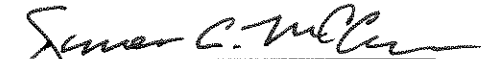


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Dan Takasugi, Public Works Director/City Engineer
DATE: November 3, 2009
SUBJECT: Consideration of a Resolution Awarding a Contract to Ron Vann Construction for the Calistoga Fire Station Seismic Retrofit and Rehabilitation Project in the Amount of \$1,188,400, Authorizing the City Manager to Execute the Agreement, and Approving a Project Budget Reduction Adjustment

APPROVAL FOR FORWARDING:


 James C. McCann, City Manager

ISSUE:

Consideration of a Resolution awarding a contract to Ron Vann Construction for the Calistoga Fire Station Seismic Retrofit and Rehabilitation Project in the amount of \$1,188,400 and authorizing the City Manager to execute the agreement.

RECOMMENDATION:

Adopt the Resolution.

BACKGROUND/DISCUSSION:

Calistoga's Fire Station is a 5,901 square foot, single-story wood frame and roof structure with fully grouted slump block perimeter walls. The purpose of this project is to retrofit and expand the existing building by 1,527 square feet to become ADA compliant and meet the current standards of public health and safety, mitigating any future damage to the existing Fire Station during an earthquake.

A study by Summit Engineering of the Fire Station's earthquake resistance was prepared in February 1998, which indicated that in the event of an earthquake, the Fire Station would sustain significant damage and may not be functional after such a natural disaster. Since that study, additional code changes have occurred that require

23 additional strengthening beyond that contemplated in the Summit Engineering report.
24 The seismic retrofit of the Fire Station is designed per the current building codes to
25 ensure that the station will remain functional and operational through a maximum
26 considered earthquake. The most probable fault source for such an earthquake would
27 be from the Rogers Creek fault, about 10 miles to the southwest.

28
29 Other urgently needed improvements include: ADA accessibility improvements,
30 biohazard decontamination area, a laundry area for firefighter's turnout gear, and a
31 shower and locker area for firefighters. Other necessary improvements are: office
32 space, a training room that can be used as an emergency operations center, equipment
33 and material storage areas, a bunkroom, a self-contained breathing apparatus
34 recharging area, improved energy efficiency, a fire apparatus wash area, public
35 restrooms, and aesthetic improvements.

36
37 The City Council approved plans and specifications for the project on March 3, 2009
38 and the project was first bid on August 9, 2009, and opened bids on September 9, 2009
39 with 16 bids received. The apparent low bid at that time was Ron Vann Construction at
40 a total bid price of \$1,379,802. However, on September 15, 2009, the City received bid
41 protests from the next 2 apparent low bidders. With the potential of extended delays
42 and legal costs, on October 6, 2009, Council rejected all bids and authorized staff to re-
43 advertise for bids. The project went out to bid again on October 9, 2009.

44
45 Ten (10) bids were received on October 21, 2009 as follows:

46			
47	1.	Ron Vann Construction Windsor	\$1,197,100
48	2.	JDS Builders Group Winters	\$1,296,111
49	3.	S.W. Allen Construction Sacramento	\$1,330,263
50	4.	Helmer & Sons, Inc. Angwin	\$1,347,800
51	5.	Kel-Tec Builders, Inc. Martinez	\$1,349,146
52	6.	Midstate Construction Petaluma	\$1,353,723
53	7.	Sausal Corporation San Leandro	\$1,384,000
54	8.	Andrews & Thornley Napa	\$1,423,714
55	9.	Ridgeview Builders Santa Rosa	\$1,456,500
56	10.	Magnum Construction* Livermore	\$1,163,335

57 *Magnum Construction's Bid was determined to be unresponsive.

58
59 The bid amounts stated above include several Bid Alternate items. The Engineer's
60 Estimate for the project was \$1,500,000. Per the terms of the bid solicitation, the bids
61 have been ranked and evaluated on the basis of the Total Bid Items including alternate
62 bid items. The Bid Alternates included in the bid package are as follows:

63
64 1. Add: Wall Beds and Lockers

- 65 2. Deduct: Public Restrooms Finish and Fixtures
- 66 3. Upgrade: Roof from BUR to Single-Ply TPO Roof System
- 67 4. Upgrade: Patio Wall

68

69 A low bid was received from Magnum Construction Inc. at a total bid price of
70 \$1,163,335. However, Magnum's bid form had several cost amounts left blank, and
71 thus the bid was considered incomplete and not responsive. This was not a minor bid
72 defect that could be waived. The City Attorney's office confirmed that Magnum's bid
73 was not responsive.

74

75 The apparent low bid provided by Ron Vann Construction, including bid alternates, is
76 \$1,197,100, which is approximately 20% less than the Engineer's Estimate. Evaluation
77 of the bid proposal indicates that Bid Alternate No. 2 (Deduct - Public Restrooms Finish
78 and Fixtures) provides a deduction/credit of only \$6,900 to not complete the restrooms.
79 Based on this amount, Staff recommends that the restrooms be completely finished and
80 the credit be rejected. Additional evaluation of the bid proposal indicates that Bid
81 Alternate No. 4 (Upgrade Patio Wall) has an additional cost of \$15,600. This upgrade
82 would change the patio wall from wood to plaster. Staff recommends that both Bid
83 Alternates No. 2 and No. 4 be deleted from the bid award.

84

85 Staff has evaluated the bid from Ron Vann Construction and found that the bid and
86 bidder are responsive and responsible. References have been called on other similar
87 type of public-sector work, and show that Ron Vann Construction has a good reputation
88 for on-time workmanship. Ron Vann Construction has the required experience and
89 licensure to perform the work, and has provided the required bid security.

90

91 Staff recommends that the base bid, including Alternate No. 1 and No. 3, but minus
92 Alternate No. 2 and Alternate No. 4, be awarded to Ron Vann Construction in the
93 amount of \$1,188,400.

94

95 Staff did make application for a \$1M grant in the FEMA Fire Station Construction Grant
96 program. On October 2, 2009, FEMA made a first round determination of grant
97 awardees, and unfortunately, the City's application did not compete for funding.

98

99 **GENERAL PLAN CONFORMANCE:**

100

101 This project is consistent with General Plan Objectives SAF 1.1 and SAF 6.1.

102

103 The Planning Commission took action on March 5, 2008, recommending approval of a
104 Conditional Use Permit and Design Review in the Downtown Commercial-Design
105 zoning district, subject to conditions of approval. The project was found to be consistent
106 with the Land Use and Public Safety Elements of the General Plan.

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FISCAL IMPACT:

The project is budgeted in FY 09-10 in the General Fund Capital Projects budget account codes 01-5409 and 01-5502, for a project budget of \$1,897,907. Due to bid savings, and project cost reduction initiatives, the project budget has been adjusted downward from \$1,897,907 to \$1,770,000.

Below is a summary of the budgetary sources and uses of this combined Fire Station seismic retrofit and rehabilitation project (includes prior FY 07-08 and FY 08-09 actual amounts).

	Fire Station Project Budget Items		
	Seismic Retrofit	Rehabilitation	Total
Public Safety Fund	176,800	96,100	272,900
Lease Financing		796,800	796,800
FEMA PDM Grant	530,300		530,300
ADA Capital Improvements		25,000	25,000
Fire Association Donation		145,000	145,000
Total Sources	707,100	1,062,900	1,770,000
Construction Mgmt and Inspection	8,000	62,000	70,000
Staff Cost Reimbursement from Project		140,000	140,000
Planning/Design/Environmental Improvements	51,300	115,700	167,000
Contingency	62,466	80,134	142,600
Interim Fire Station	24,172	25,828	50,000
Plymovent Removal/Reinstall	0	12,000	12,000
Total Uses	707,100	1,062,900	1,770,000

119

120 In view of the current General Fund budget challenges and shortages of Public Safety
121 Funding from development, staff is proposing to contract for minimal Construction
122 Management services, and utilize the City's Building Official to serve in the role of
123 Construction Inspector. The Public Works Director/City Engineer will perform the
124 majority of the construction manager and project manager duties. This action may not
125 be an ideal fit of qualifications and will effect other Public Works and Building
126 Department services. But this action is taken as a necessary step toward project
127 budget and General Fund cost reduction. Furthermore, City staff costs from FY07/08 to
128 project completion will be charged to the project. As many City staff salaries are
129 charged partly to Water and Wastewater Enterprise funding, this will serve to return a
130 portion of their salary costs to both the General Fund and Enterprise Funding, at a
131 future expense to Public Safety Funding.

132

133 **ENVIRONMENTAL REVIEW:**

134

135 The project is exempt from the California Environmental Quality Act (CEQA) under
136 Section 15301 (Class 1 - Existing Facilities) of the CEQA Guidelines. A Notice of
137 Exemption for the Project pursuant to Section 15301 of the CEQA. The City has
138 therefore completed the environmental review in accordance with the requirements of
139 the California Environmental Quality Act (CEQA).

140

141 **ATTACHMENTS**

142

- 143 1. Resolution
- 144 2. Contractor References for Ron Vann Construction

RESOLUTION NO. 2009- ____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA,
COUNTY OF NAPA, STATE OF CALIFORNIA, AWARDING A CONTRACT TO
RON VANN CONSTRUCTION IN THE AMOUNT OF \$1,188,400 FOR
CONSTRUCTION OF THE CALISTOGA FIRE STATION SEISMIC
RETROFIT AND EXPANSION PROJECT, AUTHORIZING
THE CITY MANAGER TO EXECUTE THE CONTRACT, AND
APPROVING A PROJECT BUDGET REDUCTION ADJUSTMENT

Authorizing Agreement No. ____

1 **WHEREAS**, a study by Summit Engineering of the Fire Station's earthquake
2 resistance was prepared in February 1998, indicated that in the event of an earthquake,
3 the Fire Station would sustain significant damage and may not be functional after such a
4 natural disaster; and

5
6 **WHEREAS**, other urgently needed improvements include ADA accessibility
7 improvements, biohazard decontamination area, etc.; and

8
9 **WHEREAS**, the City Council included the Calistoga Fire Station Seismic Retrofit
10 and Expansion Project improvements in the FY2009-10 budget and

11
12 **WHEREAS**, the City Council approved the project Plans and Specifications, and
13 authorized the Public Works Department to advertise for bids, at their March 3, 2009
14 meeting; and

15
16 **WHEREAS**, on October 21, 2009 ten (10) bids were received by the City, with the
17 apparent low bidder being Ron Vann Construction in the amount of \$1,197,100; and

18
19 **WHEREAS**, the City requested four Bid Alternatives be included in the Bid, that Bid
20 Alternate No. 1 provides for wall beds and lockers, that Bid Alternate No. 2 provides for a
21 deduct if the public restrooms are not finished, and that Bid Alternate No. 3 provides for
22 upgrading the roof system, and that Bid Alternate No. 4 provides for an upgrade to the
23 patio wall; and

24
25 **WHEREAS**, Staff recommends that Bid Alternates No. 1 and 3 be awarded as the
26 improvements included in the bid alternatives are meritorious; and

27
28 **WHEREAS**, deletion of Bid Alternate No. 2 increases the bid price by \$6,900 and
29 deletion of Bid Alternate No. 4 reduces the bid price by \$15,600 for a total bid price of
30 \$1,188,400; and

31
32 **WHEREAS**, funds for construction of the Calistoga Fire Station Seismic Retrofit
33 and Expansion Project are budgeted in Fiscal Year 09-10 in the General Fund – Buildings
34 Account (01-5409), and the sum of the Total Bid including Bid Alternates is within the
35 established project budget; and

