



AGENDA REPORT

Meeting Date: August 16, 2011
Item Number: H-13
To: Honorable Mayor & City Council
From: Charles Ackerman, Project Administrator
Subject: APPROVAL OF THE AWARD OF A CONTRACT TO BBS CONSTRUCTION INCORPORATED, FOR THE FIRE STATION #2 REMODEL PROJECT; AND APPROVING PLANS AND SPECIFICATIONS THEREFOR; AND
APPROVAL OF A PURCHASE ORDER IN THE AMOUNT OF \$425,000 TO BBS CONSTRUCTION INCORPORATED FOR THE CONTRACT WORK
Attachments:
1. Agreement
2. Categorical Exemption

RECOMMENDATION

It is recommended that the City Council approve the "Award of a Contract to BBS Construction Incorporated for the "Fire Station #2 Remodel Project", Bid No. 11-39, in the amount of \$387,000 approve the construction contingency of \$38,000 and delegate the authority to approve change orders to the Director of Public Works & Transportation, as defined in the purchasing ordinance; approve the plans and specifications for the Project, dated June 14, 2011, which are adopted and approved with respect to design criteria; and approve a purchase order in the amount of \$425,000.

INTRODUCTION

Fire Station #2 was built in 1982 and requires various upgrades and improvements to address the following deficiencies:

- The existing generator was designed to provide egress lighting only in an emergency, and has reached the end of its useful life span and parts for repair are no longer available.
- The exterior wood fascia is severely weathered and detaching from the building and requires replacement with maintenance-free materials.

- The main restroom used by Fire personnel is original to the facility and needs a complete renovation including new fixtures, cabinets, partitions, lights and paint and ventilation.
- Larger turnout lockers are required to accommodate the increased amount of equipment required for Fire personnel to store at the station.

DISCUSSION

The architectural firm, RTK Architects was engaged to provide the design services for the renovation. Their fee of \$44,200 includes the complete design services, preparation of construction plans and specifications, and administration during construction. The plans and specifications call for the following scope of work:

- Replace the emergency generator with an energy efficient unit to supply full power to the station in the event of an emergency power outage
- Interior remodel of the main restroom including new fixtures, cabinets, paint and exhaust system
- Replace ceiling grid and tiles throughout the facility
- Provide new turnout lockers and relocation of fire hose racks
- Replacement of exterior fascia boards and rain gutters
- Removal of existing wallpaper, repair of walls and painting

The bid documents requested quotations for the base bid, compensatory delay, and three bid alternates. The alternate bids are described as follows:

- Alternate #1 – Provide new turnout lockers and relocate the fire hose racks.
- Alternate #2 – Replacement of the building exterior fascia
- Alternate #3 – Interior painting and wallpaper removal in six interior rooms

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

On May 11, 2011, eight bids were received and the results are as follows:

Bidder	Total Base Bid	Total Delay	Total Bid	Alt #1	Alt #2	Alt #3
BBS Construction Inc	\$260,359	0	\$260,359	\$36,000	\$75,000	\$34,000
KOAM Construction Inc.	\$262,000	\$4,000	\$266,000	\$32,000	\$46,000	\$18,000
G Coast Construction Inc.	\$285,000	\$2,000	\$287,000	\$28,000	\$42,000	\$18,000
1 st California Construction	\$301,481	0	\$301,481	\$38,375	\$58,388	\$10,000
Union Construction Co.	\$308,000	\$9,000	\$317,000	\$12,000	\$23,000	\$10,000
Avi Con, Inc.	\$327,000	0	\$327,000	\$27,000	\$19,000	\$11,000
Ventura Construction Inc.	\$344,450	0	\$344,450	\$10,000	\$10,000	\$5,000
Fast-Track Construction.	\$356,000	0	\$356,000	\$10,000	\$42,000	\$11,700

To determine the low Bidder, the City calculated the sum of the Total Base Bid plus the amount of per diem for Compensable Delay multiplied by twenty (20) days. The low bidder is BBS Construction Incorporation.

BBS Construction Incorporated 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 similar work including the construction of the catering kitchen and electrical system upgrade including emergency generator at Greystone Mansion.

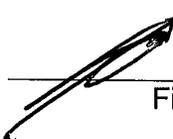
Staff recommends that the base bid and alternates #1, #2 and #3 be accepted as the contract work. The total contract amount is \$387,000 including the above alternate bid items. In addition, a contingency of \$38,000 (approximately 10% of the contract amount) is recommended for change due to unforeseen conditions to complete the work. The architect's pre-bid estimate was \$450,000

The bid documents specify a 120 calendar day completion period for the work, resulting in completion of the project in mid-January 2012.

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 has been budgeted from the fiscal year 2011-12 Capital Improvement Program budget for Fire Station 2 Maintenance/Improvement, project #0586.



Scott G. Miller
Finance Approval



David D. Gustavson
Approved By

Attachment 1

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 BBS Construction Inc. a Corporation, whose address is 511 S. First Ave #140 Arcadia, CA. 91006.

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:

FIRE STATION #2 REMODEL PROJECT

Item Description: Emergency Generator Replacement, Remodel of Interior Restroom and Replacement of Interior Ceiling Grid and Acoustic Tile, New Lockers and Exterior Facia Repalcement at Beverly Hills Fire Station #2, located at 1100 Coldwater Canyon, 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**
- APPENDIX B: SCOPE OF WORK**
- APPENDIX C: PAYMENT PROCEDURES**
- APPENDIX D: BID FORM**
- APPENDIX E: TECHNICAL SPECIFICATIONSf**

as contained in City's Bid Document for Bid No.11-39, dated June 14, 2011 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 Three Hundred Eighty Seven Thousand Dollars (\$387,000), Inclusive of Alternates No. 1, No. 2 and No. 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"

BARRY BRUCKER
Mayor

ATTEST:

BYRON POPE
City Clerk

APPROVED TO FORM:

LAURENCE S. WIENER
City Attorney

DATED: _____

"Contractor"

By: _____

By: _____

APPROVED AS TO CONTENT:

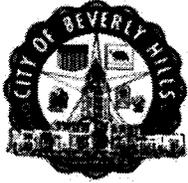
JEFFREY KOLIN
City Manager

DAVID D. GUSTAVSON
Director of Public Works

ALAN SCHNEIDER
Director of Project Administration

KARL KIRKMAN
Risk Manager

Attachment 2



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 Fire Station #2 Remodel Project

LOCATION 1100 Coldwater Canyon, Beverly Hills, California

TYPE OF BUSINESS (IF COMMERCIAL) City Hall

PROJECT DESCRIPTION Emergency Generator Replacement, Interior Restroom Remodel, Interior Painting, Interior Ceiling Grid and Tile Replacement, Exterior Fascia Replacement and Turnout Locker Replacement

APPLICANT'S NAME City of Beverly Hills PHONE 310-285-1132

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 (f)

COMMENTS The project results in minor alterations to the interior and exterior of an existing structure, and also includes the installation of safety protection devices associated with an existing structure.

REVIEWED BY [Signature] Date 8/3/2011