



CITY COUNCIL AGENDA STATEMENT



February 4, 2020

File ID: 19-0854

TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AWARDING THE CONSTRUCTION PHASE (PHASE 2) OF THE FIRE STATIONS 5 AND 9 PROJECT (CIP NO. GGV0230) TO EC CONSTRUCTORS INC. IN THE AMOUNT OF \$16,650,190

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 Stations 5 and 9 were identified for replacement in the Measure P Funding Plan.

In accordance with the Chula Vista Municipal Code, EC Constructors Inc. was selected from the City's prequalified list of Design-Build firms to provide design (Phase 1) and construction services (Phase 2) for the Fire Stations 5 and 9 project (Project). EC Constructors Inc. and City staff have completed the Phase 1 design scope to the point where a Guaranteed Maximum Price (GMP) for the Construction Phase (Phase 2) of the Project has been established. The proposed action would award the Phase 2 of the Project to EC Constructors Inc. in an amount of \$16,650,190.

ENVIRONMENTAL REVIEW

The proposed Project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and it has been determined that the Project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act State Guidelines Section 15303 Class 3 (New Construction or Conversion of Small Structures) and Section 15332 Class 32 (In-Fill Development Projects) because the proposed project would not result in a significant effect on the environment, create a cumulative impact, damage a scenic highway, be located on a site pursuant to Section 65962.5, 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

On November 6, 2018, the Department of Engineering & Capital Projects issued a Request for Proposals (RFP) to the City's list of prequalified Design-Build firms pursuant to the City's Municipal Code for Collaborative Design-Build/Progressive Design-Build, which governs the process being for the Project. On February 26, 2019, the Design/Build teams were interviewed and their presentations and proposals were scored by the City evaluation panel. EC Constructors Inc. was selected as the firm which represented the best value to the City for the Project, based on the scoring criteria set forth in the RFP. City of Chula Vista Resolution 2019-042, passed March 26, 2019, awarded the Preconstruction Phase (Phase 1) of the Project to EC Constructors Inc.

The City's Collaborative Design-Build/Progressive Design-Build process utilizes two phases for the design and construction of a project, generally referred to as Phase 1 and Phase 2. Generally, Phase 1 is for design and preconstruction services and Phase 2 is for final design and construction services. After award of Phase 1, the Design-Builder develops the design and captures all the programmatic needs in sufficient detail to allow advertising the project for bids from subcontractors. The Design-Builder then uses the subcontractors' bids for each trade to develop and submit to the City a Guaranteed Maximum Price (GMP) for the project. If an agreement is reached on the GMP, then the Design-Builder and the City would proceed to Phase 2 to construction.

Since the Phase 1 award, EC Constructors Inc. and City staff continue to work together to develop the final designs of the proposed Fire Stations 5 and 9. The Fire Department's functional needs, technical constraints, and budget were considered in developing the Project designs. In late 2019, the designs reached the level of completion needed to allow advertising to subcontractors.

On November 19, 2019, subcontractor bid packages for the Project were advertised by the Design-Builder. The City also provided notice of the Project advertisement via Planet Bids. Subcontractor bids were received December 13, 2019. City staff oversaw and participated in the bid opening, bid evaluation, and subcontractor selection process.

The Design-Builder compiled the bids and submitted a GMP of \$16,650,190.00 for the Phase 2 construction to the City. This is 1% below the Engineer's estimate of \$16,814,934.00. City staff and its construction management consultant (O'Conner Construction Management Incorporated) reviewed the proposed GMP, and determined that the GMP package is complete, and reflective of the bids received.

Staff recommends awarding the Phase 2 of the Project to EC Constructors Inc. in the amount of \$16,650,190.00. 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. Their license status is current and active per the State of California Department of Consumer Affairs Contractor State License Board.

Additionally, approval of this action would authorize the City Engineer to approve change orders up to the remaining CIP budget available for the Project in the same manner and to the same extent as provided in Chula Vista Municipal Code Section 2.56.160.C.2.

Disclosure Statement - Attachment 1 is a copy of the Contractor’s Disclosure Statement.

DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the City Council members and has found no property holdings within 1000 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)(11), 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 City Council member, of any other fact that may constitute a basis for a decision maker conflict of interest in this matter.

LINK TO STRATEGIC GOALS

The replacement of Fire Stations 5 and 9 supports the Healthy Community and Strong and Secure Neighborhoods goals as it improves the Fire Department’s ability to Protect Life, Environment & Property within the City of Chula Vista.

CURRENT-YEAR FISCAL IMPACT

Adoption of the resolutions will result in no additional impact to the Measure P Fund as sufficient funding is available in GGV0230 to award this project. The following is a summary of project costs:

PROJECT COSTS	
A. Phase 1 Contract	\$ 1,315,912
B. Phase 2 Contract	\$ 16,650,190
C. Contingencies (Approx. 1.8%)	\$ 304,410
D. Construction Management	\$ 618,050
E. Staff time, Inspection, etc.	\$ 448,668
F. Furniture Fixtures and Equipment & Other Costs	\$ 265,568
TOTAL	\$ 19,602,798

FUNDING SOURCE (ROUNDED)	
A. Fund: Measure P (GGV0230)	\$19,602,798
TOTAL	\$19,602,798

Staff will return to Council within the next few months to increase the contingencies and bring the project budget to \$20M. Furthermore, an additional budget adjustment may be required to cover the fuel station costs (\$350,000) for Fire Stations 5 and 9.

ONGOING FISCAL IMPACT

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

ATTACHMENTS

1. Contractor's Disclosure Statement.

Staff Contact: Jonathan Salsman