



City of Orange

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Title: Award of Contract to Robert Clapper Construction Services, Inc. for Fire Station No. 1 and Headquarters; Bid No. 20-21.07. (AGR-7099)

Sponsors: Public Works, Eddie Lopez

Indexes:

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Attachments: 1. Staff Report, 2. Bid Abstract, 3. PW Contract - Robert Clapper Construction

Date	Ver.	Action By	Action	Result
11/10/2020	1	City Council	Approved	Pass

TO: Honorable Mayor and Members of the City Council

THRU: Rick Otto, City Manager

FROM: Christopher Cash, Public Works Director;
Sean deMetropolis, Fire Chief

1. SUBJECT

Award of Contract to Robert Clapper Construction Services, Inc. for Fire Station No. 1 and Headquarters; Bid No. 20-21.07.

2. SUMMARY

Bids for SP-4071 Fire Station No. 1 and Headquarters were received and opened on October 8, 2020. Seven bidders responded to the Notice Inviting Bids. The apparent low bidder is Robert Clapper Construction Services, Inc. of Rialto, CA for \$16,762,825.

The bid was structured with three alternates, alternates 1 and 2 were applied to the base bid in determining the lowest bidder. Due to favorable bids, all three alternates are recommended for award for a total of \$17,320,825.

3. RECOMMENDED ACTION

1. Award the contract to Robert Clapper Construction Services, Inc. in the total amount of \$19,052,908, representing an original bid amount of \$17,320,825, plus a 10% contingency of \$1,732,083, for SP-4071 Fire Station No. 1 and Headquarters; and authorize the Mayor and City Clerk to execute on behalf of the City.
2. Authorize the appropriation of \$19,052,908 from the Capital Bond Proceeds unreserved fund balance to expenditure account 553.5011.56020.20400 - Capital Bond Proceeds - Fire Station No. 1 and Headquarters.

4. FISCAL IMPACT

The total expenditure for this project is \$19,052,908 and will be funded in Fire Station No. 1 and Headquarters (20400) through Capital Bond Proceeds (553).

5. STRATEGIC PLAN GOALS

Goal 1: Provide for a safe community

b: Provide and maintain infrastructure necessary to ensure the safety of the public.

Goal 4: Provide outstanding public service

b: Provide facilities and services to meet customer expectations.

6. DISCUSSION AND BACKGROUND

The City plans to build a new Fire Station No. 1 and Headquarters to be located on City-owned property at the southeast corner of the intersection of Water Street and Chapman Avenue, at 1176 East Chapman Avenue, formerly 105 South Water Street. In addition to the new facility, the project will be retrofitting an existing storage building at 145 South Water Street to store reserve apparatus vehicles and other disaster equipment. The project will also be constructing a parking lot for staff and non-emergency Fire Department vehicles on a portion of 180 South Water Street.

The City Council previously approved an advertisement for bids on September 8, 2020. The bid solicitation was advertised on September 10, 2020, for a period of four weeks, and bids were opened on October 8, 2020. Seven bids were received as follows:

Robert Clapper Construction Services, Inc.	\$16,762,825
Icon West, Inc.	\$17,921,957
Bernards Bros. Inc.	\$18,365,000
AMG & Associates	\$18,756,000
S.J. Amoroso Construction Co., LLC	\$19,507,000
Act 1	\$20,286,697
Royal Construction Corp	\$25,088,000

The low bid is 42% lower than the engineering estimate, which was based on construction costs of \$700 per square foot. The cost per square foot was established based on the construction costs which were being observed at the time of establishing the project budget in 2018, as presented to the City Council on January 8, 2019. City staff has prepared the bid abstract attached and has found the bids received to be within 7% of each other, with the exception of the highest bid submitted. This leads staff to conclude the bids received are competitive and reflect the current market condition for this type of construction.

The bid was structured with three alternates, alternates 1 and 2 were applied to the base bid in determining the lowest bidder. The three alternatives included additional scope to upgrade the structure of the interior floor for the storage building to support the weight of fire apparatus equipment and also to provide solar panels for the facility, which would be housed on carport structures as part of the parking lot at 180 S. Water Street. Due to the favorable bids, all three alternatives are recommended for award.

Staff checked the references and qualifications for Robert Clapper Construction Services, Inc. and found them to be acceptable, with adequate years of experience in completing contracts of similar

nature to this project. Therefore, staff recommends that Robert Clapper Construction Services, Inc. be awarded the contract in the total amount of \$19,052,908, representing an original bid amount of \$17,320,825, plus a 10% contingency of \$1,732,083, for SP-4071 Fire Station No. 1 and Headquarters.

California Environmental Quality Act (CEQA) compliance for the project has been satisfied with the adoption of MND 1862-18, Resolution No. 11264, by City Council on September 8, 2020.

The City Council previously authorized the sale of lease revenue bonds per Resolution No. 11246, adopted June 9, 2020. These funds will serve to fund the construction of the new facility and any excess funds will be used to fund other City projects, including renovations to the Police Headquarters atrium. To assist in the budgeting of the balance of the bond funding, City staff has estimated the total project cost needed for design, construction, as well as equipping and furnishing of the Fire Station No. 1 and Headquarters project at approximately \$23 Million. This estimated project cost is inclusive of construction management, construction inspection, City Staff cost, and other material and equipment not part of the construction contract but needed for a fully functional Fire Station and Headquarters project. The consultant services agreement for construction management and inspection services will be recommended for awarded under a separate companion agenda report on tonight's Council Meeting.

The estimated project cost for design, construction, and furnishing the Fire Station and Headquarters project is shown below.

Description of Costs		Total
Project Design and Engineering		\$1,750,000
Building Construction Cost (base bid+Alternates 1,2,3)		\$17,320,825
	% of Cost	
Construction Contingency	10.0%	\$1,732,083
City Project Coordination	2.0%	\$346,417
Construction Management, Material Testing & Environmental Compliance	4.5%	\$788,700
Other(Permits, Utility Fees)	1.0%	\$173,208
Furniture, Fixtures and Equipment (FF&E) (2% of Building Cost)	2.0%	\$298,750
IT, Telephones & Security equipment (% of Building Cost)	2.0%	\$280,140
Fire Alerting System (% of Building Cost)	1.4%	\$200,000
Additional equipment and furnishings not a part of FF&E or construction contract (% of Building Cost)	1.2%	\$173,560
Total Construction and Furnishing Cost		\$23,063,682

Construction is scheduled to begin in January 2021 and is expected to be completed by September 2022 barring any unforeseen delays

7. ATTACHMENTS

- Bid Abstract
- PW Contract - Robert Clapper Construction