



City of San Leandro

Meeting Date: November 3, 2014

Staff Report

File Number: 14-379 **Agenda Section:** CONSENT CALENDAR

Agenda Number: 8.E.

TO: City Council

FROM: Chris Zapata
City Manager

BY: Uchenna Udemezue
Engineering & Transportation Director

FINANCE REVIEW: David Baum
Finance Director

TITLE: Staff Report for a Resolution Awarding a Construction Contract to American Air Conditioning, Plumbing, and Heating for the Public Safety Building HVAC Equipment Replacement, Project No. 2013.0290

SUMMARY AND RECOMMENDATIONS

Staff recommends award of a contract to the lowest responsible bidder, American Air Conditioning, Plumbing, and Heating, in the amount of \$407,843.00 for the subject project.

BACKGROUND

This contract provides for replacement of the existing heating, ventilating, and air conditioning (HVAC) equipment within the second floor mechanical room of the City's Public Safety Building. This project will replace the HVAC system coiling coils, intake air dampers, supply and return fans, and associated ductwork, all of which are aging and in need of replacement. Although the units will provide the same cooling capacity as the existing system, this new equipment will be more energy efficient and compact.

Analysis

Bids were opened on September 3, 2014. Four bids were received and all were responsive with bid amounts ranging from \$386,900 to \$495,000. The Engineer's Estimate for the work is \$311,000. The listed bid prices include base bid plus bid alternate one, for painting of various surfaces.

This project is subject to the San Leandro Local Business Preference and Participation Ordinance. Of the four bidders, two bidders received the local business bid preference and all four bidders met the good faith effort for local business participation. The lowest bid in dollar value was submitted by Kinetics Mechanical Service, Inc., which is not a San Leandro business. The second lowest bidder, American Air Conditioning, Plumbing, and Heating, a San Leandro business, is being awarded this contract because their adjusted bid value for

comparison was lowest when the local business preference was factored into their bid. As a result of this adjustment, this project will cost the City of San Leandro \$20,943 more. Eighty-five percent (85%) of the value of all work under this contract will be completed by San Leandro businesses.

Applicable General Plan Policies

This project is consistent with General Plan Goal No. 52.07 to provide for the ongoing maintenance of City-owned facilities.

Permits and/or Variances Granted

A City of San Leandro Building Permit was obtained for this work.

Environmental Review

A categorical exemption from CEQA per Section 15301(c) for 'Existing Facilities' was filed with Alameda County for this project on July 25, 2013.

Code Compliance Review

A City of San Leandro Building Permit was obtained for this project under the 2013 San Leandro Building Code based on the 2012 International Building Code.

Fiscal Impacts

Total project cost is anticipated to be \$600,000; including project contingencies and City staff design and construction management costs.

This project will reduce City maintenance costs.

Budget Authority

This project is fully funded by existing appropriations of Building Maintenance Funds in CIP accounts 687-18-136 and 687-18-007.

ATTACHMENT

- Bid Summary

PREPARED BY: Mark Goralka, Associate Engineer, Engineering and Transportation Department

BID SUMMARY



This document is a summary of bids received for the subject project and are provided only as a convenience. Listing of a particular bid is not a finding that such bid has been found to be responsive or accepted as complete by the City. An award of contract, if any, is subject to approval of the City Council and/or the City Manager. Contractors should refer to the contract documents for bidding information.

PROJECT TITLE: Public Safety HVAC
Equipment Replacement

PROJECT NO.: 2013.0290

BID NO.: 14-15.005

BID OPENING		ENGINEER'S ESTIMATE		American Air Conditioning, Plumbing & Heating		N.V. Heathorn Company		Kinetics Mechanical Service Inc.		
DATE: Wednesday, September 3, 2014 TIME: 11:00 a.m. LOCATION: City Clerk's Office		Date Approved 8/1/2014 Prepared by: Mark Goralka		2799 Miller Street San Leandro, CA 94577 Phone: (510) 351-7578 Fax: (510) 351-8315		1155 Beecher Street San Leandro, CA 94577 Phone: (510) 569-9100 Fax: (510) 569-9106		6691 Brisa Street Livermore, CA 94550 Phone: (925) 245-6200 Fax: (925) 245-6222		
ITEM NO.	ITEM	QUANTITY	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST
BASE BID										
1	All work either shown on plans or required by the specifications, except that for Additive Alternate 1 below.	1 LS	\$306,000.00	\$306,000.00	\$397,843.00	\$397,843.00	\$406,726.00	\$406,726.00	\$378,000.00	\$378,000.00
TOTAL BASE BID:				\$306,000.00	\$397,843.00		\$406,726.00		\$378,000.00	
ADDITIVE ALTERNATE NO. 1										
A1	All work necessary to paint walls and ceiling, and epoxy coat floor as indicated on Sheet M-1.1 of the Contract Drawings.	1 LS	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$16,235.00	\$16,235.00	\$8,900.00	\$8,900.00
TOTAL BID ALTERNATE NO. 1:				\$5,000.00	\$10,000.00		\$16,235.00		\$8,900.00	
TOTAL BASE BID:			\$306,000.00	\$397,843.00		\$406,726.00		\$378,000.00		
TOTAL BID WITH ADDITIVE ALTERNATE 1:			\$311,000.00	\$407,843.00		\$422,961.00		\$386,900.00		
10% LOCAL BUSINESS PREFERENCE USING BASE BID:				\$39,784.30		\$40,672.60		\$0.00		
ADJUSTED BID FOR COMPARISON PURPOSES USING BASE BID:			\$306,000.00	\$358,058.70		\$366,053.40		\$378,000.00		

BID SUMMARY

PROJECT TITLE: **Public Safety HVAC
Equipment Replacement**
 PROJECT NO.: **2013.0290**
 BID NO.: **14-15.005**

BID OPENING DATE: Wednesday, September 3, 2014 TIME: 11:00 a.m. LOCATION: City Clerk's Office		ENGINEER'S ESTIMATE Date Approved 8/1/2014 Prepared by: Mark Goralka		American Air Conditioning, Plumbing & Heating 2799 Miller Street San Leandro, CA 94577 Phone: (510) 351-7578 Fax: (510) 351-8315		N.V. Heathorn Company 1155 Beecher Street San Leandro, CA 94577 Phone: (510) 569-9100 Fax: (510) 569-9106		Kinetics Mechanical Service Inc. 6691 Brisa Street Livermore, CA 94550 Phone: (925) 245-6200 Fax: (925) 245-6222		
ITEM NO.	ITEM	QUANTITY	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST
SUBCONTRACTORS:					Botner Manufacturing Concrete Wall Saw Temper Insulation Carter Air Balance Beci Electric Testing Engineers Allied Painter Eric F. Anderson Restec		Sherwood Electric, Inc. Bigge Crane PCI AABC PAS		H.A. Bowen Electric Pacific Test and Balance Blue Water Environment Services Coast Crane Allied Fire Protection	
SECURITIES:					10% Bid Bond		10% Bid Bond		10% Bid Bond	
NOTES:					** Addendum #1 Received		** Addendum #1 Received		** Addendum #1 Received	

Reviewed by: MMG Date: 9/10/14
 Mark Goralka, Project Manager

Reviewed by: N.T. Date: 9/10/14
 Nick Thom, Senior Engineer

BID SUMMARY



**PROJECT TITLE: Public Safety HVAC
Equipment Replacement**

PROJECT NO.: 2013.0290

BID NO.: 14-15.005

BID OPENING		ENGINEER'S ESTIMATE		American Mechanical, Inc.		
DATE: Wednesday, September 3, 2014 TIME: 11:00 a.m. LOCATION: City Clerk's Office		Date Approved 8/1/2014 Prepared by: Mark Goralka		1275 Boulevard Way Walnut Creek, CA 94595 Phone: (925) 946-9101 Fax: (925) 943-6224		
ITEM NO.	ITEM	QUANTITY	UNIT COST	ITEM COST	UNIT COST	ITEM COST
BASE BID						
1	All work either shown on plans or required by the specifications, except that for Additive Alternate 1 below.	1 LS	\$306,000.00	\$306,000.00	\$480,600.00	\$480,600.00
TOTAL BASE BID:				\$306,000.00	\$480,600.00	
ADDITIVE ALTERNATE NO. 1						
A1	All work necessary to paint walls and ceiling, and epoxy coat floor as indicated on Sheet M-1.1 of the Contract Drawings.	1 LS	\$5,000.00	\$5,000.00	\$14,800.00	\$14,800.00
TOTAL BID ALTERNATE NO. 1:				\$5,000.00	\$14,800.00	
TOTAL BASE BID:				\$306,000.00	\$480,600.00	
TOTAL BID WITH ADDITIVE ALTERNATE 1:				\$311,000.00	\$495,400.00	
10% LOCAL BUSINESS PREFERENCE USING BASE BID:					\$0.00	
ADJUSTED BID FOR COMPARISON PURPOSES USING BASE BID:				\$306,000.00	\$480,600.00	

BID SUMMARY

PROJECT TITLE: Public Safety HVAC
Equipment Replacement

PROJECT NO.: 2013.0290

BID NO.: 14-15.005

BID OPENING		ENGINEER'S ESTIMATE		American Mechanical, Inc. 1275 Boulevard Way Walnut Creek, CA 94595 Phone: (925) 946-9101 Fax: (925) 943-6224		
DATE: Wednesday, September 3, 2014		Date Approved 8/1/2014				
TIME: 11:00 a.m.		Prepared by: Mark Goralka				
LOCATION: City Clerk's Office						
ITEM NO.	ITEM	QUANTITY	UNIT COST	ITEM COST	UNIT COST	ITEM COST
SUBCONTRACTORS:				Wells Electrical JL McComb Services Thorpe Design Insulation Specialties, Inc. Pacific Test and Balance		
SECURITIES:				10% Bid Bond		
NOTES:				** Addendum #1 Received		

Reviewed by: MG Date: 9/10/14
Mark Goralka, Project Manager

Reviewed by: NT Date: 9/10/14
Nick Thom, Senior Engineer



City of San Leandro

Meeting Date: November 3, 2014

Resolution - Council

File Number: 14-380 **Agenda Section:** CONSENT CALENDAR

Agenda Number:

TO: City Council

FROM: Chris Zapata
City Manager

BY: Uchenna Udemezue
Engineering & Transportation Director

FINANCE REVIEW: David Baum
Finance Director

TITLE: RESOLUTION Awarding a Construction Contract to American Air Conditioning, Plumbing and Heating for Public Safety HVAC Equipment Replacement, Project No. 2013.0290 (replaces aging HVAC equipment in the second floor mechanical room of the Public Safety Building at a cost of \$407,843.00 using appropriated Building Maintenance Funds in CIP accounts 687-18-136 and 687-18-007)

WHEREAS, the City of San Leandro did, on September 3, 2014, publicly open, examine and declare all sealed proposals or bids for doing the work described in the bid documents for the subject project; and

WHEREAS, said proposals were submitted to the Engineering and Transportation Director who has found that the proposal hereinafter mentioned is the lowest responsive bid by a responsible bidder for doing said work.

NOW, THEREFORE, the City Council of the City of San Leandro does RESOLVE as follows:

That said City Council hereby rejects all of said proposals or bids except that herein mentioned; hereby waives any irregularities in the proposal or bid of the lowest responsible bidder; and hereby awards the contract for doing said work to the lowest responsible bidder therefore, to wit American Air Conditioning, Plumbing and Heating, in the amount of \$407,843.00.

BE IT FURTHER RESOLVED:

That if the above named contractor is unable to execute the contract, then the City Manager is authorized to award this contract to the next lowest responsive bid by a responsible bidder, execute all documents to effect the award, and take all actions necessary to recover any bid security from the low bidder necessary to make the City whole in its acceptance of the lowest bid.