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Title: CONSIDER APPROVAL OF PLANS, SPECIFICATIONS, AND ESTIMATE, AWARD OF A CONSTRUCTION CONTRACT TO CWS SYSTEMS, INC. FOR PROJECT NO. 1704 - CITY HALL FAÇADE RENOVATION, AND ADOPTION OF RESOLUTION NO. 22-183, "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2022-23 BUDGET IN THE GENERAL FUND AND SPECIAL REVENUE FUND" (CITY COUNCIL)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Construction Contract with CWS Systems, 2. Resolution No. 22-183

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

Tuesday, September 06, 2022

Consent

SUBJECT:

CONSIDER APPROVAL OF PLANS, SPECIFICATIONS, AND ESTIMATE, AWARD OF A CONSTRUCTION CONTRACT TO CWS SYSTEMS, INC. FOR PROJECT NO. 1704 - CITY HALL FAÇADE RENOVATION, AND ADOPTION OF RESOLUTION NO. 22-183, "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2022-23 BUDGET IN THE GENERAL FUND AND SPECIAL REVENUE FUND" (CITY COUNCIL)

I. SUMMARY

On July 14, 2022, staff advertised the plans, specifications, and estimates (PS&E) for Project No. 1704: City Hall Façade Renovation. As one of the City’s Capital Improvement Program (CIP) projects currently in progress, the City Hall Façade Renovation Project includes the removal and repair of the damaged planter walls, replacement of existing outdoor light fixtures with new water-resistant LED lighting and the restoration of all exterior walls of City Hall. The Invitation for Bids (IFB) was advertised from July 14, 2022 to August 8, 2022. One bid was received and opened at the City Clerk’s Office. The lowest responsive and responsible bidder is CWS Systems, Inc. with a total bid amount of \$2,185,000.00 subject to the Project Labor Agreement (PLA).

Staff is requesting City Council to award a Construction Contract to CWS Systems, Inc for a not-to-exceed amount of \$2,185,000.00 (Exhibit No. 1).

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the plans, specifications, and estimates and order the work for Project No. 1704: City Hall Façade Renovation.
2. AWARD a Construction Contract to CWS Systems, Inc., the lowest responsive and responsible bidder, for Project No. 1704: City Hall Façade Renovation, for a not-to-exceed amount of \$2,185,000.00.
3. AUTHORIZE the expenditure of construction contingencies in the amount of \$327,750.00 (15%) for any unforeseen construction work such as substructure conflicts, contaminated soil removal and disposal, material testing, and other work that may be necessary to complete this project.
4. AUTHORIZE the Mayor to execute a Construction Contract with CWS System, Inc., following approval as to form by the City Attorney.
5. ADOPT Resolution No. 22-183 "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2022-23 BUDGET IN THE GENERAL FUND AND SPECIAL REVENUE FUND" (Exhibit No. 2)

III. ALTERNATIVES

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

IV. BACKGROUND

Project No. 1704: City Hall Façade Renovation Project is one of the City's Capital Improvements Program (CIP) projects adopted for FY2022-23.

The City retained the services of BOA Architecture to complete the plans, specifications, and estimates for this project.

The project involves the: (i) removal and repair of damaged planter walls, (ii) replacement of existing outdoor light fixtures with new water-resistant LED lighting, (iii) provision of a smooth plaster finish coat at all existing rough texture plaster exterior walls, (iv) provision of waterproofing membrane at repaired planters, (v) provision of new paint to all existing smooth concrete and light texture exterior walls of building, and (vi) installation of new outdoor outlets.

The Purchasing Division advertised the Invitation for Bids (IFB 22-38) for the project from July 14 to August 8, 2022. The Invitation for Bids instructed potential bidders that in order for their bids to be responsive, bids for this project must be presented taking into account the requirements of the Project Labor Agreement (PLA) and required that bidders submit an executed Letter of Assent.

One bid was received through PlanetBids and opened by the Purchasing Division Manager at the City Clerk's office on August 8, 2022. The bid result is listed below:

No.	Bidder	Place of Business	PLA Bid Amount
1	CWS Systems, Inc.	Pasadena, CA	\$2,185,000.00

Based on the bid received, CWS Systems, Inc. was determined to be the lowest, responsive and responsible bidder with a total bid in the amount of \$2,185,000.00. CWS Systems, 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, a Wisconsin Stock Insurance Corporation, is in order, and was submitted with the bid. The project is subject to compliance with the City's Project Labor Agreement as stated in the bid packet, and the bid amount reflects the same.

The contractor's references have been checked, and it has been verified that the contractor has completed similar projects in an acceptable manner.

The anticipated/tentative timeline for this project is as follows:

- Advertise for Construction Bids: July 28, 2022
- Award for Construction Contract: September 6, 2022
- Construction Contract Execution: September 20, 2022
- P.O. Issuance: October 4, 2022
- Start of Construction: October 11, 2022
- Completion of Construction: February 3, 2023

Staff is requesting City Council to award a Construction Contract to CWS Systems, Inc. for a not-to-exceed amount of \$2,185,000.00.

V. FISCAL IMPACT

The construction bid amount for this improvement project is \$2,185,000.00 with a construction contingency of \$327,750.00, representing 15% of the total construction bid. The total project cost including the 15% contingency is \$2,512,750.00. Funds for \$1.8M were approved in the 5-year CIP Fund Budget for FY 2022/23 in account no. 101-99-999-904-8008. If this item is approved, \$712,750.00 should be appropriated from the CIP/General Fund Balance account 101-99-999-999-3601 to account no. 101-99-999-904-8008.

VI. EXHIBITS

1. Construction Contract (pgs. 3-39)
2. Resolution No. 22-183 (pg. 40-41)

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