

December 18, 2001

Honorable Mayor and Members of
The Hermosa Beach City Council

Regular meeting of
January 8, 2002

**PROJECT NO. CIP 01- 628 COMMUNITY CENTER IMPROVEMENTS - PAINTING
AWARD CONSTRUCTION CONTRACT**

Recommendation:

It is recommended that the City Council:

1. Award the construction contract for Project No. CIP 01-628 Community Center Improvements – Painting to Edessa Construction of Anaheim in the amount of \$142,800.00;
2. Approve additional appropriation of \$45,000 from the Park & Recreation Fund (125) for this project;
3. Authorize the Mayor to execute and the City Clerk to attest the construction contract subject to approval by the City Attorney; and
4. Authorize the Director of Public Works to make minor changes as necessary not to exceed \$15,000.00.

Background:

On July 24, 2001, Council authorized advertising for bids. The project was advertised in the Easy Reader and the Green Sheet (Construction News Reporter). A total of nineteen bid packages were picked up. The City Clerk received four bids by the closing date of October 15, 2001. The bids were publicly opened and read aloud. The bid results are as follows:

	Bidder Name	City	Total Bid Amount
1.	Royal Construction	Fullerton	\$ 99,000.00
2.	Cam Painting	Canoga Park	\$111,450.00
3.	Edessa Construction	Anaheim	\$142,800.00
4.	Pivot Construction	Long Beach	\$161,372.00

The apparent low bidder, Royal Construction, is non-responsive since they neglected to use the revised bidding schedule that was attached to Addendum No. 2. The submission of improper bidding schedule is a major irregularity that should not be waived since the revised bidding schedule requests bid prices for lead abatement and replacement of doors and windows. The second low bidder, Cam Painting, requested in writing to withdraw their bid (Please see attached letter). Staff believes that it is in the City's best interest to allow Cam Painting to withdraw their bid.

Staff requests that Council award the construction contract to Edessa Construction. Their bid amount of \$142,800 is 35% less than the engineer's estimate of \$220,000. Edessa Construction's bid documents are found to be in order, and their references were verified by calling the City of Ontario and the Los Angeles School District (Florence Elementary School and Foshay Learning Center).

Analysis:

The original scope of work for this project was to paint the exterior Community Center building. However, during the pre-bid meeting with the contractors, it was discovered that some of the doors and windows would need to be replaced since they are rotted and unsalvageable. Additionally, the presence of lead in the existing paint requires lead abatement.

The engineer's estimate for painting the exterior of the Community Center building was \$120,000 and the project was budgeted accordingly. However, the proposed addition of replacing the doors and windows plus lead abatement will increase the construction cost by approximately \$45,000.

Fiscal Impact:

In FY 01-02, the total available funding for Project No. CIP 01-628 Community Center Improvements is \$270,000 of which \$23,750 is from 125 Park & Recreation Fund and the remaining \$246,250 is from 150 Grant Fund from the State of Parks & Recreation.

The Project No. CIP 01-628 Community Center Improvements consist of painting the building exterior and re-construction of the courtyard. Construction of the courtyard is in progress at this time.

Below is a breakdown of account status for this project:

Total Project Budget	\$270,000
Community Center – Courtyard (Construction Contract)	(138,500)
(Contingency)	(14,000)
Construction Appurtenances	(4,506)
Community Center – Painting (Construction Contract)	(142,800)
(Contingency)	(15,000)
Grand Total	- \$44,806

In order to award the construction contract for painting of the Community Center building to Edessa Construction, additional appropriation in the amount of \$45,000 from the Park & Recreation Fund is needed. At this time, the funds are available in the Park & Recreation Fund balance.

Attachment: Copy of Letter

Respectfully submitted,

Concur:

Kenneth Kim
Assistant Engineer

Harold C. Williams, P.E.
Director of Public Works/City Engineer

Noted for Fiscal Impact:

Viki Copeland
Finance Director

Stephen Burrell
City Manager

Mary Rooney
Director of Community Resources

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