



AGENDA REPORT

Meeting Date: September 1, 2009

Item Number: F-5

To: Honorable Mayor & City Council

From: Alan Schneider, Director of Project Administration

Subject: APPROVAL OF THE AWARD OF A CONTRACT TO PPC AIR CONDITIONING, INC. FOR THE POLICE FACILITY FIRING RANGE RENOVATION AND APPROVING PLANS AND SPECIFICATIONS THEREFOR; AND
APPROVAL OF A PURCHASE ORDER IN THE AMOUNT OF \$1,167,080 TO PPC AIR CONDITIONING, INC. FOR THE CONTRACT WORK

Attachments:

1. Form of Contract
2. Categorical Exemption

RECOMMENDATION

Staff recommends that the City Council move to approve the award of a contract to the lowest responsible bidder, PPC Air Conditioning, Inc. (PPC) for the Police Facility Firing Range Renovation (Project) in the amount of \$1,067,080; approve the construction contingency of \$100,000; approve the plans and specifications for the Project, dated June 18, 2009, which are adopted and approved with respect to design criteria; and approve a purchase order in the amount of \$1,167,080.

INTRODUCTION

A fundamental program for the Police Department is the monthly certification of all sworn Police personnel to operate guns and weapons. The monthly certification insures the competency of all officers in the areas of firearms training and use of firearms, and to protect the City and officers as a result of the use of firearms.

The design and construction of the Police Facility in 1988-1990 included a shooting range in the lowest basement level ("C"). Its design was fully compliant with the regulatory agencies including OSHA at that time, and incorporated a recirculating ventilation system.

In recent times however, significant code changes regulating shooting ranges have dictated that the City's range be renovated. The most important change is that the

original design of the ventilation system used 100% circulated air. Today, ranges must exhaust 100% of the air with 100% fresh air intake. This requires a complete replacement of the mechanical ventilation system and certain facility alterations to accommodate placement of the new equipment and ductwork between the level C and the exterior of the building.

The significance of these requirements has resulted in the closure of the shooting range in the Police Facility in 2008. In order to comply with the monthly firearms qualifications requirements, police officers were sent to private off-site shooting range facilities for certification. This caused a significant operational challenge in terms of scheduling, and in many cases, resulted in overtime expenditures. During the early stages of the range closure, staff arranged for the loan of a portable shooting range from the LA County Sheriff's Department, which is located on City property on Third Street. While the portable range has assisted staff with scheduling and fiscal challenges, it does have limitations on the types of firearms that can be shot within the facility. As such, police officers who are authorized to carry specialized weapons must continue to train and qualify on their use at alternate private range facilities, in which the City incurs costs to use. Additionally, by design, the portable range requires the use of high-cost lead-free ammunition. This lead-free ammunition is significantly more expensive than the traditional ammunition that can be used in fixed range facility. It should also be reiterated that the portable range is on loan and the duration of the loan is uncertain.

DISCUSSION

As part of the FY 08-09 budget process, a capital project was submitted by the Police Department and approved for the renovation of the shooting range.

The architectural firm, RTK Architects was engaged to provide the design services for the renovation. Their services include the complete design, preparation of construction plans and specifications, and administration during construction.

The design of the renovated shooting range was a collaborative effort with the Police staff, including the Rangemaster to meet all of the functional requirements of the operation, as well as the environmental conditions for ventilation and personnel safety. In addition to the ventilation system, replacement of the targeting system is included in the project. The existing targeting system does not meet the needs of the department to reflect the specialized training program for the officers. The cost for this equipment is approximately \$190,000, and the funds have been allocated from the departments seized and forfeited property fund.

The contract documents incorporated the base bid work and three alternate bid items. Alternate #1 is to provide cabinetry for the Rangemaster and fire arms storage; Alternate #2 is to provide cabinetry for the gun cleaning room; and Alternate #3 is to provide a duct heater for the ammunition room.

Ten firms attended the mandatory job walk and obtained bid documents for this project. The project was advertised in the local Beverly Hills newspapers, and construction trade publications, including the McGraw-Hill Construction Information Group (Dodge Report).

On July 29, 2009, six bids were received. The bids results are as follows:

<i>Bidder</i>	<i>Base Bid</i>	<i>Alt. #1</i>	<i>Alt. #2</i>	<i>Alt. #3</i>	<i>Comp. Delay</i>	<i>Total Bid</i>
PPC Air Conditioning	\$1,028,524	\$11,693	\$11,313	\$15,550	\$0	\$1,067,080
CA Construction	\$1,075,000	\$12,000	\$11,700	\$15,000	\$0	\$1,113,700
United Contractors Co.	\$1,173,540	\$14,657	\$32,606	\$18,000	\$14,000	\$1,252,803
West Valley Investment	\$1,317,000	\$5,100	\$11,100	\$1,800	\$0	\$1,335,000
Tower G.C.	\$1,355,000	\$13,000	\$18,000	\$21,000	\$10,000	\$1,417,000
SBS Corporation	\$1,377,756	\$10,974	\$13,393	\$17,110	\$10,000	\$1,429,233

In accordance with the instructions in the Bid Documents, the lowest responsive bidder is determined by computing the total base bid amount, the three alternate bid amounts and an amount for compensatory delay (if necessitated during the work). Therefore, the low bidder is PPC Air Conditioning, Inc. PPC 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 municipal projects.

In consideration of the bids submitted, staff in consultation with the Police Department, recommends that the base bid and the three bid alternates be accepted as the contract work.

The total contract amount is \$1,067,080 including the above alternate bid items. In addition, a contingency of \$100,000 (approximately 10% of the contract amount) is recommended for changes due to unforeseen conditions to complete the work. The consultant's pre-bid cost estimate was \$997,000. Included in the contract amount is \$80,000 to abate the lead residue from the facility as hazardous waste material, which is in addition to the scope of work specified by the architect.

The bid documents specify a 120 calendar day completion period for the work, resulting in completion of the project in February 2010.

The Department of Community Development has reviewed the project for environmental impact and concluded that the project qualifies for a categorical exemption under the procedures adopted by the City of Beverly Hills, and no further environmental assessment is necessary.

FISCAL IMPACT

Funding for this contract work is available in the FY 09-10 Capital Improvement Program (CIP) budget in two projects as follows:

- \$760,000 from the Shooting Range Ventilation, project #0588
- \$410,000 from the Police Facility Improvements, project #0610



Scott G. Miller
Finance Approval



David D. Gustavson
Approved By

Attachment 1

Form of Contract

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 PCC AIR CONDITIONING, INC., a Corporation, whose address is 5950 Lakeshore Drive, Cypress, CA 90630.

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:

POLICE FACILITY FIRING RANGE RENOVATION

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**

as contained in City's Bid Document for Bid No. 09-44, dated June 18, 2009 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, and shall complete all Work in 120 calendar days from the date of Notice To Proceed as 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 Sixty-seven Thousand Eighty Dollars (\$1,067,080.00), inclusive of Alternate Bid Items #1, #2 and #3 payable as provided in the Contract Documents.

5. The City Manager or his designee shall administer the terms of the Agreement on behalf of the City.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed as of the date stated below.

DATED: _____

DATED: _____

CITY OF BEVERLY HILLS
"City"

PCC AIR CONDITIONING, INC. _____
"Contractor"

NANCY KRASNE
Mayor

By: _____

ATTEST:

By: _____

BYRON POPE
City Clerk

APPROVED TO FORM:

APPROVED AS TO CONTENT:

LAURENCE S. WIENER
City Attorney

RODERICK J. WOOD, ICMA-CM
Interim City Manager

DAVID D. GUSTAVSON
Director of Public Works & Transportation

ALAN SCHNEIDER
Director of Project Administration

KARL KIRKMAN
Risk Manager

Attachment 2

Categorical Exemption



www.beverlyhills.org

COMMUNITY DEVELOPMENT DEPARTMENT

455 N. Rexford Drive
Beverly Hills, CA 90210-4817
(310) 285-1123
FAX: (310) 858-5966

CITY OF BEVERLY HILLS

Categorical Exemption

NAME OF PROJECT Police Facility Firing Range Renovation

LOCATION 464 N. Rexford Drive, Beverly Hills, California

TYPE OF BUSINESS (IF COMMERCIAL) City Police Facility

PROJECT DESCRIPTION Renovate the existing firing range located at C level (lowest) of the basement to replace the entire ventilation system to meet current OSHA requirements and install new targeting system within the facility.

APPLICANT'S NAME City of Beverly Hills PHONE 310-285-1188

APPLICANT'S ADDRESS Project Administration 345 Foothill Road

CITY Beverly Hills, CA ZIP 90210

IF DIFFERENT, PROVIDE:

AGENT'S NAME _____ PHONE _____

AGENT'S ADDRESS _____

CITY _____ ZIP _____

The undersigned, having received this project for processing, has reviewed it for environmental impact and concluded that the project qualifies for a categorical exemption under the procedures adopted by the City of Beverly Hills and no further environmental assessment is necessary.

Applicable Exemption Class Class 1(a) and 1(d)

COMMENTS Minor alterations to the interior of an existing structure and restoration of mechanical equipment to meet current health and safety standards.

REVIEWED BY [Signature] Date 8/13/2009