

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 6/18/07		Item Number: <u>J-1</u>	
AGENDA ITEM: A JOINT City Council/Redevelopment Agency Meeting for the Award of a Construction Contract to FEI Enterprises, Inc. for the Construction of the New Fire Station #3 located at 6030 Bristol Parkway, Project P-857			
Contact Person/Dept.: Andy O'Connell/PW		Phone Number: 310.253.5606	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☐		Action Item: ☒ Attachments: ☐	
Public Notification: Master Notification List via email on June 14, 2007 and all contractors that submitted bids by phone on June 14, 2007			
Department Approval: Charles D. Herbertson 5/29/07		City Attorney Approval: Carol Schwab (by H. Iker) (06/14/07)	
City Controller Approval: Marlee Chang (06/14/07)		City Manager Approval: Jerry B. Fulwood (06/14/07)	
<u>RECOMMENDATION:</u> <i><u>Staff recommends the City Council:</u></i> (1) authorize the award of a construction contract to FEI Enterprises, Inc. for the construction of a new 12,216 square foot, three bay, two story Fire Station located at 6030 Bristol Parkway, in the amount of \$5,100,000.00; and (2) approve a budget amendment to appropriate \$1,526,970.00 from the City General Fund Reserves to Account #42000857.730100 for the Fire Station #3 project. <u>(A 4/5th vote is required to approve the budget amendment.)</u> <i><u>Staff recommends that the Culver City Redevelopment Agency:</u></i> Authorize the award of a construction contract to FEI Enterprises, Inc. for the construction of a new 12,216 square foot, three bay, two story Fire Station located at 6030 Bristol Parkway, in the amount of \$5,100,000.00 <u>BACKGROUND:</u> The existing Fire Station #3, located at 11304 Segrell Way, is a wood frame structure that was built in 1955. Due to the age of this structure, it does not meet current seismic or building code requirements and it lacks the proper size to accommodate required staffing levels or specialized fire fighting equipment.			

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On June 6, 2004, the Redevelopment Agency authorized a professional services agreement with WLC Architects to prepare an analysis and conceptual design for either the remodel or relocation of the existing Fire Station #3. The City owns a one-acre parcel of land at 6030 Bristol Parkway, located in a non-residential area, which was used as an equipment storage yard for the Public Works Department. This site was included in the analysis for potential relocation of Fire Station #3.

In all areas of comparison in the WLC Architects analysis, it was determined that construction of a new fire station at the Bristol Parkway site was deemed the most practical way to meet the needs of the Fire Department rather than a remodel or demolition and reconstruction of the existing fire station at its current site. Of particular concern for the Fire Department is the need for an additional apparatus bay to meet current equipment needs and additional room for the required fire personnel.

On February 13, 2006, the City Council approved a motion that a 12,216 square foot three-bay, two-story building be designed for the new Fire Station #3.

DISCUSSION:

On March 26, 2007, the City Council approved the final plans and specifications and authorized the advertising of construction bids. The project was advertised in four major construction project advertising publications. A total of eighteen (18) contractors purchased the plans and specifications.

On May 8, 2007, the bids were publicly opened by the Deputy City Clerk. Eight (8) contractors responded with the following bid amounts:

CONTRACTOR	BID AMOUNT
FEI Enterprises, Inc.	\$5,100,000
G-2000 Construction, Inc.	\$5,599,000
Gonzales Construction	\$6,285,000
CTP Construction	\$6,329,000
Woodcliff Corp.	\$6,526,000
Moment Construction Co., Inc.	\$6,607,000
ICON West, Inc.	\$6,658,000
USS Cal Builders, Inc.	\$6,978,000

Staff and RCI Consultants, (design and construction manager), reviewed all of the bidder's submitted documents and found them to be responsive and complete. With FEI Enterprises, Inc. bid amount being much lower than the average bid, Gabriel Fedida, President of FEI Enterprises, Inc. was contacted and interviewed by staff in order to determine that FEI's bid is both reasonable and complete. In addition, staff

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purchased and reviewed a Dunn & Bradstreet financial report on FEI Enterprises, Inc. Staff believes that the report indicates that FEI has the financial wherewithal to successfully complete the project. Finally, staff along with the City's Construction Manager have visited and reviewed previous and current projects performed by FEI including a \$4.0 million dollar Little Tokyo Branch Library project which received an outstanding letter of recommendation from the City of Los Angeles' project manager.

If City Council awards the contract to FEI Enterprises, Inc., it is anticipated that construction will commence in the first week of August. With a contract duration of 345 calendar days, it is anticipated that construction will be completed by the middle of July, 2008. The project should be nearing completion by April 2008.

FISCAL ANALYSIS:

Based on the current budget and the estimated project expenses, as shown below, the project will have a deficit of \$1,526,970. Therefore, staff recommends the City Council authorize a budget amendment to appropriate \$1,526,970 from the General Fund fund balance to the Capital Improvement Budget.

Current Available Project Budget	
Funding Source	Amount
Redevelopment Agency (55393700.730100)	\$3,000,000
Capital Improvement Program (42000857.730100)	\$2,000,000
Total=	\$5,000,000

Estimated Project Expenses	
Construction contract	\$5,100,000
10% Contingency	\$ 510,000
Public Art Cost	\$ 33,768
Architectural Design	\$ 313,250
Construction Management	\$ 333,452
Construction inspection for grading, concrete, and steel	\$ 70,000
Fiber Optic Installation	\$ 55,000
Furniture, Fixtures and Equipment	\$ 50,000
Radio Communications Equipment	\$ 25,000
Telephone Equipment	\$ 15,000

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Reprographics	\$ 5,000
Feasibility Study	\$ 16,500
Total Estimated Project Cost	\$6,526,970

Total Budget Amendment Required	\$1,526,970
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Proposed Budget Amendment	
Funding Source	Amount
General Fund Reserve	\$1,526,970
Total Budget Amendment	\$1,526,970

MOTIONS:

That the City Council:

1. Award a tri-party construction contract to FEI Enterprises, Inc. in the amount of \$5,100,000.00 (Five Million One Hundred Thousand Dollars) for the construction of the new Fire Station #3 located at 6300 Bristol Parkway, Project P-857;
2. Authorize the Public Works Director/City Engineer and the Fire Chief, to increase the Contract by an amount not to exceed \$510,000 (Five Hundred and Ten Thousand Dollars), 10%, if necessary, due to unforeseen conditions;
3. Approve budget amendment to appropriate \$1,526,970 (One Million Five Hundred Twenty-Six Thousand and Nine Hundred and Seventy Dollars) from the General Fund fund balance to the budget line item 42000857.730100 Fire Station #3, P-857 (A 4/5th vote is required to approve the budget amendment);
4. Authorize the City Attorney to prepare the appropriate documents; and authorize the City Manager to execute such documents on behalf of the City.

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That the Redevelopment Agency:

1. Award a tri-party construction contract to FEI Enterprises, Inc. in the amount of \$5,100,000.00 (Five Million One Hundred Thousand Dollars) for the construction of the new Fire Station #3 located at 6300 Bristol Parkway, Project P-857;
2. Authorize the Executive Director to execute the agreement.