ITEM NO. 23

STAFF REPORT

CITY OF OCEANSIDE

DATE: August 16, 2006

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT: **AWARD OF CONTRACT FOR THE DEMOLITION OF JAIL CELLS AND ACCESSORY BUILDINGS AT 1617 MISSION AVENUE**

SYNOPSIS

Staff recommends that the City Council award a contract in the amount of $232,087 to Midwest Environmental Control, Inc., of Riverside County for the demolition of the jail cells and accessory buildings at 1617 Mission Avenue; and authorize the City Manager to execute the agreement upon receipt of all supporting documents.

BACKGROUND

On August 3, 2005, the City Council approved a professional services agreement with Nicoloff and Associates, Inc., of San Diego, to design the interior improvements and building code-related upgrades for 1617 Mission Avenue's use as an Emergency Operations Center (EOC). Since then, the City has focused on alternative sites for an EOC. A range of options exist for the future use of 1617 Mission Avenue, but any use requires the removal of the jail cells, which are unreinforced concrete, and have no possible future.

After the jail cells are removed, 20,000 square feet of floor area will remain. The design work for balance of the building code-related improvements of the 1617 Mission Avenue is general enough to benefit any future use. However, functional improvements such as office partitions or new bathrooms will be proposed when a future use of the building is identified.

ANALYSIS

In addition to demolishing the jail cells, the project also removes some of the dilapidated shed buildings in the parking area behind 1617 Mission Avenue. These buildings also have no practical future use.

On May 3, 2006, the City Council approved the plans and specifications, and authorized advertisement for bids. Bids were opened on June 29, 2006 from the following contractors:

Midwest Environmental Control, Inc., Riverside County	$232,087
CDM Construction, Inc., El Cajon	$237,702
Willock Contracting, La Mesa	$279,883
Clauss Construction, Lakeside	$310,000

The bid received from Midwest Environmental Control, Inc., and their qualifications were reviewed by staff and meet requirements. The contract documents are on file in the Capital Improvements Division of the Public Works Department.

FISCAL IMPACT

The project costs are estimated as follows:

Construction award (base bid)	$232,087
Construction contingencies (20%)	$46,417
County permits and material testing	$10,000
Staff hours and construction inspection	$10,000
Total Costs	$298,504

There is $298,897 budgeted in Capital Improvement Program (CIP) project account 503-835274 for the architectural design work; $100,000 of that amount is available for the jail demolition. With the adoption of the FY 2006-07 CIP budget, $200,000 is appropriated to account 503-835220. A total of $300,000 in the two CIP project accounts for the demolition project is available.

INSURANCE REQUIREMENTS

The City's standard insurance requirements will be provided.

COMMISSION OR COMMITTEE REPORTS

Does not apply.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council award a contract in the amount of $232,087 to Midwest Environmental Control, Inc., of Riverside County for the demolition of the jail cells and accessory buildings at 1617 Mission Avenue; and authorization for the City Manager to execute the agreement upon receipt of all supporting documents.

PREPARED BY:

Gary Kellison
Senior Civil Engineer

SUBMITTED BY:

Barry E. Martin
Interim City Manager

REVIEWED BY:

Michelle Skaggs-Lawrence, Assistant to the City Manager

Peter A. Weiss, Public Works Director