



AGENDA REPORT

Meeting Date: February 17, 2015
Item Number: D-18
To: Honorable Mayor & City Council
From: Alan Schneider, Director of Project Administration *A*
Subject: APPROVAL OF THE AWARD OF CONTRACT TO THE LOWEST RESPONSIBLE BIDDER, TURI DOORS SYSTEMS, INC. FOR THE DOORS & HARDWARE REPLACEMENT AT 440 N. CAMDEN DRIVE & 461 N. BEDFORD DRIVE PARKING GARAGES PROJECT; AND APPROVING PLANS AND SPECIFICATIONS THEREFOR; AND APPROVAL OF A PURCHASE ORDER IN THE AMOUNT OF \$133,242 TO TURI DOORS SYSTEMS, INC. FOR THE CONTRACT WORK

Attachments:

1. Form of Contract
2. Categorical Exemption

RECOMMENDATION

It is recommended that the City Council move to approve the award of a contract to the lowest responsible bidder, Turi Door Systems, Inc. for the Doors & Hardware Replacement at 440 N. Camden Drive & 461 N. Bedford Drive Parking Garages Project, Bid No. 15-16, in the amount of \$123,242; approve the construction contingency in the amount of \$10,000 and delegate the authority to approve change orders to the Director of Capital Assets as provided in Beverly Hills Municipal Code Section 3-3-111; approve the plans and specifications for the Project, dated December 12, 2014, which are adopted and approved with respect to design criteria; approve a purchase order in the amount of \$133,242; and reject the bids of the two apparent low bidders, New Vision Construction and Amerifix Repair Construction Co. as non-responsive.

INTRODUCTION

The 2014-15 Capital Improvement Program addresses capital maintenance and improvements for the City's parking facilities geared toward improving operations and/or revenue. Renovation of the garage at 9510 Brighton Way (at Rodeo Drive) was completed in fiscal year 2013-14 and included interior and exterior painting, new signage throughout, and new doors and hardware. Similar painting, signage and new doors and

hardware have been completed at the 216 South Beverly parking structure and renovation of the restrooms was recently approved for the award of contract.

City parking garage improvements are also scheduled at 440 N. Camden Drive and 461 N. Bedford Drive. Specifications for painting and signage are in progress for public bidding. The proposed contract is for replacement the doors and hardware.

DISCUSSION

Project management consultant, Stegeman & Kastner was engaged to develop the program of facility upgrades related to painting, signage and other facility deficiencies at the parking garages.

The project was issued for Informal Bidding in accordance with the Public Contract Code and two bidders that had submitted a notice of interest to bid City work under a Class D-28 specialty license were notified of project bid process and obtained bid documents for this project. Two other firms obtained the bid documents from the City's website.

On January 8, 2015, three bids were received. The bids results are as follows:

<u>Bidder</u>	<u>Base Bid</u>
New Vision Construction	\$85,470 (non-responsive)
Amerifix Repair Construction Co.	\$93,960 (non-responsive)
Turi Door Systems, Inc.	\$123,242

The scope of work for this contract includes the rehabilitation of the existing hollow metal door frames by certified welder, procurement of doors and hardware, and labor for the doors and hardware installation. A total of 64 doors are specified to be replaced. For long-term reliability and use in City parking garages, staff recommends the bidder demonstrate their qualifications as evidenced by the D-28 license, and stipulated that requirement in the bid specifications.

The California Code of Regulations, Title 16, Division 8, Article 3. Classifications, includes a subcategory D-28 - Doors, Gates and Activating Devices Contractor under the C-61 Limited Specialty classification by the California State License Board (CSLB). This subcategory defines the license classification as follows:

“A doors, gates and activating devices contractor installs, modifies or repairs all types of residential, commercial or industrial doors including overhead or sliding door assemblies. This includes but is not limited to: wood and screen doors, metal-clad doors, glass sliding/stationary doors and frames, automatic revolving doors, hospital cubical doors and related installations, power activated doors, gates, movable sun shades/shutters, card activated equipment and other access control device and any low voltage electronic or manually operated door hardware/ device.”

Staff reviewed the submitted bids to determine the lowest responsible bidder. Upon examination of the bids by New Vision Construction and Amerifix Repair Construction neither firm possesses a D-28 license. Both bidders have Class B – General Building Contractor licenses. The CSLB defines “A general building contractor may take a prime contract or a subcontract for a framing or carpentry project. **However, a general building contractor shall not take a prime contract for any project involving trades other than framing or carpentry unless the prime contract requires at least two**

unrelated building trades or crafts other than framing or carpentry, or unless the general building contractor holds the appropriate license classification or subcontracts with an appropriately licensed specialty contractor to perform the work."

The bolded text above prohibits a general building contractor from taking a contract for work for a specialty trade without the appropriate specialty license. Thus, staff, in consultation with the City Attorney's office, recommends the City Council find the New Vision Construction and Amerifix Repair Construction bids are non-responsive and be rejected. Furthermore, neither bidder submitted their notice of interest to bid City work under a Class D-28 specialty license for Informal Bidding.

The 3rd low bidder, Turi Door Systems, Inc. submitted a fully responsive bid, possesses a D-28 license 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.

Staff recommends that the base bid and the alternate bid in the total amount of \$123,242 be accepted as the contract work. In addition, a contingency of \$10,000 (approximately 10% of the contract amount) is recommended for changes due to unforeseen conditions to complete the work.

The bid documents specify a 45 calendar day completion period for the work, resulting in completion of the project in April 2015. All work is specified to be performed to limit impacts to garage operations during the work.

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 2014-15 Capital Improvement Program budget for Parking Program Upgrades and Improvements, project #0786.

David E. Lightner
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 TURI DOOR SYSTEMS, INC. a Corporation, whose address is 22775 Savi Ranch Parkway, Suite D, Yorba Linda, CA 92887.

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:

Doors & Hardware Replacement for 440 N. Camden & 461 N. Bedford Garages Project

Item Description: Replacement of doors & hardware at City parking garages located at 440 N. Camden Drive and 461 N. Bedford Drive

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. 15-16, dated December 12, 2014 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 45 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 Hundred Twenty Three Thousand Two Hundred Forty Two Dollars (\$123,242), 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"

LILLI BOSSE
Mayor

ATTEST:

BYRON POPE
City Clerk

APPROVED TO FORM:

LAURENCE S. WIENER
City Attorney

DATED: _____

TURI DOOR SYSTEMS, INC.
"Contractor"

By: _____
ROBERT TURI
President/CEO

By: _____
WILLIAM ORR
Vice President/Secretary

APPROVED AS TO CONTENT:

MAHDI ALUZRI
Interim City Manager

DAVID E. LIGHTNER
Deputy City Manager/Director of Capital
Assets

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 Doors and Hardware Replacement Project

LOCATION 440 N. Camden Drive & 461 N. Bedford Drive, Beverly Hills, California

TYPE OF BUSINESS (IF COMMERCIAL) City parking garage

PROJECT DESCRIPTION The proposed project consists of the replacement of the doors and hardware in the 2 garages.

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 2(c)(15302)

COMMENTS Class 2 includes the replacement of existing facilities—in this case, doors and hardware—involving negligible or no expansion of capacity.

REVIEWED BY *Cynthia de la Jone* Date *February 11, 2015*