

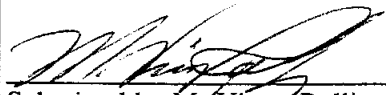



City of Carson

Report to Mayor and City Council

December 21, 2010
New Business Consent

SUBJECT: CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH ANDERSON PENNA PARTNERS, INC. TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES FOR PROJECT NO. 1317: CONGRESSWOMAN JUANITA MILLENDER-MCDONALD COMMUNITY CENTER ROOF AND HEATING, VENTILATING AND AIR CONDITIONING REPLACEMENT PHASES II AND III, AND INSTALLATION OF SOLAR PANELS, AND A PORTION OF PROJECT NO. 1318: CONGRESSWOMAN JUANITA MILLENDER-MCDONALD COMMUNITY CENTER REFURBISHMENT AND UPGRADE


Submitted by M. Victor Rollinger
Development Services General Manager


Approved by Jerome G. Groomes
City Manager

THIS IS A JOINT AGENDA ITEM

I. SUMMARY

On September 7, 2010, the Redevelopment Agency / City Council approved the plans, specifications and estimates; order the work; authorized staff to advertise a Request for Proposal for Performance Contract work and call for bids for Project No. 1317: Congresswoman Juanita Millender-McDonald Community Center Roof and Heating, Ventilating and Air Conditioning Replacement Phases II and III, and Installation of Solar Panels, and a portion of Project No. 1318: Congresswoman Juanita Millender-McDonald Community Center Refurbishment and Upgrade (Exhibit No. 1).

Engineering staff submitted a Request for Proposal (RFP) on October 28, 2010 to seven consulting firms familiar with construction management for building architectural projects and with performance contracting, on the city's consultant list to engage a construction management firm for this project. Proposals from five firms were received and reviewed and the firms were placed on a ranking list. The top ranked and most qualified firm was determined to be Anderson Penna Partners, Inc.

It is requested that the Redevelopment Agency / City Council approve a Professional Services Agreement with Anderson Penna Partners, Inc. to provide Construction Management Services for Project No. 1317: Congresswoman Juanita Millender-McDonald Community Center Roof and Heating, Ventilating and Air Conditioning Replacement Phases II and III, and Installation of Solar Panels, and a portion of Project No. 1318: Congresswoman Juanita Millender-

8.

McDonald Community Center Refurbishment and Upgrade for the fee not-to-exceed \$223,798.00.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE a Professional Services Agreement with Anderson Penna Partners, Inc. to provide Construction Management Services for Project No. 1317: Congresswoman Juanita Millender-McDonald Community Center Roof and Heating, Ventilating and Air Conditioning Replacement Phases II and III, and Installation of Solar Panels, and a portion of Project No. 1318: Congresswoman Juanita Millender-McDonald Community Center Refurbishment and Upgrade; for a negotiated fee not-to-exceed \$223,798.00
2. AUTHORIZE the Mayor to execute the Professional Services Agreement following approval as to form by the City Attorney.

III. ALTERNATIVES

1. DO NOT APPROVE the Professional Services Agreement.
2. TAKE another action the City Council deems appropriate.

IV. BACKGROUND

The city's Capital Improvement Program (CIP) calls for Project No. 1317: Congresswoman Juanita Millender-McDonald Community Center Roof and Heating, Ventilating and Air Conditioning Replacement Phases II and III, and Installation of Solar Panels, and a portion of Project No. 1318: Congresswoman Juanita Millender-McDonald Community Center Refurbishment and Upgrade (Exhibit No. 2). The project includes the installation of solar panels and the replacement of four existing air handling units and roofing in the Phases II and III areas of the community center roof. The refurbishment and upgrade in the community center includes:

1. Replacement of chandelier in Hall ABC
2. Replacement of existing marquee
3. Upgrading meeting room audio/visual equipment
4. Replacement of cooling tower
5. Installation of an energy management system for the community center
6. Replacement of expansion tank / water meter
7. Retrofitting parking lot lighting

8. Removal and replacement of various plumbing fixtures
9. Upgrade of lighting occupancy sensor
10. Replacement of existing water heaters with tankless water heaters
11. Replacement of tile, correction of drainage
12. Installation of security cameras
13. Replacement of intercom system

On May 4, 2010, the Redevelopment Agency / City Council approved a Professional Services Agreement with Henrikson Owen Engineers to provide architectural/engineering design services for Project No. 1317: Congresswoman Juanita Millender-McDonald Community Center Roof and Heating, Ventilating and Air Conditioning Replacement Phases II and III, and Installation of Solar Panels, and a portion of Project No. 1318: Congresswoman Juanita Millender-McDonald Community Center Refurbishment and Upgrade (Exhibit No. 3).

On September 7, 2010, the Redevelopment Agency / City Council approved the plans, specifications and estimates; order the work; authorized staff to advertise a Request for Proposal for Performance Contract work and call for bids for this project. Unlike the traditional improvement projects that the city has completed in the past, this project is unique in terms of selecting the contractor and awarding the construction contract. It is a modified Performance Contract project in which the selection of the contractor and award of Construction Contract is made on the basis of the qualifications and experience of the contractor, the type of technology employed by the contractor, the cost to the local agency, and any other relevant considerations. It includes certain aspects of the project that are considered design-build elements in which the contractor shall conduct the evaluation, develop the calculations, complete the design, and construct those components.

In light of the need to retain the services of a consulting firm who has a full knowledge of Performance Contract work, and to provide Construction Management Services to complete this project, the engineering staff sent a RFP to seven consulting firms on the city's consultant list on October 28, 2010.

On November 22, 2010, five proposals were received and evaluated by the Consultant Selection Committee consisting of representatives from the City of Carson's Engineering Services Division, and the Landscape and Building Maintenance Division. The (alphabetical) listing of the firms is as follows:

<u>Firm</u>	<u>Place of Business</u>
1. Anderson Penna Partners, Inc.	Torrance, CA
2. Bureau Veritas	Costa Mesa, CA
3. Dudek	Irvine, CA
4. Griffin Structures, Inc.	Laguna Beach, CA
5. Vanir	Los Angeles, CA

The evaluations and rankings for the selection of construction management firm were performed without regard to the consultant fee in accordance with Section 4526 of the Government Code. Section 4526 states, in part, "... selection by a state or local agency head for professional services or private architectural, engineering, land surveying, or construction project management firms shall be on the basis of demonstrated competence and on the professional qualifications for the satisfactory performance of the services required." This section was written into the Government Code to prevent selection of consultants based solely on fees.

The selection committee ranked Anderson Penna Partners, Inc. as the most qualified firm for this project. Anderson Penna Partners, Inc. is a highly experienced company providing building construction management. Their team is ready to provide the Redevelopment Agency / City Council with the expertise required to successfully complete the project; they have specific experience in the design and performance contract development phase of the project, as well as substantial similar experience on other building improvement and energy efficiency projects. Their team includes construction managers, inspectors, resident engineers, administrative personnel, and staff who have extensive experience in overall construction management services beneficial to all aspects of Public Works construction.

Staff, therefore, recommends the approval of a Professional Services Agreement with Anderson Penna Partners, Inc. to provide construction management services for this project.

The accomplished and anticipated timeline for this project is as follows:

Contractor's Notice Inviting Proposal/Bid	September 11, 2010
Bid opening	October 28, 2010
Agency/Council award of Construction Contract	December 21, 2010
Performance Contract full execution	January 15, 2011
Procurement of long lead items	January 16 – April 15, 2011
Start of construction	April 16, 2011
Complete construction	October 2011

V. FISCAL IMPACT

The total construction bid amount for this improvement project is \$4,329,060.00. The total estimated cost of the architect's professional services is \$185,855.00, the staff augmentation cost is \$100,000.00 and the construction management cost is estimated to be \$223,798.00. The total estimated cost for this improvement is \$4,838,713.00 and is within budget. The previously approved budgeted funds for this project are shown below:

Project Components	Project Funding Source				
	CRA	EECBG	CARF	GF	Total
	30-70-710-971 8004/0131701	5990501004 8001/0131701			
Project 1317 (1316) Phases II and III Community Center Roof Replacement Including Solar Panel Installation					
Included in FY 2009/10 Budget	2,734,000	899,900			3,633,900
Reallocated from Proj. 998	66,100				66,100
Supplemental appropriation FY 2009/10	370,000				370,000
Total Project 1317 (1316)	\$ 3,170,100	\$ 899,900	\$ -	\$ -	\$4,070,000
Project Components	Project Funding Source				
	CRA	EECBG	CARF	GF	Total
	30-70-710-971 8004/0131801		38-50-999-003 8004/0131801	01-99-999-004 8004/0131801	
Project 1318 Community Center Refurbishment and Upgrade					
Included in FY 2009/10 Budget	705,000				705,000
Included in FY 2010/11 Budget			45,500	49,500	95,000
Total Project 1318	\$ 705,000	\$ -	\$ 45,500	\$ 49,500	\$800,000
Grand Total	\$ 3,875,100	\$ 899,900	\$ 45,500	\$ 49,500	\$4,870,000

ACRONYMS: ARRA – American Recovery and Reinvestment Act; EECBG – Energy Efficiency Conservation Block Grant; DOE – Department of Energy; CARF – Capital Asset Replacement Fund

VI. EXHIBITS

Exhibits listed below are included with the Carson Redevelopment Agency Joint item.

1. Minutes, September 7, 2010, Item No. 5. (pg. 7)
2. Location Map. (pg. 8)
3. Minutes, May 4, 2010, Item No. 4. (pgs. 9-10)

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Prepared by: Gilbert M. Marquez, P.E. Senior Civil Engineer
sf:Rev061902

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development Services <i>Jacqueline Austin</i>	Public Services

Action taken by City Council

Date _____	Action _____