



AGENDA REPORT

Meeting Date: February 17, 2009
Item Number: F-23
To: Honorable Mayor & City Council
From: Alan Schneider, Director of Project Administration
Subject: REJECTION OF ALL BIDS FOR CONTRACT WORK PERTAINING TO THE REMODEL OF FIRE STATION NO. 1 IMPROVEMENTS & REMODEL PROJECT
Attachments: None

RECOMMENDATION

Staff recommends that the City Council move to reject all bids for contract work pertaining to the remodel of Fire Station No. 1, located at 445 N. Rexford Drive, and authorize the rebidding of the work.

INTRODUCTION

Under the current 08-09 fiscal year Capital Improvement Program (CIP), the Fire Department identified a project to improve the conditions at Fire Station No. 1 (also referred to as Headquarters). Fire Station Headquarters was constructed as part of the Civic Center complex. The facility was completed for occupancy in 1988 and at the time was considered a state-of-the-art fire facility. In the 20 years the facility has been in operation, numerous staffing changes have occurred and the high occupant load for a 24-hour per day usage needs to be addressed.

DISCUSSION

RTK Architects was engaged to provide design services for the remodel of portions of Fire Station Headquarters that includes the following scope of work:

- Remodel two existing bedrooms and convert the space to a new shower and locker room for the Chief Officers which will allow the women's locker room to be returned to its original purpose, and expand the second floor over a portion of the existing first floor to accommodate two bedrooms.
- Remodel the administrative office area for improved efficiency.
- Complete the upgrade of the HVAC system for energy efficiency and long-term reliability.

On January 27, 2009, bids were received after public advertising for the Fire Station No. 1 remodeling project. Fifteen general contracting firms obtained bid documents for this project, which was advertised in the local Beverly Hills newspapers and construction trade publications, including the McGraw-Hill Construction Information Group (Dodge Report).

The bid package was issued with the base bid work covering the new second floor addition and restroom/locker room. In addition, five alternate bids were specified for the following work:

- Alternate #1: Interior remodel of the administration area
- Alternate #2: Upgrade HVAC air handler equipment on roof
- Alternate #3: Upgrade HVAC control equipment from pneumatic to digital
- Alternate #4: Abatement of asbestos containing material in roof materials
- Alternate #5: Abatement of lead containing material in paint on door frames

Ten bids were received as follows:

<u>Bidder</u>	<u>Base Bid</u>	<u>Alt. 1</u>	<u>Alt. 2</u>	<u>Alt. 3</u>	<u>Alt. 4</u>	<u>Alt. 5</u>
Tobo Construction	\$398,080	514,330	92,000	106,560	12,000	5,000
Tasco Construction	\$451,121	188,137	228,805	65,770	2,805	1,949
Horizons Construction	\$477,400	146,478	194,115	58,500	3,087	2,145
SBS Corporation	\$540,323	211,709	262,080	67,465	2,850	1,980
Bayley Construction	\$545,000	206,000	220,000	68,000	3,300	2,500
RIC	\$620,393	219,537	238,437	71,526	2,968	2,062
S.H.E. Engineering & Constr.	\$624,000	140,528	221,523	62,446	2,375	1,650
Tower Construction	\$630,000	326,000	345,000	64,000	2,000	3,000
BBS Construction	\$636,000	301,000	223,754	71,133	2,965	2,200
United Riggers & Erectors	\$658,264	228,345	244,449	172,168	6,089	4,736

The pre-bid estimate for the entire scope of work was \$900,000.

In accordance with the specifications in the bid form, the lowest responsive bidder is determined based solely on the base bid, and would be Tobo Construction. However, in consideration of the alternate bids the total bid for Tobo is \$1,127,970. By contrast, the bid from Horizons Construction is \$881,725 for the base bid plus all the alternate bids. The difference between the two bids is \$246,245.

Therefore, staff recommends that all bids be rejected and the project rebid. In re-bidding the project, the project specifications would be revised to determine the lowest bidder by the sum of the base bid and the alternate bids.

Plans will be re-issued for bidding with a bid date of March 3, 2009. It is anticipated that a recommendation for an award of contract will be submitted for the City Council's approval on April 7, 2009.

 David D. Gustavson 
Approved By