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**Title:** CONSIDER AWARD OF CONSTRUCTION CONTRACT TO JJJ FLOOR COVERING, INC. FOR PROJECT NO. 1666 - CITY HALL CARPET IMPROVEMENTS

**Sponsors:**

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**Attachments:** 1. Public Works Contract JJJ Floor Covering

Date	Ver.	Action By	Action	Result
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**Report to Mayor and City Council**

June 7, 2022

Consent

**SUBJECT:**

**CONSIDER AWARD OF CONSTRUCTION CONTRACT TO JJJ FLOOR COVERING, INC. FOR PROJECT NO. 1666 - CITY HALL CARPET IMPROVEMENTS**

**I. SUMMARY**

On May 18, 2021, the City Council approved the plans, specifications, and estimates (PS&E) for Project No. 1666 - City Hall Carpet Improvements and staff was authorized to advertise the project for construction bids. The Invitation for Bids (IFB) was advertised in the Our Weekly Publication, and through the PlanetBids portal from 3/24/2022 to 5/5/2022. Two bids were received, and it was determined that JJJ Floor Covering was the lowest responsive and responsible bidder, with a total bid amount of \$111,354.29, subject to Project labor Agreement (PLA).

Staff requests that the City Council award a Construction Contract to the lowest responsive, responsible bidder, JJJ Floor Covering, Inc. in the amount not to exceed \$111,354.29 (Exhibit No. 1).

**II. RECOMMENDATION**

TAKE the following actions:

1. AWARD a Construction Contract for Project No. 1666: City Hall Carpet Improvements, in the amount of \$111,354.29, to the lowest responsive and responsible bidder JJJ

Floor Covering, Inc.

2. AUTHORIZE the expenditure of construction contingencies in the amount of \$22,270.86 (20%) for any unforeseen construction work that may be necessary to complete this project.
3. AUTHORIZE the Mayor to execute a Construction Contract with JJJ Floor Covering, Inc. following approval as to form by the City Attorney.

### **III. ALTERNATIVES**

1. REJECT all bids.
2. TAKE another action the City Council deems appropriate and consistent with the requirements of the law.

### **IV. BACKGROUND**

Project No. 1666 - City Hall Carpet Improvements is listed in the City's Capital Improvement Program and is programmed for FY 2021-22 funded by the General Fund. The condition of the existing carpet at the second floor and the lobby area of the City Hall building were identified as an important project to undertake for reasons of health and safety for City Hall employees and visitors.

The City Hall Carpet Improvements includes the removal and replacement of carpet at the entire second floor including City Council Chamber, council offices, lobby area, executive conference room, and two staircases - the main staircase going up to the second floor and the small staircase next to the city clerk's office. The existing vinyl flooring in the second floor storage room will be removed as well and replaced with a new one. The furniture at the lobby area on the second floor will be re-upholstered so that fabric matches the proposed color for the carpet. The work also includes the removal and replacement of wall tile and floor tile at the second floor drinking fountain area since the existing tiles are considered old and outdated.

The existing carpet at the main lobby area located at the ground floor will be removed and replaced as well, and the existing brick tiles around the carpet area will remain and will not be changed. The northside wall on the first floor will also receive accent paint treatment, with the exclusion of the short wall below the counter.

The City retained the services of Westberg and White, Inc. (the "Architect") to conduct a full assessment of the carpet. The goal of the project is to complete the removal and replacement of the carpet while access by the public to City Hall is limited. The Architect submitted the illustrative board showing various recommendations of carpet patterns/samples and colors for the areas where carpet will be removed and replaced

based on existing available floor plans. The carpet patterns and materials samples including the tiles were presented to the Ad Hoc Committee for review and approval. Colors and patterns were selected with minor changes and suggestions from the Ad Hoc Committee, and the Architect proceeded with the completion of the final plans and specifications consistent with the city’s direction for all the components of the project.

On January 24, 2022 Engineering was advised to utilize the Cooperative Purchasing Agreement (CPA) to waive the formal bidding process. The City Attorney was consulted, staff was advised that Carson Municipal Code Section 2605 doesn’t apply for purposes of determining whether formal bidding may be waived, and it would conflict with the City’s Project labor Agreement.

On April 7, 2022, the City released an Invitation for Bid (IFB) for Project No. 1666 - City Hall Carpet Improvements. The project was advertised for construction bids, and on May 5, 2022, two bids were received through PlanetBids and opened by the Purchasing Division Manager at the City Clerk’s office. The bid results are as listed below:

<u>Bidder</u>	<u>Place of Business</u>	<u>Bid Amount</u>
1. Genesis Floor Covering	Santa Fe Springs, CA	\$101,343.00
2. JJJ Floor Covering Inc.	Pico Rivera, CA	\$111,354.29

Staff reviewed the bids submitted. During the evaluations of the bids, it was found that Genesis Floor Coverings did not complete their bid and failed to fill out a price for furniture coverings and painting. Staff reached out to Genesis on two occasions for validation of their bid and gave an opportunity to submit amounts for the missing bid items, with no result; thus, the City deemed the bid as non-responsive. On May 17<sup>th</sup>, 2022, staff reached out to the City Attorney’s office for confirmation that the bid submitted by Genesis was non-responsive due to failure to fill out the cost for bid items detailed in the plans. The City Attorney confirmed that staff’s finding is accurate and that the award should be made to the next lowest, responsive, responsible bidder, JJJ Floor Covering. Staff has evaluated the bid submitted by JJJ Floor Covering Inc. and has found that their bid is responsive. On May 25<sup>th</sup>, 2022 the Purchasing Division confirmed that a “Notice of Intent” to award to JJJ flooring, Inc. will be issued.

JJJ Flooring, Inc. is a bonafide contractor licensed by the State of California. The bid bond, in the amount of 10% of the total bid, as supplied by Old Republic Surety Company, is in order, and was submitted with the bid. The contractor’s references have been checked, and it has been verified that the contractor has completed similar projects in an acceptable manner.

The approximate timeline and the status of this project are as follows:

Award of Contract	June 7, 2022
Contract Execution	July, 2022
PO Issuance	August, 2022
Start Construction	September 2022

Complete Construction
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November, 2022
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## **V. FISCAL IMPACT**

The construction bid amount for this improvement project is \$111,354.29 with a construction contingency in the amount of \$22,270.86, representing 20% of the total construction bid. The total project cost including the 20% contingency is \$133,625.15. Funds in this amount are included in the FY2021/22 General Fund Budget.

## **VI. EXHIBITS**

1. Construction Contract with JJJ Flooring Inc. (pgs. 5 - 41)

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