



## AGENDA REPORT

**Meeting Date:** September 10, 2013

**Item Number:** F-13

**To:** Honorable Mayor & City Council

**From:** Charles Ackerman, Project Administrator

**Subject:** APPROVAL OF THE AWARD OF CONTRACT TO BBS CONSTRUCTION CORPORATION FOR THE GREYSTONE FIREHOUSE SEISMIC UPGRADE AND RESTROOM PROJECT; AND APPROVING PLANS AND SPECIFICATIONS THEREFOR; AND APPROVAL OF PURCHASE ORDERS TO BBS CONSTRUCTION CORPORATION FOR THE CONTRACT WORK IN THE TOTAL AMOUNT OF \$1,006,000.

**Attachments:**

1. Agreement
2. Categorical Exemption

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### RECOMMENDATION

It is recommended that the City Council adopt the resolution awarding a Contract to BBS Construction, Inc. for the Greystone Firehouse Seismic Upgrade and Restroom Project, and approval of the construction contingency of \$90,000, and approval of Change Order #1 in the deductive amount of \$142,000; and delegate the authority to approve change orders to the Director of the Department, approve the plans and specifications for the Project, dated June 27, 2013, which are adopted and approved with respect to design criteria; and approve a purchase order in the amount of \$1,006,000.

### INTRODUCTION

The proposed contract will renovate the existing Firehouse building to include public ADA accessible restrooms and seismic upgrades to meet current code for the building. The second floor of the building will be renovated to allow for office space for Park Ranger staff.

### DISCUSSION

Staff engaged the services of an architect with a strong historic background, Kaplan Chen Kaplan Architects & Planners (KCK) in conjunction with Melvyn Green & Associates to prepare the construction plans and specifications for public bidding. It

should be noted that the seismic upgrade and restroom design at Greystone Firehouse had many challenges to overcome in order to preserve the historic structure.

The consultant's scope of services included the preparation of the plans and specifications for the project, which consists of the structural upgrade to the building interior improvements for men's, women's and family restrooms including plumbing and electrical and lighting and ventilation. Exterior improvements include ADA accessible walkways, roofing repairs and lighting.

For this project a prequalification procedure was utilized following the State guidelines. Among the items that the procedure required was construction with Historic experience in several recent, local, and similar completed projects. The process was advertised in the Beverly Hills newspapers, required trade journals and the pre-qualification documents were posted on the City's website. Three companies submitted prequalification packages with only one successfully passing. Staff made every effort to solicit additional companies for the pre-qualification process but was unsuccessful due to excessive workloads. BBS Construction was pre-qualified for this project and attended the mandatory job walk and obtained bid documents for this project.

On July 24, 2013, one bid was received. The bids results are as follows:

<u>Bidder</u>	<u>Base Bid</u>	<u>Alt #1</u>	<u>Alt #2</u>	<u>Total Bid Amount</u>
BBS Construction Inc.	\$1,058,000	\$55,000	\$25,000	\$1,138,000

The one bidder, BBS Construction Inc. 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.

With only one contractor pre-qualified and knowing that only one bid would be received staff requested a project estimate from two cost estimating sources for the project that performed a cost analysis based on the construction documents.

The results are as follows:

C. P. O'Halloran: \$1,118,918

MATT Construction: \$1,093,490

Upon close review of the bid received it was discovered that there was additional scope included in the bid that was not necessary for the completion of the project. Therefore, staff has recommended a deductive change order in the total amount of \$142,000.

Because the bid amount, inclusive of the deductive change order amount, is well within the cost estimate, staff recommends that the base bid be accepted as the contract work. The total contract amount is \$916,000. In addition, a contingency of \$90,000 (approximately 10% of the contract amount) is recommended for change due to unforeseen conditions to complete the work.

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The bid documents specify a 160 calendar day completion period for the work, resulting in completion of the project in February 2014.

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.

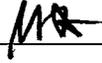
**FISCAL IMPACT**

Funding for this contract work has been budgeted from the fiscal year 2013-14 Capital Improvement Program budget for Greystone Improvements, project #0442.

Don Rhoads  
Finance Approval



Mahdi Aluzri  
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:

**GREYSTONE FIREHOUSE RESTROOM PROJECT**

Item Description: Selective removal and demolition in the Firehouse building and installation of new public restrooms at Greystone Mansion, located at 905 Loma Vista Drive, 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 SPECIFICATIONS**

as contained in City's Bid Document for Bid No. 13-33, dated July 5, 2013 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 160 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 Nine Hundred and Sixteen Thousand Dollars (\$916,000.00), 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"

BBS Construction Inc.  
"Contractor"

\_\_\_\_\_  
JOHN A. MIRISCH  
Mayor

By: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

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

APPROVED TO FORM:

APPROVED AS TO CONTENT:

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

\_\_\_\_\_  
JEFFREY KOLIN  
City Manager

\_\_\_\_\_  
MAHDI ALUZRI  
Acting Director of Public Works &  
Transportation

\_\_\_\_\_  
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 Greystone Firehouse Seismic Upgrade and Restroom Project

LOCATION 905 Loma Vista Drive, Beverly Hills, California

TYPE OF BUSINESS (IF COMMERCIAL) City Park

PROJECT DESCRIPTION Seismic upgrades and installation of ADA accessible restroom facilities in the Firehouse structure.

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 1

COMMENTS Class 1 exemption for repair, maintenance, rehabilitation, and minor alterations to an existing facility.

REVIEWED BY [Signature] Date 9/3/2013