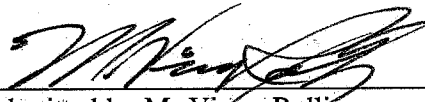


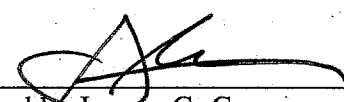


City of Carson Report to Mayor and City Council

September 7, 2010
New Business Consent

SUBJECT: CONSIDER AUTHORIZING STAFF TO ADVERTISE A REQUEST FOR PROPOSAL FOR A PERFORMANCE CONTRACT FOR PROJECT NO. 1317: CONGRESSWOMAN JUANITA MILLENDER-MCDONALD COMMUNITY CENTER ROOF AND HEATING, VENTILATING AND AIR CONDITIONING REPLACEMENT PHASES II AND III (INCLUDING SOLAR PANELS INSTALLATION) 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. Grooms
City Manager

THIS IS A JOINT AGENDA ITEM

I. SUMMARY

At their May 4, 2010 meeting (Exhibit No. 1), the Redevelopment Agency Board and City Council jointly approved project budgetary and policy items and approved a Professional Services Agreement with the engineer to prepare a Request for Proposal (RFP) for a Performance Contract for Project No. 1317: Congresswoman Juanita Millender-McDonald Community Center Roof and Heating, Ventilating and Air Conditioning Replacement Phases II and III (Including Solar Panels Installation) and a portion of Project No. 1318: Congresswoman Juanita Millender-McDonald Community Center Refurbishment and Upgrade.

It is requested that the Agency Board / City Council authorize staff to issue the RFP for a Performance Contract for Project No. 1317 to finalize the design and construct the improvements.

This project is subject to the requirements of the city's master Project Labor Agreement (PLA). The entity selected to be awarded the Performance Contract has an obligation to comply with all of the terms of the PLA.

II. RECOMMENDATION

AUTHORIZE staff to advertise a Request for Proposal for a Performance Contract for Project No. 1317: Congresswoman Juanita Millender-McDonald Community Center Roof and Heating, Ventilating and Air Conditioning Replacement Phases II and III (Including Solar Panels Installation) and a portion

5.

of Project No. 1318: Congresswoman Juanita Millender-McDonald Community Center Refurbishment and Upgrade.

III. ALTERNATIVES

TAKE another action the Agency Board / City Council deems appropriate.

IV. BACKGROUND

At its May 4, 2010 meeting, the Agency Board and City Council approved the following:

- Utilization of the PLA between the City of Carson and the Los Angeles / Orange County Building and Construction Trades Council for the construction of the approved portions of the above-listed projects.
- The project budget of \$4,070,000.00 for Project No. 1317: Congresswoman Juanita Millender-McDonald Community Center Roof and Heating, Ventilating and Air Conditioning Replacement Phases II and III (Including Solar Panels Installation).
- The reallocation of \$66,100.00 from Project No. 998: Congresswoman Juanita Millender-McDonald Community Center Improvements, Phase II to Project No. 1317: Congresswoman Juanita Millender-McDonald Community Center Roof and Heating, Ventilating and Air Conditioning Replacement Phases II and III (Including Solar Panels Installation).
- The appropriation of \$370,000.00 from the unreserved, undesignated Project Area No. 1 fund balance to cover the contingency fund for Project No. 1317: Congresswoman Juanita Millender-McDonald Community Center Roof and Heating, Ventilating and Air Conditioning Replacement Phases II and III (Including Solar Panels Installation).
- A Professional Services Agreement (and Agency Chairman's / Mayor's authorization to execute the Professional Services Agreement) with Henrikson Owen to prepare a bridging document and RFP for a Performance Contract for Project No. 1317: Congresswoman Juanita Millender-McDonald Community Center Roof and Heating, Ventilating and Air Conditioning Replacement Phases II and III (Including Solar Panels Installation) and a portion of Project No. 1318: Congresswoman Juanita Millender-McDonald Community Center Refurbishment and Upgrade, in an amount not-to-exceed \$185,855.00.
- Incorporation of the Enhanced Electrical Safety Policy into the RFP and Performance Contract terms and conditions, and approved incorporation of the local preference hiring program into the contract documents to achieve the goal that 30% of all the labor and crafts position shall be from workers

residing within the project area and that an additional 5% shall be from the citywide labor pool classified as "at risk."

Government Code Section 4217 (Exhibit No. 2) allows local agencies to select a thermal or electrical energy or conservation services provider on the basis of the experience of the provider, the type of technology employed by the provider, and any other relevant considerations, if the anticipated cost of the energy to the local agency provided by the energy conservation facility under the contract will be less than the cost to the public agency of thermal, electrical or other energy that would have been consumed by the public agency in the absence of those purchases.

The estimates for the annual energy cost savings resulting from the project is approximately \$42,000.00/year. This substantial utility cost savings will not be available without the installation of the proposed improvements, and therefore the proposed contract complies with the provisions of Government Code Section 4217.

The engineer has prepared, and staff has reviewed, an RFP, and plans and specifications for the project that incorporates all of the parameters of the actions approved by the Agency Board and City Council on May 4, 2010. As allowed by Government Code Section 4217, the RFP includes that award of the contract resulting from this RFP, if made, will be to the highest ranked proposer in accordance with the following criteria:

Criteria	Maximum Point Score
A. Proposed price	50
B. Project management approach, project understanding and technical capabilities	10
C. Contractor's qualifications	10
D. Project manager, engineering and key personnel resumes and experience	10
E. Related project references	10
F. Subcontractor(s) qualifications	5
G. Resource availability and commitment	5
TOTAL POSSIBLE SCORE	100

The project, other than the solar panel elements, is ready for permit issuance pending identification of a contractor. The anticipated timeline, barring unforeseen delays, for this RFP process is as follows:

Calendar of Events	Date
Advertise RFP	September 8 to October 6, 2010
Pre-Proposal conference	September 23, 2010
Due date for proposals	October 7, 2010
Proposal evaluations and interviews	October 18, 2010
Notice of proposal rankings	October 25, 2010
Council action	November 3, 2010
Contract execution*	November 19, 2010
Procurement of items needing a longer time to be received	November 2010 - April 2011
Start construction	May 2011
Construction complete	October 2011

*Note: Anticipated contract execution date complies with the Department of Energy's American Recovery and Reinvestment Act (ARRA) of 2009 Energy Efficiency Conservation Block Grant (EECBG) deadline of February 2011.

V. FISCAL IMPACT

The total estimated construction cost for Project No. 1317: Congresswoman Juanita Millender-McDonald Community Center Roof and Heating, Ventilating and Air Conditioning Replacement Phases II and III (Including Solar Panels Installation) is \$4,070,000.00, with \$899,900.00 coming from the ARRA/EECBG grant. The remaining \$3,170,100.00 comes from the Redevelopment Agency Project Area No. 1 fund and is broken down as follows:

- a) \$2,734,000.00 - currently included in the FY 2009/10 Redevelopment Agency Project Area No. 1 budget for this project.
- b) \$66,100.00 - reallocated from Project No. 998: Congresswoman Juanita Millender-McDonald Community Center Improvement Phase II. Project No. 998, which includes the remainder of the original improvements anticipated for the west wing of the community center, is currently budgeted at \$1,188,580.00; and the reallocation of \$66,100.00 to Project No. 1317

leaves \$1,122,480.00 available for the remainder of the original improvements anticipated as part of Project No. 998.

- c) \$370,000.00 - appropriated from the unreserved, undesignated Redevelopment Agency Project Area No. 1 fund balance to Account No. 30-70-710-971-8004/0131701.

The total estimated construction cost for the portions of Project No. 1318: Congresswoman Juanita Millender-McDonald Community Center Refurbishment and Upgrade being proposed for approval at this time totals \$800,000.00. The funding breakdown for this project is as follows: \$705,000.00 from the Redevelopment Agency Project Area No. 1 fund; \$45,500.00 from the Capital Asset Replacement Fund (CARF); and \$49,500.00 from the General Fund (GF). The Redevelopment Agency portion of \$705,000.00 is currently included in the FY 2009/10 budget. The CARF and GF portions will be included in the FY 2010/11 budgets for those funds.

VI. EXHIBITS

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

1. Minutes, May 4, 2010, Item No. 4. (pgs 7-8)
2. Excerpt from Government Code Section 4217 et seq. (pgs. 9-13)

Prepared by: Dino D'Emilia, PBS&J / Gilbert Marquez, P.E.

sf:Rev061902

Reviewed by:

City Clerk	City Treasurer
<u>Administrative Services</u>	<u>Development Services</u>
<u>Economic Development Services</u>	<u>Public Services</u>

Jacquelyn Astay

Action taken by City Council

Date _____ Action _____