



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Shannon Buckley, Assistant City Manager

**Date:** July 11, 2023

**Subject:** Public Works Construction Agreements with Endresen Development, LLC and Unique Builders of California, LLC for the City Emergency Operation Center (EOC) Building Project, CIP Project #Z20036

### **Recommendation**

1. Approve and authorize the City Manager to execute an agreement with Endresen Development, LLC in an amount not to exceed \$61,465.00 in such final form as approved by the City Attorney and authorize the City Manager to execute change orders not to exceed a 10% contingency amount of \$6,147.00 for construction uncertainties and adjustments; and
2. Approve and authorize the City Manager to execute an agreement with Unique Builders of California, LLC in an amount not to exceed \$166,669.00 in such final form as approved by the City Attorney and authorize the City Manager to execute change orders not to exceed a 10% contingency amount of \$16,666.90 for construction uncertainties and adjustments.

### **Background**

The completion of the new public works administrative building and vacating the old building has created an opportunity to develop a dedicated EOC facility with extended EOC capabilities. An emergency operation facility will vary in size from multi-use conference rooms to large central rooms to single spaces that function as stand-alone workplaces when an emergency arises. To respond to crisis efficiently and without delays, the City's EOC must be designed and equipped optimally as part of its overarching mission. In this light, the EOC can provide staff support to responders and other EOC operations in real-time.

On May 24, 2022, the City awarded a construction agreement to United Carports to construct the New EOC building at the city yard. Demolition of the old Public Works Administrative Building was completed, and United Carports is near completion of the new EOC building shell. At this time, it is necessary to contract and begin the interior finishes of the new EOC.

## **Discussion**

On May 16, 2023, the City solicited a request for proposal from licensed and qualified contractors ("Contractor") to provide various construction trades for the construction of the City's emergency operations center building. The RFP provided six (6) different proposal elements that a contractor could submit to the City. These elements were listed as an attachment to the RFP in a bid schedule (A - F) and are listed below:

### **Schedule A**

- (1A) Glass Wall (Floor to Ceiling) with door
- (1B) Sliding glass door (Floor to Ceiling automatic)

### **Schedule B**

- (2A) 600 sqft raised hardwood subfloor
- (2B) Framing 2x4x12 interior stud walls
- (2C) Framing 2x6x12 stud interior walls

### **Schedule C**

- (3) 5/8" drywall, Insulation, paint (12ft hard lid)

### **Schedule D**

- (4) Finish Plumbing (City provided Fixtures)
- (6) Bathroom Floor tile and 5ft Wainscot tile walls

### **Schedule E**

- (7) Vinyl plank flooring 1,522 sqft. City providing flooring (offices, data room, kitchen/break room, check-in, and hallway)
- (8) Install carpet squares 24"x 24" 1845 sqft (EOC operations center and conference Room)

### **Schedule F**

- (5) 7 Interior doors and trim (8.0), baseboards 6" All stained and clear coated

On June 1, 2023, the City received two contractor proposals for the RFP. Each proposal was made on the form furnished in the RFP, Attachment A. Each Schedule (A – F) was submitted as a stand-alone bid. Also, each contractor submitted a proposal on all of the six elements. The submitted schedules have been reviewed separately by staff. Unique Builders of California was lower on four elements (B, C, D & E ), and Endresen Development was lower on two (A & F). Below are the proposal results from the RFP:

<b><u>Contractor Name</u></b>	<b><u>Awarded Bid Schedules</u></b>	<b><u>Amount</u></b>
Endresen Development	Bid Schedules A & F	\$ 61,465.00
Unique Builders of California	Bid Schedules A & F	\$144,947.00
Unique Builders of California	Bid Schedules B, C, D & E	\$166,669.00
Endresen Development	Bid Schedules B, C, D & E	\$245,021.00

**Fiscal Impact**

Funding costs are included in the Fiscal Year 2023/2024 – 2027/2028 Capital Improvement Plan (CIP) Budget, CIP Project #Z20036.

**Attachments**

Attachment 1 - Endresen Development Agreement  
Exhibit A - Proposal  
Attachment 2 - Unique Builders of California Agreement  
Exhibit A - Proposal