



CITY COUNCIL AGENDA STATEMENT



May 11, 2021

File ID: 21-0122

TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AWARDING A DESIGN-BUILD AGREEMENT FOR THE DESIGN AND PRECONSTRUCTION PHASE (PHASE 1) TO EC CONSTRUCTORS INC. FOR THE RENOVATION OF FIRE STATION 1 (CIP NO. GGV0252)

RECOMMENDED ACTION

Council adopt the resolution.

SUMMARY

On November 8, 2016, Chula Vista voters approved Measure P, authorizing a temporary ½ cent sales tax increase on retail sales within the City for a period of ten (10) years to address failing high priority infrastructure projects, including Fire Stations Repairs and Replacement. Fire Station No. 1 is located at 447 F Street and is among the busiest stations in the City. It is also in the poorest condition and requires significant renovations and additional modifications to accommodate fire apparatus upgrades.

On February 4, 2021, the Department of Engineering & Capital Projects issued a Request for Proposals (RFP) to a list of prequalified Design-Build firms pursuant to Chapter 2.57 of the City's Municipal Code for the design and construction of Fire Station 1. After review of its proposal, City staff selected EC Constructors Inc. to provide design and construction services for the renovation of Fire Station No. 1.

ENVIRONMENTAL REVIEW

The Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Categorical Exemption pursuant to State CEQA Guidelines Section 15301 Class 1 (Existing Facilities) and Section 15303 class 3 (New Construction or Conversion of Small Structures) because the proposed actions would not result in a significant effect on the environment, create a cumulative impact, damage a scenic highway, or cause a substantial adverse change in the significance of a historical resource. Thus, no further environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

Not applicable

DISCUSSION

Fire Station No. 1 has serviced the citizens of Chula Vista since 1948. This facility has offices, dorm rooms for sleeping, a locker room, an exercise room, bathrooms, a kitchen, a conference room, and parking for three fire apparatus. The project will address the following areas of need at Fire Station No.1:

The new ladder truck apparatus will not fit in the station apparatus bays as currently configured. This project proposes to enlarge the apparatus bay to accommodate the new apparatus. The areas displaced by the enlarged apparatus bay will be relocated in the building requiring further modifications.

This station lacks modern firefighter accommodations with regard to gender equity. The proposed renovations will improve dorm privacy and equal access to bathroom facilities.

Many areas of the station are aging and in need of renovation and modernization. The dorm rooms and bathrooms are in poor condition. The electrical, mechanical, plumbing, and windows and doors are presenting maintenance problems due to age. The station alerting system has not been updated to the new City standard system. The project proposes to modernize and improve these facilities.

In accordance with section 2.57.030.C of the City's Municipal Code regarding Collaborative Design-Build/Progressive Design-Build project delivery methods, the project is proposed to be completed in two contract phases: (1) a design and preconstruction phase and (2) a final design and construction phase. During Phase 1 the design will be developed and a Guaranteed Maximum Price (GMP) for the project will be established. If an agreement is reached on the GMP, EC Constructors Inc. and the City will proceed to finalize and execute the Phase 2 Contract for the final design and construction portions of the station. Staff will return to Council for approval of the Phase 2 Contract.

On February 4, 2021, the Department of Engineering & Capital Projects issued a Request for Proposals (RFP) to a list of prequalified Design-Build firms pursuant to Chapter 2.57 of the City's Municipal Code for the design and construction of Fire Station No. 1.

The following companies were sent requests for proposals: EC Constructors Inc., Erickson-Hall Construction Co., Burge Corporation, C.W. Driver LLC., and Balfour Beatty Construction, LLC. One of the companies, EC Constructors, Inc., responded to the RFP. The proposal was determined to be responsive and the company was determined to be responsible. EC Constructors Inc. is currently an active licensed Class A, General Engineering Contractor and Class B, General Building Contractor, (License No. 585677), and has performed similar work in the City. EC Constructor's proposal of \$501,300 was also determined to be reasonable in cost.

Staff recommends accepting the proposal and awarding the Phase 1 project contract to EC Constructors Inc. in the amount of \$501,300. Due to the current uncertainty of the facility conditions at Fire Station No. 1 and the potential need to increase the final project scope, Staff recommends approving a project contingency of \$150,390 (30% of fee amount) and authorizing the City Engineer to approve change orders up to the total of the approved contingency amount.

A copy of the Contractor's Disclosure Statement is included as Attachment 1.

DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the City Council members and has found no property holdings within 1,000 feet of the boundaries of the property which is the subject of this action. Consequently, this item does not present a disqualifying real property related financial conflict of interest under California Code of Regulations Title 2, section 18702.2(a)(7) or (8), for purposes of the Political Reform Act (Cal. Gov't Code §87100, et seq.).

Staff is not independently aware, and has not been informed by any Council member, of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

CURRENT-YEAR FISCAL IMPACT

Adoption of the Resolution will approve a Phase 1 Design-Build agreement with EC Constructors Inc. in an amount of \$501,300 and a contingency amount of \$150,390. Measure P funding for the proposed replacement of Fire Station 1 is budgeted in CIP GGV0252 at \$2.4 million. Staff will return in the fall of 2021 with updated estimated construction costs and a recommended guaranteed maximum price (GMP) for City Council consideration.

ONGOING FISCAL IMPACT

Upon the completion of the project, routine maintenance of the building will be required.

ATTACHMENTS

1. Contractor's Disclosure Statement.

Staff Contact: Jonathan Salsman