ITEM NO. 25

STAFF REPORT

CITY OF OCEANSIDE

DATE: June 23, 2010

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department/Engineering Division
Library Department

SUBJECT: **AUTHORIZATION TO REJECT ALL BIDS FOR THE OCEANSIDE CIVIC CENTER LIBRARY RENOVATION PROJECT AND AUTHORIZATION TO RE-BID THE PROJECT**

SYNOPSIS

Staff recommends that the City Council reject all bids for the Oceanside Civic Center Library Renovation Project, and authorize the City Engineer to re-bid the project.

BACKGROUND

The Oceanside Public Library Strategic Plan 2005-2010 was approved by the City Council on November 2, 2005. The plan included action steps to recarpet the Civic Center Library, improve the lighting, and to create a "library marketplace based on a bookstore model". The goal was to provide a more welcoming, customer-friendly library that reflected the new patterns of library usage, self-service capability, and computer technology.

ANALYSIS

On April 7, 2010, the City Council approved plans and specifications and authorized the City Engineer to call for bids. A notice inviting sealed bids was advertised in local newspapers, eBidboard, plan rooms and trade journals in accordance with the standard bidding procedures. Five (5) bids were received and opened on May 20, 2010 (see attached).

The apparent low bid at $744,260 by MW Construction of Escondido exceeds funds available. The anticipated cost and available amount for the project is $524,773.

Staff, in conjunction with the architect of work, has developed a number of measures to receive future bids that are within budget as well as increase the bid pool. The bid schedule has been revised to be more flexible by providing more additive and deductive alternates. This will provide a mechanism for staff to select portions of the project to be

built or not to be built without compromising the base bid award. The project specifications will be revised to allow for a lead time period and extend the project to a 50-working-day timeline. In addition, certain finish items for portions of the project have been revised in an attempt to reduce costs but not compromise the intended theme and vision for the renovation project.

Staff intends to re-bid the project and move forward with construction. With City Council consent, bids will be opened August 5, 2010, and construction is estimated to begin November 8, 2010, and be completed mid-January 2011.

COMMISSION OR COMMITTEE REPORTS

The Library Board of Trustees has reviewed the floor plans, furniture and finishes and provided input on the renovation throughout the plan development process. They have approved the plans as presented.

FISCAL IMPACT

The FY 2010-11 Capital Improvement Program (CIP) budget for the Oceanside Civic Center Library Renovation Project (907112200503) has an approximate balance of $524,773. Funding for the project was obtained from the following sources: Library accounts $334,875; Support Services $24,787; Branch Library Planning Study $127,112; and Deferred Building Maintenance $91,553.

The project costs are estimated as follows:

Direct Construction Costs	
Construction	$350,000
Construction Contingency 10%	$ 35,000
Furnishing, Fixtures &Equipment Package	$ 65,000
Project Construction Cost	$450,000
Construction Support Costs	
Consultant Construction Support	$ 10,000
City Inspection and Administration	$ 13,000
Total Project Construction Phase Cost	$473,000

CITY ATTORNEY'S ANALYSIS

City Council is authorized to reject all bids and re-advertise.

RECOMMENDATION

Staff recommends that the City Council reject all bids for the Oceanside Civic Center Library Renovation Project, and authorize the City Engineer to re-bid the project.

PREPARED BY:

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REVIEWED BY:

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Joseph Arranaga, Public Works Deputy Director
Scott O. Smith, City Engineer
Teri Ferro, Financial Services Director

Attachment:

Exhibit A

EXHIBIT A

Bidder	*City*	*Bid Amount*
MW Construction	Escondido	$744,260
Dalke & Sons Construction	Riverside	$834,547
Whitaker Construction Corporation	El Cajon	$925,000
M.A. Stevens Construction	National City	$958,411.15
Adams/Mallory Construction Co., Inc.	Placentia	$1,009,923