



## AGENDA REPORT

**Meeting Date:** January 12, 2010  
**Item Number:** F-12  
**To:** Honorable Mayor & City Council  
**From:** Alan Schneider, Director of Project Administration  
**Subject:** APPROVAL OF THE AWARD OF A CONTRACT TO PIMA CORPORATION DBA ADVANCED CONSTRUCTION FOR THE GREYSTONE PARK PHASE 3 SITE IMPROVEMENTS PROJECT; AND APPROVING PLANS AND SPECIFICATIONS THEREFOR; AND APPROVAL OF A PURCHASE ORDER IN THE AMOUNT OF \$1,692,000 TO PIMA CORPORATION DBA ADVANCED CONSTRUCTION FOR THE CONTRACT WORK  
**Attachments:** 1. Form of Contract

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### **RECOMMENDATION**

Staff recommends that the City Council move to approve the award of a contract to the lowest responsible bidder, Pima Corporation dba Advanced Construction for the Greystone Park Phase 3 Site Improvements (Project) in the amount of \$1,517,000; approve the construction contingency of \$175,000; approve the plans and specifications for the Project, dated November 20, 2009, which are adopted and approved with respect to design criteria; and approve a purchase order in the amount of \$1,692,000.

### **INTRODUCTION**

Under the current 09-10 fiscal year Capital Improvement Program (CIP), the Community Services Department identified a project to improve the site conditions at Greystone Park to the southern portion of the property along Doheny Road between the Gatehouse and Stables. This project is the third phase of an ongoing program at Greystone Park to address site infrastructure for storm drainage, sanitary sewer, irrigation, and landscape planting to maintain the property and prevent deterioration of the historic facility.

### **DISCUSSION**

Whitin Design Works was engaged to provide design services to address the phase 3 portion of the 18 acre Greystone Park site that includes the following scope of work:

- Renovate the parking area near the Stables for increased parking spaces and improved circulation
- Improve the main estate entry, secondary entry, and maintenance access along Doheny Road
- Landscape retaining walls and stairs for improved visitor access
- Renovate the pedestrian paving
- Replace landscape planting
- Replace the oil-water collection and separator system and address the ground water seepage
- Improve the site drainage
- Replicate certain site lighting and upgrade electrical services

The bid package was issued for the base bid work including selective demolition, grading, site drainage, retaining walls, site paving, underground electrical, irrigation, landscape planting and other associated site improvements. In addition, four alternate bids were specified for the following work:

Alternate #1: Change parking lot asphalt paving to concrete paving

Alternate #2: Add one double metal vehicular gate

Alternate #3: Increase two Oak trees box size from 48" to 60"

Alternate #4: Restore and install one metal shade structure

Twenty-three 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 December 16, 2009, seven bids were received. The bid results are as follows:

<i>Bidder</i>	<i>Base Bid</i>	<i>Alt. #1</i>	<i>Alt. #2</i>	<i>Alt. #3</i>	<i>Alt. #4</i>	<i>Comp. Delay</i>	<i>Total Bid</i>
USS Cal Builders	\$1,420,000	\$25,000	\$9,800	\$3,000	\$20,000	\$30,000	\$1,507,800
Pima Corporation	\$1,479,000	\$26,000	\$10,000	\$2,000	\$60,000	\$2,000	\$1,579,000
Ace Engineering Inc.	\$1,748,000	\$25,402	\$10,024	\$6,574	\$14,000	\$0	\$1,804,000
Acon Development Inc.	\$1,780,000	\$44,000	\$8,950	\$7,000	\$46,000	\$4,000	\$1,889,950
TLD Construction, Inc.	\$1,932,700	\$34,600	\$9,000	\$8,000	\$16,000	\$10,400	\$2,010,700
LA Builders Inc.	\$1,898,000	\$45,000	\$25,000	\$4,000	\$50,000	\$30,000	\$2,052,000
Hanan Construction	\$1,966,000	\$35,000	\$12,000	\$5,000	\$28,000	\$10,000	\$2,056,000

In accordance with the instructions in the Bid Documents, the lowest responsive bidder is determined by computing the total base bid amount, the four alternate bid amounts and an amount for compensatory delay (if necessitated during the work).

Following receipt of the bids, the low bidder, USS Cal Builders, Inc. submitted documentation requesting withdrawal of their bid due to a clerical error in the bid preparation. Based on the materials submitted substantiating their claim, and in accordance with Section 5103 of the Public Contracts Code, the withdrawal of their bid is accepted.

The second low bidder, Pima Corporation dba Advanced Construction 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

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has successfully executed multiple municipal projects including past projects with the City.

In consideration of the bids submitted, staff in consultation with the Community Services Department recommends that the base bid and bid alternates #1, #2 and #3 be accepted as the contract work. Staff further recommends that bid alternate #4 is reviewed with the low bidder for value engineering a lower cost for that work.

The total contract amount is \$1,517,000 including the above alternate bid items. In addition, a contingency of \$175,000 (approximately 11.5% of the contract amount) is recommended for changes due to unforeseen conditions to complete the work. The consultant's pre-bid cost estimate was \$2,000,000.

The bid documents specify a 150 calendar day completion period for the work, resulting in completion of the project in July 2010.

**FISCAL IMPACT**

Funding for this contract work has been budgeted from the 09-10 Capital Improvement Program budget for Greystone Park Improvements, project #0422.

  
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Scott G. Miller  
Finance Approval

  
\_\_\_\_\_  
David D. Gustavson *Am*  
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 Pima Corporation DBA Advanced Construction, a Corporation, whose address is 2001 S. Barrington Avenue, Suite 312, Los Angeles, CA 90025.

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:

**GREYSTONE PARK PHASE 3 SITE IMPROVEMENTS**

Item Description: Improvements to the southwestern portion of Greystone Park including selective demolition, grading, site drainage, retaining walls, site paving, underground electrical, irrigation, landscape planting and other trades associated with site improvements to the facility located at Greystone Estate, 501 Doheny Road, Beverly Hills California 90210.

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. 10-22, dated November 20, 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 150 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 Five Hundred Seventeen Thouand Dollars (\$1,517,000.00), 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: \_\_\_\_\_

CITY OF BEVERLY HILLS

"City"

\_\_\_\_\_  
NANCY KRASNE  
Mayor

ATTEST:

\_\_\_\_\_  
BYRON POPE  
City Clerk

APPROVED TO FORM:

\_\_\_\_\_  
LAURENCE S. WIENER  
City Attorney

DATED: \_\_\_\_\_

PIMA CORPORATION DBA ADVANCED  
CONSTRUCTION  
"Contractor"

\_\_\_\_\_  
BIJAN PIROUZ  
President and Secretary

APPROVED AS TO CONTENT:

\_\_\_\_\_  
RODERICK J. WOOD, ICMA-CM  
City Manager

\_\_\_\_\_  
DAVID D. GUSTAVSON  
Director of Public Works & Transportation

\_\_\_\_\_  
ALAN SCHNEIDER  
Director of Project Administration

\_\_\_\_\_  
KARL KIRKMAN  
Risk Manager