



# City of Huntington Beach

**File #:** 19-973

**MEETING DATE:** 10/7/2019

## REQUEST FOR CITY COUNCIL ACTION

**SUBMITTED TO:** Honorable Mayor and City Council Members

**SUBMITTED BY:** Oliver Chi, City Manager

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

**Subject:**

**Award and authorize execution of a construction contract with R. Dependable Construction, Inc. in the amount of \$720,000 for the Murdy Community Center Improvements project, MSC-531; and, authorize project contingency expense not to exceed \$144,000**

**Statement of Issue:**

On September 17, 2019, bids were publicly opened for the Murdy Community Center Improvements project, MSC-531. City Council action is requested to award a construction contract to R. Dependable Construction, Inc., the lowest responsive and responsible bidder, and to authorize up to 20% in project contingency expense.

**Financial Impact:**

This project is included in the approved Capital Improvements Program for FY 19/20. Funds in the amount of \$1,998,500 are available in the Park Development Impact Fund, account 22845006.82900.

**Recommended Action:**

- A) Accept the lowest responsive and responsible bid submitted by R. Dependable Construction, Inc. in the amount of \$720,000; and,
- B) Authorize project contingency expense not to exceed \$144,000; 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 Murdy Community Center is located at 7000 Norma Drive, east of Goldenwest Street and north of Warner Avenue. The Murdy Center was built in 1970 and has not seen major renovation or improvements since its opening. Modifications are needed in order to improve the accessibility,

safety, and energy efficiency of the lobby areas and activity rooms. Renovation of the lobby and activity rooms will modernize the center, improve accessibility and flow, and reduce likelihood of falls for both patrons and staff. A professional architect was retained to create the plans and specifications that include renovations to the restrooms, lighting, ceiling, flooring, doors, finishes, and glazing systems.

Bids were publicly opened on September 17, 2019. The bids are listed below from lowest to highest bid amount.

VENDOR	BID AMOUNT
R. Dependable Construction, Inc.	\$720,000.00
Metro Builders and Engineers	\$797,700.00
AID Builders	\$885,000.00
Built All	\$906,869.00
RS Construction & Development, Inc.	\$950,000.00
Caliba Inc.	\$997,800.00
Caltec Corporation	\$1,112,000.00
Golden Gate Construction	\$1,161,159.78
Kazoni Construction	\$1,273,433.25
Newman Midland Corporation	\$1,298,300.00

Staff verified the references and comparable experience for R. Dependable Construction, Inc. and received favorable responses. Based on prior staff experience in renovating other city facilities of a similar age and older, there is a high likelihood that unforeseen conditions will be encountered during construction. Staff is requesting authorization to spend up to 20% of the contract for construction contingency not to exceed \$144,000, if necessary. The standard contingency for construction contracts is 10%. Since it is necessary to close the Community Center during this renovation, the additional 10% contingency authorization will provide staff with the flexibility to avoid construction delays and to maintain the project schedule in the event of unforeseen site conditions. The architect's pre-bid estimate for the project, excluding contingency, was \$708,739. The total project cost including contingency and supplemental expenses is estimated not to exceed \$870,000.

**Environmental Status:**

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

**Public Works Commission Action:**

This project was reviewed and approved the Public Works Commission on August 21, 2019 by a vote of 6-0-1 (Small absent).

**Strategic Plan Goal:**

Enhance and maintain infrastructure

**Attachment(s):**

1. Vicinity Map