

REPORT TO THE CITY COUNCIL



DATE: March 19, 2019

TITLE: Award Construction for New City Hall Project

Prepared by: Daniel Porras Public Works Director

RECOMMENDATION

- 1) Award a Construction Contract Agreement to the lowest responsible qualified bidder, Robert Clapper Construction Services Inc; and
- 2) Authorize the City Manager to execute the agreement for the New City Hall Project Number 2019-03 with Robert Clapper Construction Services Inc in an amount not to exceed \$5,088,000; and approve additional project expenses which include a 10% contingency of \$508,800, as-needed materials testing of \$20,000, as-needed special inspection services of \$10,000, and as-needed certified payroll services of \$30,000, which brings a total project budget of \$5,656,800.00.

DISCUSSION

On February 21, 2017, City staff completed an analysis of administration office space available and necessary to complete all City businesses. The status of the existing City Hall Complex was analyzed, and the following options and alternatives for a future long-term plan were reviewed and presented to City Council.

1. Purchasing, renting or leasing options of vacant buildings
2. Utilizing City owned Buildings
3. Purchasing vacant land for construction of new buildings
4. Utilizing City owned vacant land for construction of new buildings
5. Options for various construction types for new buildings

At that meeting, City Council selected utilizing the City owned building and City owned vacant land that was located at the northwest corner of Palm Drive and Pierson Blvd for the construction of a new City Hall Complex and authorized the City Manager to proceed with the execution of an agreement to complete the architectural design of the New City Hall Complex.

The New City Hall Complex will be located at the northwest corner of Palm Drive and Pierson Blvd. The existing City-owned building has had tenant improvements completed to the interior and some improvements completed to the exterior façade. The vacant properties to the north and northwest of the existing building will be the future location of the new City Hall building, and the westerly properties will provide the parking lot, storm drain retention basin, and overflow parking. At the completion of construction, the entire City Hall complex will include a small outdoor amphitheater, new landscaping, new Council Chamber/Emergency Operations Center, a large customer service counter area, customer service lobby area, a conference room, a study session room, City Council offices, and offices for Staff from the Planning, Building, Fire, Public Works, Engineering, Code Compliance, Finance, and City Manager Departments.



In an effort to continue progress while the design was being completed, the City separated the design and construction of the project into the following phases;

1. Phase 1 – Utility Undergrounding - Undergrounding utility lines and removing utility poles from the site.
2. Phase 2 – New City Hall Parking Lot Improvements - Construction of west parking lot and grading of building pad.
3. Phase 3 – New City Hall Construction - Construction of building and other site improvements.

On October 17, 2017, City Council awarded the construction contract for Phase 1 of the project, and in December 2017 the construction of the utility underground was completed. On January 22, 2018, City Council awarded the construction contract for Phase 2 of the project and in April 2018 the construction of the west parking lot and grading pad was completed.

On May 24, 2018, the City completed the design and proceeded with Phase 3 of the project by issuing a Request for Bid Proposal for the construction of the New City Hall Project # 2018-02. The Notice Inviting Bids was posted on the City's website, in the local newspaper, and with Planit Reprographics, a local valley clearing house for public bid solicitations. On June 21, 2018 the City received seven (7) bids. Staff reviewed the bids and all submittals and determined the bid amount from the lowest responsible qualified bidder exceeded the engineers estimate and the overall budget for the project. Therefore, all bids were rejected.

On August 21, 2018, City Council authorized the City Manager to proceed with the execution of an agreement to complete architectural value engineering services for the re-design of the New City Hall Project, which would analyze all building features and modify the plans to reduce the overall construction cost.

On January 27, 2019 the architectural value engineering re-design of the building was completed, and the City proceeded with issuing a Request for Bid Proposal for the construction of the New City Hall Project # 2019-03. The Notice Inviting Bids was posted on the City's

website, in the local newspaper, and with Planit Reprographics, a local valley clearing house for public bid solicitations. On March 5, 2019 the City received the following eleven (11) bids.

	Bidder	Total Amount	Address	Status
1	MTM Builders Inc.	\$ 4,570,808.00	1480 Frontage Rd. Chula Vista, CA 91911	Non-Responsible
2	Robert Clapper Construction	\$ 5,088,000.00	2223 N. Locust Avenue Rialto, CA 92377	Lowest Responsible
3	Kemcorp Construction	\$ 5,395,000.00	2060 E. Locust Street, Unit G Ontario, CA 91761	2nd
4	RAL Investment Corporation dba Silverstrand Construction	\$ 5,399,047.00	10065 Old Grove Road, Suite 200 San Diego, CA 92131	3rd
5	Abboud Diamond Construction	\$ 5,462,000.00	1849 W. Redlands Blvd.,#101 Redlands, CA 92373	4th
6	Desert Concepts Inc	\$ 5,589,980.00	79775 Avenue 40 Indio, CA 92203	5th
7	Hamel Contracting	\$ 5,636,008.00	26431 Jefferson Avenue, Suite A Murrieta, CA 92562	6th
8	CWS Systems Inc.	\$ 5,849,000.00	3814 E. Colorado Blvd, Suite 102 Pasadena, CA 91107	7th
9	Archico Design Build	\$ 5,888,888.00	1835 W. Orangewood Avenue, Ste 325 Orange, CA 92868	8th
10	Faris Construction Company	\$ 6,285,000.00	2180 El Camino Real, Suite 400 Oceanside, CA 92054	9th
11	Dalke and Sons Construction	\$ 6,625,000.00	4585 Allstate Drive Riverside, CA 92501	10th

Staff reviewed the bids and verified all submittals and completed a thorough reference check for each bidder. The City received two bid protests, and one request to withdraw a bid. The City reviewed the bid protests, and the request to withdraw a bid, and determined that the lowest bid from MTM Builders Inc. was non-responsible based on the incapacibilities of the contractor to fully perform the contract requirements. Therefore, it shall be rejected as non-responsible. Thereby the second lowest bid from Robert Clapper Construction Inc. shall be selected as lowest responsible qualified bidder.

Staff is recommending that the City Council award a construction contract agreement to the lowest responsible qualified bidder, Robert Clapper Construction Services Inc; and authorize the City Manager to execute the agreement for the New City Hall Project Number 2019-03 with Robert Clapper Construction Inc in an amount not to exceed \$5,088,000; and approve additional project expenses which include a 10% contingency of \$508,800, as-needed materials testing of \$20,000, as-needed special inspection services of \$10,000, and as-needed and certified payroll services of \$30,000, which brings a total project budget of \$5,656,800.00.

FISCAL IMPACT

The funding for the construction and additional as needed services will come from the 2017 and 2018 bond proceeds totaling \$5,656,800.00 in the Capital Improvement Fund (222) and once approved staff will make any necessary budgetary adjustments as needed for this project in the 2018-2019 and the 2019-2020 budgets.

Additionally, staff is working with a consultant to determine the proportional costs of the City Hall Facility which should be funded using Community Facility, General Facility and Fire Services Development Impact Fees. Once those costs are determined staff will bring back those funding

sources to the City Council for approval and make any necessary budgetary adjustments as needed and offsets to the bond funding.

Construction Contract: \$5,088,000
10% Contingency: \$508,800

As-needed Materials Testing: 20,000
As-needed Special Inspections: 10,000
As-need Certified Payroll Services: \$30,000
Total Budget: \$5,656,800.00

EXHIBIT(S)

- 1) Renderings of New City Hall
- 2) Notice Inviting Bids
- 3) Bid Proposal – Robert Clapper Construction Services Inc
- 4) Public Works Construction Agreement - Robert Clapper Construction Services Inc.