



City of Huntington Beach

File #: 19-742

MEETING DATE: 7/15/2019

REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: Honorable Mayor and City Council Members

SUBMITTED BY: Dave Kiff, Interim City Manager

PREPARED BY: Travis K. Hopkins, PE, Director of Public Works

Subject:

Award and authorize execution of a construction contract with Corral Construction and Development, Inc. in the amount of \$141,999 for the Central Library Restroom Access Compliance, MSC-528.

Statement of Issue:

On June 13, 2019, bids were publicly opened for the Central Library Restroom Access Compliance project, MSC-528. City Council action is requested to award a construction contract to Corral Construction and Development, Inc., the lowest responsive and responsible bidder, and to authorize up to 20% in project contingency expense.

Financial Impact:

A total of \$251,168 is available for this project in Community Development Block Grant 18/19 Central Library ADA Restrooms, account 23985862.82200.

Recommended Action:

- A) Accept the lowest responsive and responsible bid submitted by Corral Construction and Development, Inc. in the amount of \$141,999; and,
- B) Authorize project contingency expense not to exceed \$28,400; and,
- C) Authorize the Mayor and City Clerk to execute a construction contract in a form approved by the City Attorney.

Alternative Action(s):

Reject all bids and provide staff with alternative action.

Analysis:

The Central Library, located at 7111 Talbert Avenue, was originally a 74,000 square foot building opened in 1975. The facility was expanded in 1994 with the addition of 43,000 square feet for the Children's Wing, theater, and meeting rooms. The Central Library serves thousands of patrons each

month for Library services and special events. The restrooms on the main floor appear to be original to the 1970's and do not meet current ADA accessibility standards.

In 2018, the Public Works Department applied for and received Community Development Block Grant funds to renovate the main floor Men's and Women's restrooms to meet current accessibility standards. A professional architect developed the plans and specifications, which were approved through the City's Building Department.

Bids were publicly opened on June 13, 2019. The bids are listed below from lowest to highest bid amount.

VENDOR	BID AMOUNT
Corral Construction and Development Inc.	\$141,999.00
BNC Construction, Inc.	\$142,000.00
Caliba Inc.	\$175,000.00
Klassic Engineering & Construction Inc.	\$185,000.00

Staff verified the references and comparable experience for Corral Construction and Development Inc. and received favorable responses. Based on prior experience in renovating other city facilities of a similar age and older, staff is requesting authorization to spend up to 20% of the contract for construction contingency not to exceed \$28,399.80, if necessary. The standard contingency for construction contracts is 10%. The additional 10% contingency authorization will provide staff with the flexibility to avoid construction delays and to minimize disruption to Library operations in the event of unforeseen site conditions. The total construction project cost including contingency and supplemental expenses is estimated not to exceed \$180,000. The architect's pre-bid construction estimate for the project, excluding contingency and supplemental, was \$142,250.

Public Works Commission Action:

The Public Works Commission reviewed and approved the project on March 20, 2019 with a vote of 6-0-1 (Nguyen absent).

Environmental Status:

The project is categorically exempt pursuant to Chapter 3, Article 19, Section 15301(b) and 15301(d) of the California Environmental Quality Act.

Strategic Plan Goal:

Enhance and maintain infrastructure

Attachment(s):

None.

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