (15%) is recommended and has been included in the purchase order to cover unforeseen conditions that are likely in a remodeling project. Expenditures from the contingency are made utilizing the Change Order process upon adequate written justification and substantiation.

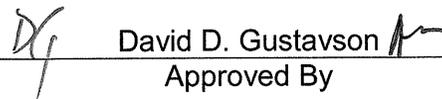
The bid documents specify a 290 calendar day (nine month) completion period for the work, resulting in a completion of the project in October 2009.

FISCAL IMPACT

Funding for this contract work has been allocated from the fiscal year 2008-2009 Capital Improvement Program (CIP) budget for the Police Facility Maintenance and Improvement Project #0610 and is available to cover the cost of this work.



Scott G. Miller
Finance Approval



David D. Gustavson
Approved By

APPENDIX A
FORM OF CONTRACT

This contract ("Contract") is entered into by and between the City of Beverly Hills ("City"), a California municipal corporation, and **SBS Corporation**, a California Corporation, whose address is 31416 Agoura Road, Suite 135, Westlake Village, CA 91361-4621.

In consideration of the agreements herein contained, the parties agree as follows:

1. **WORK TO BE PERFORMED.** Contractor shall furnish at Contractor's own expense all labor, materials, supplies, equipment, tools, transportation and other items of expense necessary to complete in a workmanlike manner all Work in accordance with the terms and conditions of the Contract, except for the labor, materials, supplies, equipment, tools, transportation and other items of expense as may be required to be furnished by the City. The Work is defined in detail in the Contract Documents, which govern the interpretation and performance of this Contract, but may be generally described as follows:

Item Description: Base Bid: Remodel of the Police Department and E.O.C. The project includes demolition, new walls, floors, lighting, and ceilings. It also includes electrical, mechanical, sprinklers, cabinets and other pertinent items and trades. Include Allowances A, B, AND C..

2. **CONTRACT DOCUMENTS.** This contract consists of this Form of Contract and the following Contract Documents, including all exhibits, appendices, addenda, drawings, specifications and documents therein and attachments thereto, all of which are by this reference incorporated herein and made a part of this Contract:

SECTION 1: NOTICE INVITING BIDS
SECTION 2: INSTRUCTIONS TO BIDDERS
SECTION 3: SPECIAL CITY REQUIREMENTS
SECTION 4: GENERAL SPECIFICATIONS
SECTION 7: ADDITIONAL FORMS
SECTION 8: GENERAL CONDITIONS
APPENDIX B: SCOPE OF WORK
APPENDIX C: PAYMENT PROCEDURES
APPENDIX D: BID FORM
APPENDIX E: TECHNICAL SPECIFICATIONS

as contained in City's Bid Document for Bid No. **08-28** dated **October 23, 2008**, and

SECTION 5: BIDDER'S BID
SECTION 6: SIGNATURE PAGE AND LEGAL STATUS

of Contractor's Bid in response thereto, all of which are incorporated herein by reference, and all of which shall comprise the Contract Documents for this Contract. If any item of the Scope of Work, Payment Schedule, or any other item of the Bid Package is modified by either of the parties or arrived at by negotiation between the parties, that item as finally agreed upon by the parties shall also become a Contract Document, it shall supersede the corresponding item of the Bid Package, if any, and it shall be subject to all terms and conditions of the Contract.

3. **PERFORMANCE PERIOD.** Contractor shall commence Work after execution of the Contract, as provided in the Notice to Proceed, and shall complete all Work in accordance with the Schedule set forth in the Contract Documents.

4. PAYMENT. City shall pay Contractor as full consideration for the satisfactory performance by Contractor of all Work required under this Contract the sum of: One Million Six Hundred Thirty Three Thousand Ninety Two Dollars (\$1,633,092), payable as provided in the Contract Documents, inclusive of Alternate Bids _____.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the _____ day of, 2008, at Beverly Hills, California.

City:
CITY OF BEVERLY HILLS
a municipal corporation

BARRY BRUCKER
Mayor of the City of Beverly Hills,

California

ATTEST:

BYRON POPE
City Clerk

(SEAL)

General Contractor: (SBS Corporation)
a California corporation

David Alatorre, President

APPROVED AS TO FORM:

LAURENCE S. WIENER
City Attorney

(Signatures Continue)

APPROVED AS TO CONTENT:

RODERICK J. WOOD, CCM
City Manager

DAVID D. GUSTAVSON
Director of Public Works & Transportation

ALAN SCHNEIDER
Director of Project Administration

KARL KIRKMAN
Risk Manager