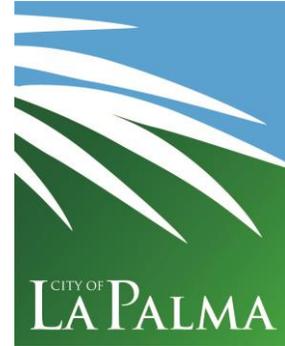


City of La Palma

Agenda Item No. 9



MEETING DATE: November 17, 2020

TO: CITY COUNCIL

FROM: CITY MANAGER

SUBMITTED BY: Mike Belknap, Community Services Director

AGENDA TITLE: Award of Contract to LJB Construction, Incorporated, for the City Hall Restroom Refurbishment Project, City Project No. 20-BLDG-04

RECOMMENDED ACTION:

It is recommended that the City Council take the following actions:

- a) Approve Award of Contract in the amount of \$278,700.00 to the low bidder, LJB Construction, Incorporated for the City Hall Restroom Refurbishment Project, City Project No. 20-BLDG-04; and
- b) Authorize additional project funding in the amount of \$97,635 from the Capital Outlay Reserve.

SUMMARY:

The City completed an American with Disabilities Act (ADA) compliance review of all city facilities in 2014, resulting in the City's ADA Transition Plan as required by federal law. Prioritized improvements from this plan included accessible restrooms, drinking fountains, and where possible, storage rooms in City Hall. Staff worked with architects from IDS Group, Inc. to redesign the lobby and employee restrooms at City Hall. The lobby restrooms will be modified within the existing footprint, along with the lobby drinking fountain area, to meet ADA compliance. The existing employee restrooms and storage area will be also be reconfigured for ADA compliance which includes the janitorial closet and drinking fountain. The storage area also includes a rolling file cabinet system to meet the City's long term permanent storage needs.

On October 7, 2020, the City advertised and solicited bids for the City Hall Restroom Refurbishment Project, City Project No. 20-BLDG-04. Staff directly emailed to the Notice Inviting Bids to the fifteen (15) general contractors along with posting the project on the City's website, posting on e-bid boards, and the Dodge Greensheet. On October 22, 2020, a mandatory pre-bid meeting was scheduled and thirteen (13) contractors attended. An addendum was issued re-scheduling a new bid opening date of November 3, 2020, as requested by interested contractors, to allow more time to develop competitive bids.

On November 3, 2020, the City received six (6) bids and opened, as follows:

BIDDING CONTRACTOR	BID
1. LJB Construction, Inc. – Norwalk, CA	\$278,700.00
2. SD Design Construction Corp. – West Covina, CA	\$295,225.00
3. JCOS Development Inc. – Buena Park, CA	\$298,500.00
4. Genesis Builders, Inc., dba K2 Painting – Buena Park, CA	\$334,800.00
5. Corner Keystone Construction Corp. – Walnut, CA	\$343,100.00
6. MLC Constructors, Inc. – Wildomar, CA	\$499,000.00

Staff reviewed the bid documents to see if all required bid documents were submitted. The apparent low bidder, LJB Construction Incorporated submitted the required documents with their bid.

The table below presents the total project cost with the bid alternate, including a five percent contingency.

DESCRIPTION	AMOUNT
Construction Cost	\$278,700.00
Contingency 5%	\$ 13,935.00
Total Estimated Project Construction Cost	\$292,635.00

Approval of the agenda item also authorizes the expenditure of all available contingencies in the project. The contingencies will be available for any necessary change orders associated with unforeseen circumstances. Examples include additional removals for unforeseen conditions, replacement quantities not identified in the scope of work for the project, or any other miscellaneous repairs necessary to complete the project. Said circumstances are typical for this type of project. The contingency amount is proposed at five percent (5%) of the construction cost. The contract may be increased a maximum of twenty-five percent (25%) per the Standard Specifications for Public Works Construction, otherwise known as the “Greenbook.”

LJB Construction, Inc performed building improvement projects for various Southern California agencies, and their work product was satisfactory. They received satisfactory references for projects completed in the City of Santa Fe Springs and Valley Village along with seismic retrofit and tenant improvement work.

TENTATIVE SCHEDULE:

Given the size and scope of the three concurrent Civic Center improvement projects: City Hall HVAC, City Hall Electrical, and this ADA restroom project, staff is preparing to relocate City Hall staff to the Community Center. Doing so will protect staff’s safety and allow for work to proceed during regular business hours. The City Council Chambers will still be available for their meetings.

All three project timelines will be coordinated to begin on February 1, 2021 with anticipated completion on April 30, 2021.

Award contract	November 17, 2020
Execute agreement	November 18, 2020
Equipment Procurement Phase	November 18 to January 31, 2021
Construction Phase - Begins	February 1, 2021
Construction Completion	April 30, 2021
Project closeout	June 1, 2021

FISCAL IMPACT:

For a number of reasons, this project has been carried over from several budget years with the original engineer's estimate prepared by the designer. In the subsequent years, project budget funding was not increased as construction costs increased. Additionally since the start of the Covid-19 Pandemic, manufacturing costs have significantly increased due to availability and shipping. The City Engineer in his role for other agencies has seen bids for construction projects considerably increased for this reason along with prevailing wage requirements for public projects. Although we're seeing increased prices for construction, the City has achieved significant savings from the City's recent street projects. This has allowed Measure M, SB 1, and Gas Tax funds to be solely used without the use of Capital Outlay Reserve (COR) funding.

The FY 2020-21 Capital Improvement Budget allocated \$120,000 along with \$75,000 for ADA improvements in COR (035-900-8865-00000). To complete the project an additional of allocation of \$97,635 is necessary, also to be funded from COR. Current fund balance for COR is \$5.2 million. There is sufficient funding in COR to fund this project and it will be included in the mid-year budget resolution.

APPROVED:



 Department Director



 Financial Consultant



 City Manager

Attachment: 1. Agreement with LJB Construction, Incorporated