

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 11/13/06		Item Number: <u>A-9</u>	
AGENDA ITEM: Award of a Design-Build Contract to Fast-Track Construction Corporation for the Design and Construction of the Police Department Firing Range Project			
Contact Persons/Dept.: Elaine Jeng/PW Craig Bloor/PD		Phone Number: (310) 253-5621 (310) 253-6105	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Master Notification List on November 8, 2006; Fast-Track Construction, S.H.E. Engineering, and Metro Builders via fax on November 13, 2006.			
Department Approval: Charles D. Herbertson (11/02/06)		City Manager Approval: Jerry B. Fulwood (11/08/2006)	
City Controller Approval: Marlee Chang (11/07/2006)			
<u>RECOMMENDATION:</u> Staff recommends the City Council award a design-build contract to Fast-Track Construction Corporation (Fast-Track) to complete the necessary work for the Police Firing Range Project, P-832. <u>BACKGROUND:</u> The demolition and environmental remediation of the existing Police Department Firing Range was completed in March 2005. Subsequent to this completion, Gillis & Associates (Gillis) was retained by the City in April 2005 to provide conceptual design alternatives for a new Firing Range. In working with the Police Department (PD) and Public Works Department (PW) staff, Gillis provided conceptual designs alternatives that incorporated the types of equipment suitable and acceptable to the proposed use of the range. Frangible non-lead bullets are anticipated to be used at this facility and the accompanying equipment choices and building modifications will be included in this project. Building components requiring upgrading in order to have a complete operational system include ventilation, lighting, fire proofing, and bullet proofing. In February 2006, the City Council approved the following motions: 1. Approve conceptual design #3 as presented by Gillis & Associates 2. Authorize the Public Works Director/City Engineer to advertise bids using the design-build format, and 3. Approve a budget amendment to allocate \$466,000 from Fund 416 Asset Seizure to the Police Firing Range Project.			

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The Police Firing Range project had a budgeted amount of \$509,000 for Fiscal Year 2005-2006. The addition of \$466,000 would bring the total project budget to \$975,000. The engineering estimate for the design concept #3 by Gillis was \$975,000. The entire project budget is funded by Fund 416, Asset Seizure account.

In June 2006, prior to the advertising of the issuance of the Design-Build Request for Proposal, PW staff held a status meeting with PD staff and the new Police Chief, Don Pedersen. The meeting resulted in the downsizing of the project scope. In summary, the acquisition of a targeting system was removed from the project (to be purchased under a separate contract), and the proposed structural changes to the ancillary space and the proposed bathrooms were deleted from the scope of the project. The deletion of these components resulted in an estimated savings of \$325,000, bringing the total estimated cost of the project from \$975,000 to \$650,000.

DISCUSSION:

The Design-Build RFP was prepared and reviewed by Gillis, PW and City Attorney staff. The project was advertised on August 29, 2006 with a closing date of October 18, 2006. A mandatory RFP pre-submittal meeting was held on September 13, 2006. In order to submit a RFP for the project, interested parties were required to attend the pre-submittal meeting. A total of eleven interested entities/companies attended the mandatory pre-submittal meeting.

The RFP indicated proposals shall not exceed the project budget of \$650,000. Any proposals presenting a cost exceeding the project budget will be disqualified.

Three Design-Build proposals were received from the following companies:

1. Fast-Track Construction Corporation
2. S.H.E. Engineering & Construction Group Inc.
3. Metro Builders & Engineers

The evaluation of the proposals was conducted by PW and PD staff.

Fast-Track Construction Corporation

The Design-Build proposal submitted by Fast-Track Construction Corporation (Fast-Track) was complete and responsive.

Fast-Track demonstrated a clear understanding of the project scope. The format and presentation of material was well organized and defined in detail. The names of the proposed architect, vendors and subcontractors were clearly identified. Fast-

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Track also included the resumes of the proposed architect for the project showing that Fast-Track has a well assembled team.

The submitted RFP included price quotes directly from specialty subcontractors, architects and vendors. In each of the price quotes, the scope of services to be provided by each subcontractor or vendor was described.

The base bid proposal presented by Fast-Track is \$581,772.25.

S.H.E. Engineering & Construction Group Inc.

The Design-Build proposal submitted by S.H.E. Engineering & Construction Group Inc. (S.H.E.) was complete and responsive.

S.H.E. demonstrated minimal understanding of the project scope. Under each item of work as called out in the conceptual plan prepared by Gillis, S.H.E. provided a cost amount associated for each section of work with limited narratives. S.H.E. did not provide any information pertaining to the subcontractors, architects, vendors or engineers to be a part of the project team. Limited shop drawings were included in the RFP package but there was no indication as to the relation to the project scope of work.

The base bid proposal provided by S.H.E. was \$568,878.

Metro Builders & Engineers

The Design-Build proposal submitted by Metro Builders & Engineer (Metro) was not responsive because their bid proposal exceeded the maximum required \$650,000, as described in the request for proposal.

The base bid proposal presented by Metro Builders was \$831,723.

Based on the proposals received, staff recommends the selection of Fast-Track to complete the necessary work for the Firing Range Project. Fast-Track's proposal demonstrated its readiness and comprehension of the project scope of services.

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FISCAL ANALYSIS:

The Police Firing Range project has a budget amount of \$975,000. The engineering estimate for the design concept #3 by Gillis was \$975,000. The project budget is entirely funded by Fund 416, Asset Seizure fund account.

The design-build portion of the firing range will utilize \$650,000 of the adopted budget of \$975,000. The targeting system for the Firing Range will be purchased under a separate contract. Combined, (the construction of the firing range and the installation of the targeting system) the total project cost will be within the overall project budget.

The base bid proposal presented by Fast-Track is \$581,772.25. Staff recommends a not-to-exceed contract amount of \$650,000 to allow for construction contingencies and unforeseen conditions.

ATTACHMENTS:

1. Conceptual Design by Gillis & Associates

MOTIONS:

That the City Council:

1. Authorize entering into a design-build contract with Fast-Track Construction related to the Police Firing Range Project, P832, for a not-to-exceed cost of \$650,000;
2. Authorize the Public Works Director/City Engineering and Police Chief to approve change orders in a not-to-exceed amount of \$65,000, if necessary; and
3. Authorize the City Attorney to prepare the necessary documents for the contract and authorize the City Manager to approve the documents.