



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: DECEMBER 5, 2023
DEPARTMENT: PUBLIC WORKS DEPARTMENT
FROM: JIM PIA, INTERIM CITY MANAGER
DAVID JACOBS, P.E., L.S., PUBLIC WORKS DIRECTOR
BY: JONATHAN ESTEBAN, ASSISTANT ENGINEER
ADRIANA ROBLES, PE, CFM, CITY ENGINEER
TITLE: CITY HALL FIRST FLOOR BUILD BACK, CIP 8170

RECOMMENDED MOTION:

It is recommended that the City Council approve a resolution:

1. Approving the Plans and Specifications for the City Hall First Floor Build Back, CIP No. 8170; and
2. Awarding a contract to Premier Builders, Inc. for the City Hall First Floor Build Back, CIP No. 8170 in the amount of \$1,859,138; and
3. Authorizing 25% of the contract amount, \$464,784.50, for construction contingencies for the City Hall First Floor Build Back, CIP No. 8170; and
4. Approve the City's reallocation of American Rescue Plan Act funds (ARPA), in the amount of \$1,000,000, from Park Irrigation Upgrades (3911.55.8191) to Adaptations to City Hall project (3911.50.8170).

EXECUTIVE SUMMARY:

On April 4, 2023, City Council awarded a contract to F C & Sons Roofing, Inc. for the City Hall Emergency Roof Repair Project, CIP 8170 in the amount of \$646,271 and Contract Change Order No. 1 for abatement of City Hall First Floor in the amount of \$412,031. On August 22, 2023, staff solicited bids for the City Hall First Floor Build Back, CIP No. 8170 with an October 3, 2023, bid opening date. No bids were received. Thus, the project was informally bid. Premier Builders, Inc. was the only responsive, responsible bidder and submitted an informal bid in the amount of \$1,859,138. Staff recommends approval of a resolution approving the plans, awarding the City Hall First Floor Build Back, CIP No. 8170, to Premier Builders, Inc., and authorizing the Interim City Manager, or his/her designee, to approve change orders for an amount 25% of the contract, \$464,784.50 for construction contingencies.

BACKGROUND:

On April 4, 2023, City Council awarded a contract to F C & Sons Roofing, Inc. for the City Hall Emergency Roof Repair Project, CIP 8170 in the amount of \$646,271 and Contract Change Order No. 1 for abatement of City Hall First Floor in the amount of \$412,031.

The scope for Contract Change Order No. 1 included abatement of asbestos containing fireproofing spray, demolition of T-bar ceiling, ceiling tiles, lighting, HVAC, flooring, and mastic within the first floor of city hall. Prior to the project all City staff and furniture was moved out of the city hall 1st floor abatement space.

City hired TEF Architects to prepare plans and specifications for build back of 1st floor of City Hall. The City Hall 1st Floor Build Back scope includes replacement of previously demolished nonstructural elements including new T-bar ceiling grid and ceiling tiles, baseboards, carpet and floor tiles (excluding restrooms), lighting and electrical including delta controls, HVAC (including design-build submittal with Title 24 calcs), deck fireproofing, fire alarm system (including calculations), fire walls, and all incidental and appurtenant improvements and restorations specified on the Plans and Specifications.

City Engineer approved the project plans and specifications and authorized the call to bids for the project on August 22, 2023. Bid closing was October 3, 2023.

On October 3, 2023, no bid proposals were received. Thus, staff contacted several contractors individually to submit a proposal informally, including Swinerton Builders, Avila Construction, Dilbeck and Sons, Thayer Construction, and Premier Builders. During the information solicitation, the scope of work expanded to include additional work due to the additional demolition and abatement of the roof repair project. Premier Builders, Inc. was the only responsive bidder to submit a bid in the amount of \$1,859,138.

Construction of the build back is anticipated to begin in January 2024 and completion in July 2024.

The remaining project funding for 3911.50.8170 – Adaptations to City Hall as of November 30, 2023, is \$2,269,452.08.

ANTICIPATED COSTS	
Description	Anticipated Expenditure
Premier Builders, Inc. Base Bid	\$1,859,138.00
Contingency (25%)	\$464,784.50
Direct Project Cost Subtotal	\$2,323,922.50
Inspection/Labor Compliance (10%)	\$185,913.80
Administrative Overhead	\$50,000.00
City Staff Project Management and Admin. (5%)	\$92,956.90
Soft Project Cost Subtotal	\$328,870.70
Project Direct Costs	\$2,323,922.50
Project Soft Costs	\$328,870.70
TOTAL PROJECT COSTS	\$2,652,793.50

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

STRATEGIC PLAN INITIATIVE:

This project addresses the current City Council's Goals of Operational Efficiency and Public Safety.

DEPARTMENTAL COORDINATION:

The purchasing process and staff report were coordinated with the Public Works Department, the City Attorney's Office, and Finance Department.

FISCAL AND SUSTAINABILITY IMPACT:

With Council approval of the resolution, sufficient funds are available and appropriated in 3911.50.8170 to award the project for \$1,859,138, and total project costs of approximately \$2,652,793.50.

ATTACHMENTS:

Resolution