

Agenda Report Reviewed by:
City Manager: 

**CITY OF SEBASTOPOL
CITY COUNCIL
AGENDA ITEM**

Meeting Date: July 21, 2020
To: Honorable Mayor and Honorable City Councilmembers
From: Henry Mikus, Engineering Manager
Subject: Approval of Award of Contract (Contract Number 2020-02) Sebastopol Community Cultural Center Kitchen Rehabilitation and Upgrade and Authorization to City Manager or designee to sign contract documents with approval of bid base price of \$71,398; an added allowance of \$10,000 for stove hood modifications; and \$12,240 for contingency, with total not to exceed \$93,818.00
Recommendation: City Council Approval for Award of Contract to Earthtone for the Sebastopol Community Cultural Center Kitchen Rehabilitation and Upgrade and Authorization to City Manager or designee to sign contract documents

Funding: Currently Budgeted: * Yes _____ No _____ N/A

Net General Fund Cost: \$ 93,818

- \$71,398 - Base bid price
- \$10,000 allowance for stove hood modifications
- \$12,420 contingency

Original Project Estimate \$136,620

*Funding: Flood Insurance & FEMA Reimbursement. Currently budgeted for several repair projects. Of those funds approximately \$164,500 has been spent to date. Current funds remaining \$135,500 out of \$300,000 project allocation. There are sufficient monies in the original project allocation to accommodate this contract amount.

Account Code: 700-23-51-9901 Costs authorized in City Approved Budget AK (verified by Administrative Services Department)

INTRODUCTION:

This item is to request the City Council discuss and approve award of contract to Earthtone for the Sebastopol Community Cultural Center Kitchen Rehabilitation and Upgrade and Authorization to City Manager or designee to sign contract documents.

BACKGROUND:

In Mid-February 2019, the City suffered from a flood event causing damage to businesses, residences, and property near the City’s eastern boundary along the Laguna de Santa Rosa waterway. Due to this flood, the Sebastopol Cultural Community Center was severely damaged by flood waters that reached a depth of approximately 7 feet above ground floor height. For many months, the City worked with FEMA, Cal OES and the City’s insurance agents in an effort to rebuild the Community Center in kind, as to do any other substantial changes to the building from its

pre-food condition would trigger flood mitigation measures which would delay the repair and/or use of the Community Center.

The SCCC building and land are City property, although the SCCC is directed by a Board independent of the City. Thus, getting the SCCC repaired and back to full functioning is a shared endeavor. The City has worked to collect funds for repairs from numerous sources, including insurance reimbursement, state and federal flood mitigation money, and the City's own funds. However, a complication is that many of these fund sources are restricted to in-kind repairs only. Much of the anticipated work involves demolition and removal of damaged portions of the building, followed by repairs/replacement.

Since March 2019, staff has been working with the City's insurance provider for this building, Hartford Insurance, Redwood Empire Municipal Insurance Fund (REMIF) as well as seeking funds from FEMA and Cal OES in an effort to reduce to the cost to the City's General Fund. Based on the initial Architect's cost estimate of \$311,550, the Council authorized funding for this project from the insurance reimbursement, the City Building and Infrastructure Fund, and funding from the \$1.5 million flood recovery received from the State.

DISCUSSION:

Beginning late Spring 2019 and continuing through Summer/early Fall 2019 emergency repairs were performed, which included demolition of damaged areas and roof repairs. During Fall/early Winter 2019 the SCCC arranged for the project plans, done by Persinger Architects pro-bono as a service to the community. Where allowed and prudent, the bid plans called for repair methods and materials that would provide protection or greatly minimize damage risk for any potential floods. Based on the architect's estimates and design, on September 3, 2019, the City Council authorized City staff to solicit bids for in kind flood repairs to the Sebastopol Community Cultural Center (SCCC). Council authorized bidding the project, but because of very high bid prices coupled with some contractor issues with plan requirements, the City Council rejected all bids, and authorized a rebid. However, on subsequent consideration, the SCCC Board asked to hold any further bidding pending their analysis of needs and the building's future uses.

Subsequently, the SCCC Board determined that repairing the men's bathroom, and repairing the kitchen which would include upgrade to a commercial kitchen, were the best next steps to get the SCCC operating at its best efficiency and level of service to the community. To do so, the SCCC Board had plans for the bathroom prepared by Persinger Architects and employed Northbay Kitchen Architects to prepare kitchen plans. The kitchen plans, specifications, and bid package were put out to informal bidding upon Council's concurrence at its June 16, 2020 meeting. Bids were received by July 6, 2020. The men's bathroom work is now underway.

Project elements include replacement appliances where needed, new water heater, upgrade to suitably robust electrical and plumbing systems, flooring suitable for food service, wall finishes suitable for food service, flood damaged wall replacement, shelving, counters, and storage. The existing kitchen hood was examined for compliance with applicable standards; even though it was determined the hood does not require complete replacement, discussion is still ongoing regarding what specific modifications are needed. At the time the bid package was approved and released it was unknown whether or not complete replacement would be needed, so this was listed in the bid package as an alternate with a budget of \$45,000. Staff believes a \$10,000 allowance for hood repairs will easily be sufficient.

Three bids were received as follows; prices are the base bid:

Earthtone	\$71,398
August-Jaye	\$80,935
DMR	\$104,530

The bid tabulation summary is attached.

Based on Earthtone’s proposal and the comparison table below, the project cost estimate is now estimated to be \$93,818 which is within the funds allocated to SCCC repairs thus far. The base bid portion of this cost estimate is \$71,398 plus the \$10,000 hood replacement add-on, plus an additional contingency of \$12,240 for a total of not to exceed \$93,818.

Project Category	Project Cost Estimate	Project Category	Earthtone bid pricing
Mobilization		Mobilization, bonds, insurance	\$ 9,086
Drywall	\$ 3,000	Install wallboard (incl finish)	\$ 18,405
Wall finish	\$ 5,000		\$ -
Flooring	\$ 15,000	Floor covering	\$ 15,246
Equipment	\$ 18,000	New equipment	\$ 21,073
Water heater	\$ 2,500	New water heater	\$ 7,588
Plumbing & Electrical	\$ 15,000	(Plumb & Elec incl in Equip & Htr)	\$ -
Prevailing wage	\$ 20,700	(prevailing wage included in prices)	\$ -
Net without new hood	\$ 79,200	Net without new hood	\$ 71,398
Hood new	\$ 45,000	Hood allowance	\$ 10,000
Net with new hood	\$124,200	Net with hood allowance	\$ 81,398
Contingency	\$ 12,420	Contingency	\$ 12,420
Project total	\$136,620	Project total	\$ 93,818

PUBLIC COMMENT:

As of the writing of this staff report, the City has not received any public comment. However, staff anticipates receiving public comment from interested parties following the publication and distribution of this staff report. Such comments will be provided to the City Council as supplemental materials before or at the meeting. In addition, public comments may be offered during the public comment portion of the agenda item.

PUBLIC NOTICE:

This item was noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to schedule meeting date.

FISCAL IMPACT:

The bid price of \$71,398 with an added allowance of \$10,000 for stove hood modifications with total not to exceed \$81,398.00. A contingency amount (above and beyond the “Not to Exceed” number) of \$12,240 is also part of the overall cost estimate is within the project budget and allocated funding.

RECOMMENDATION:

That the City Council approve award of contract to Earthtone for the Sebastopol Community Cultural Center Kitchen Rehabilitation and Upgrade and Authorization to City Manager or designee to sign contract documents with approval of bid base price of \$71,398 with an added allowance of \$10,000 for stove hood modifications with total not to exceed \$81,398.00. A contingency amount (above and beyond the “Not to Exceed” number) of \$12,240 is also part of the overall cost estimate.

ATTACHMENTS:

Bid tabulation summary

City of Sebastopol
Sebastopol Community Cultural Center
Kitchen Remodel
Contract No. 2020-02
Bid Results
July 6, 2020

Item No.	Item Description	Estimated Quantity	Unit of Measure	Earthtones Const.			August-Jaye Const.			DMR Builders		
				Unit Cost	Item Total	Unit Cost	Item Total	Unit Cost	Item Total			
	Base Bid											
1.	Mobilization, Bonds & Insurance	1	L.S.	\$9,084.83	\$9,084.83	\$20,662.00	\$20,662.00	\$15,000.00	\$15,000.00		\$15,000.00	\$15,000.00
2.	Install Wallboard	1	L.S.	\$18,404.93	\$18,404.93	\$15,000.00	\$15,000.00	\$5,000.00	\$5,000.00		\$5,000.00	\$5,000.00
3.	Install Floor Covering	1	L.S.	\$15,246.00	\$15,246.00	\$13,440.00	\$13,440.00	\$7,800.00	\$7,800.00		\$7,800.00	\$7,800.00
4.	All Kitchen equipment & fixtures	1	L.S.	\$21,073.66	\$21,073.66	\$28,603.00	\$28,603.00	\$72,000.00	\$72,000.00		\$72,000.00	\$72,000.00
5.	New Water Heater	1	L.S.	\$7,588.35	\$7,588.35	\$3,230.00	\$3,230.00	\$4,730.00	\$4,730.00		\$4,730.00	\$4,730.00
				Subtotal Base Bid	\$71,397.77		\$80,935.00				\$104,530.00	
	Bid Alternate											
1.	Mobilization, Bonds & Insurance	1	L.S.	\$26,300.51	\$26,300.51	\$19,332.00	\$19,332.00	\$27,500.00	\$27,500.00		\$27,500.00	\$27,500.00
				Subtotal Bid Alternate	\$26,300.51		\$19,332.00				\$27,500.00	\$27,500.00
	Total Bid				\$97,698.28		\$100,267.00				\$132,030.00	

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