



REPORT TO MAYOR AND COUNCIL

TO THE HONORABLE MAYOR AND COUNCIL:

DATE: July 7, 2015

SUBJECT: AWARD A CONSTRUCTION CONTRACT IN THE AMOUNT OF \$584,105 TO J-WALT CONSTRUCTION OF WOODLAND; WAIVE MINOR BID IRREGULARITIES; APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH SWINERTON MANAGEMENT AND CONSULTING OF CONCORD IN THE AMOUNT OF \$57,205 FOR CONSTRUCTION MANAGEMENT SERVICES FOR CENTRE CONCORD MOVEABLE WALLS AND COVERINGS (PROJECT NO. 2182); AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENTS (FUNDED BY: BUILDING MAINTENANCE, CDBG & GENERAL FUNDS)

Report in Brief

The Centre Concord Moveable Walls and Coverings project (PJ 2182) will do the following: (1) replace the track mounted moveable wall partitions in the ballroom(s), (2) replace acoustical spray-on ceilings in the ballrooms, (3) modify fire sprinkler heads and other fire code related upgrades, and (4) install accessibility-related improvements.

J-Walt Construction (J-Walt) was the low bidder and submitted a responsive and responsible bid in the total amount of \$584,105 (\$486,850 base bid and \$97,255 additive bid). J-Walt has an appropriate and valid contractor's license and satisfactory work references. Additionally, staff reviewed a proposal submitted by Swinerton Management and Consulting to provide construction management for this project in the amount of \$57,205.

Staff recommends that the City Council award a Construction Contract in the amount of \$584,105 (includes base bid plus the additive bid) to J-Walt Construction of Woodland; waive minor bid irregularities; approve a Professional Services Agreement with Swinerton Management and Consulting in the amount of \$57,205 for the Centre Concord Moveable Walls and Coverings Project (PJ 2182); and authorize the City Manager to execute the agreement.

Background

Project No. 2182 will replace the moveable walls (partitions) and track system in the Centre Concord ballrooms. The moveable wall systems have reached the end of useable life and have required a high level of maintenance and repairs. In addition, this project provides for required accessibility/ADA improvements at Centre Concord. The overall project scope includes a number of improvements: replace the track mounted moveable wall partitions in the ballroom(s), replace acoustical spray-on ceilings in the ballrooms, and modify fire sprinkler heads and other fire code related upgrades.

**AWARD A CONSTRUCTION CONTRACT; WAIVE MINOR BID IRREGULARITIES; AND
APPROVE A PROFESSIONAL SERVICES AGREEMENT FOR CENTRE CONCORD
MOVEABLE WALLS AND COVERINGS (PROJECT NO. 2182); AND AUTHORIZE THE
CITY MANAGER TO EXECUTE THE AGREEMENTS**

July 7, 2015

Page 2

The accessibility related improvements include: upgrade the two main restrooms to meet current requirements, install a new accessible drinking fountain and an accessible counter at the office area, replace/upgrade the ballroom double-doors, replace the main entrance doors, re-grade the entrance (concrete) and disabled parking spaces (paving) to meet current path of access code requirements, and related restriping work. The accessibility improvements are required due to the estimated value of the project's construction work. Replacement of the sagging and worn wall coverings in the ballroom was included in the bid package as an additive bid item.

Most of these accessibility improvement items at Centre Concord were identified needs outlined in the City's ADA Self Evaluation and Transition Plan (SETP), which was adopted by the City Council in October 2009. The accessibility improvements will be funded with Community Development Block Grant (CDBG) funds. The moveable walls, acoustic ceilings, wall coverings, modifications to sprinkler heads and other fire code related upgrades will be funded from the Building Maintenance funds. The replacement of the wall coverings were included in the project as an additive item, and will also be funded by the Building Maintenance fund.

During a normal week, this facility is rented by various business and community groups, as well as training organizations, and on weekends it is rented by members of the community for weddings, family celebrations, school reunions and many other important events. In most instances, Centre Concord is booked 6 to 12 months in advance. The heavy use of this facility places a great deal of wear and tear on the equipment, including moveable partitions and wall coverings.

In April 2014, this project was advertised for bids but none were received. Based on feedback received from the potential bidders, the primary reason no bids were received was that the available construction period (with Centre Concord to be closed for construction for a 30 day period in August) was too short and it conflicted with the busy school/college peak summer construction period. Based on this information, the project schedule was reworked and arrangements were made to close the Centre for the construction to occur from September 7, 2015 to December 31, 2015.

Discussion

Construction Contract

Bids to construct the project were opened at 2:00 PM on Thursday, May 28, 2015. J-Walt Construction was the low bidder and submitted a responsive and responsible bid in the total amount of \$584,105 (\$486,850 base bid and \$97,255 additive bid). The determination of the low bidder was based on the base bid work, excluding the additive bid item to replace wall coverings in the ballroom. Four bids were received, ranging from \$486,850 to \$633,923 for the Base Bid as shown on the Bid Results (Attachment 1). The Engineer's Estimate for the Base Bid was \$430,000. Total bids, including the additive bid, ranged from \$576,954 to \$714,639.

**AWARD A CONSTRUCTION CONTRACT; WAIVE MINOR BID IRREGULARITIES; AND
APPROVE A PROFESSIONAL SERVICES AGREEMENT FOR CENTRE CONCORD
MOVEABLE WALLS AND COVERINGS (PROJECT NO. 2182); AND AUTHORIZE THE
CITY MANAGER TO EXECUTE THE AGREEMENTS**

July 7, 2015

Page 3

In J-Walt's bid proposal, staff encountered some minor irregularities as follows:

1. The resume for the contractor's project manager was not attached to the bid, however the project experience was provided on the Qualification Statement form, as required. The listed project manager is Joe Walter, who is also the company owner; and
2. On the Subcontractor form, in column 4, the percentage of the total bid was provided, but not the amount. However, the amount can easily be determined by multiplying the percentage by the total bid amount.

Based on discussion with the Assistant City Attorney, these items were judged to be minor irregularities that did not give an unfair bidding advantage to J-Walt. J-Walt has an appropriate and valid contractor's license and satisfactory work references.

Staff contacted J-Walt to confirm their bid amount and they confirmed that they are comfortable with their bid and ready to perform the work as bid. Staff has completed its analysis of J-Walt's bid, determining that they: possess an appropriate and valid contractor's license; they are not on any debarred list; that they and their subcontractors are registered with the Department of Industrial Relations as required by SB 854; and that this company has satisfactory references and are experienced in the construction of similar projects.

The construction contract with J-Walt limits the construction period with the Centre's scheduled closure from September 7, 2015 to December 31, 2015. Prior to construction, the contractor will measure components, order long lead items, and submit product information/shop drawings for approval. Centre Concord has alerted the public to the closure period via its website since mid-2014, and has not accepted reservations during the planned closure. The adjacent preschool will remain open during the construction closure.

This project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) and a Notice of Exemption was filed with the County Clerk on February 18, 2014.

Professional Services Agreement (PSA) for Construction Management (CM) services

Staff solicited a proposal from Swinerton Management and Consulting to provide construction management, as they have extensive experience with this type of project. Swinerton has recently managed several similar construction projects for the City, including: FY13-14 Slurry and Cape Seal Pavement Maintenance Program (PJ2267), and Todos Santos Plaza Archway (PJ2294). Staff has reviewed their proposal in the amount of \$57,205 and determined that their rates, allocation of hours, and total costs are reasonable for this project. Swinerton's construction management fee is under 10% of the total construction cost which falls within a reasonable range for this type of work. Approving a professional service agreement with Swinerton will allow the project to proceed timely to complete the project during the closure window from September 7, 2015 to December 31, 2015.

**AWARD A CONSTRUCTION CONTRACT; WAIVE MINOR BID IRREGULARITIES; AND
APPROVE A PROFESSIONAL SERVICES AGREEMENT FOR CENTRE CONCORD
MOVEABLE WALLS AND COVERINGS (PROJECT NO. 2182); AND AUTHORIZE THE
CITY MANAGER TO EXECUTE THE AGREEMENTS**

July 7, 2015

Page 4

Fiscal Impact

With the approval of the FY15/16 CIP 10-year Budget, this project was fully funded. The budget of \$895,000 includes: \$283,000 of CDBG funds; \$302,000 of Building Maintenance funds; and \$310,000 of General funds. The budget is sufficient to fully fund the cost of this \$584,105 Construction Contract and \$57,205 Professional Services Agreement for construction management services.

Public Contact

The City Council agenda was posted in accordance with legal requirements.

Recommendation for Action

Staff recommends that the City Council award a Construction Contract in the amount of \$584,105 (includes base bid plus the additive bid) to J-Walt Construction of Woodland; waive minor bid irregularities; approve a Professional Services Agreement with Swinerton Management and Consulting in the amount of \$57,205 for Construction Management Services for Centre Concord Moveable Walls and Coverings project (Project No. 2182); and authorize the City Manager to execute the agreement.

Prepared by: Mario C. Camorongon, PE
CIP Manager
mario.camorongon@cityofconcord.org

Reviewed by: Robert Ovadia, PE
City Engineer
robert.ovadia@cityofconcord.org



Valerie J. Barone
City Manager

valerie.barone@cityofconcord.org

Reviewed by: Victoria Walker
Dir. of Comm. & Econ. Dev.
victoria.walker@cityofconcord.org

**City of Concord
Bid Sheet**

PROJECT #2182
Centre Concord Moveable Walls and Coverings

Bid Opening:
Thursday,
May 28th 2015
2:00 p.m.

City Manager's Conference Room

Engineer's Estimate:

\$470,000 - \$550,000 (incl. Add Alt.)

Note: Basis for determination of low bid is Total Base Bid

To be awarded: TBD

COMPANY	TOTAL BID
J-Walt Construction 2133 Marston Road Woodland, CA 95776	Total Base Bid \$486,850 \$97,255 Add Alt.
One Point Construction 322 Lang Road Burlingame, CA 94010	Total Base Bid \$526,087 \$50,867 Add Alt.
Marvin Collins Construction 226 Linus Pauling Drive, Suite A Hercules, CA 94547	Total Base Bid \$590,469 \$78,688 Add Alt.
Mark Scott Construction, Inc. 2835 Contra Costa Blvd. Pleasant Hill, CA 94523	Total Base Bid \$633,923 \$80,716 Add Alt.

Contact: Mario Camorongan x3021, Scott Christie