CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 06/13/06

AGENDA ITEM 4

WORK SESSION ITEM

TO: Mayor and City Council
Redevelopment Agency Board Members

FROM: Director of Public Works

SUBJECT: Cinema Place Parking Structure: Approval of Addendum, Award of Contract,

RECOMMENDATION:

It is recommended that the City Council/Redevelopment Agency adopt the attached resolutions that:

1. Approve Addendum No. 1, which makes modifications to the plans and specifications and extends the bid opening date;

2. Award the Cinema Place Parking Structure contract to West Bay Builders, Inc. of Novato, California, in the amount of $6,430,000; and

3. Appropriate $6,720,000 to complete the project.

BACKGROUND:

On April 4, 2006, the City Council/Redevelopment Agency approved the plans and specifications for the Cinema Place Parking Structure Project and called for bids to be received on May 16, 2006. During the bidding period, Addendum No.1 was issued to make modifications to the plans and specifications and extend the bid opening date.

The Cinema Place Parking Structure will be adjacent to the proposed theatre development and will be located on the corner of Foothill Boulevard and C Street. This project consists of three parking levels with central ramps, similar to the parking structure across the street from City Hall, and it will contain 244 parking spaces. Motorists would enter the parking structure from Foothill Boulevard or Theatre Alley, which can be accessed from B and C streets. The project will also include site improvements such as landscaping and irrigation, sidewalk repair and replacement, new driveway construction, and site drainage.

On July 20, 2004, the City Council approved the Mitigated Negative Declaration and Mitigation Monitoring Program for this project. The Initial Study Checklist and Mitigated Negative Declaration were prepared in conformance with California Environmental Quality Act guidelines. It was determined that the proposed project, as conditioned to include the recommended mitigation measures, would not significantly impact the environment.

On June 1, 2006, two bids were received in the amounts of $6,430,000 and $6,570,000. West Bay Builders, Inc., of Novato, California, submitted the low bid in the amount of $6,430,000,

which is 26 percent above the Engineer's Estimate of $5,100,000. Zovich and Sons submitted the second low bid of $6,570,000, which is approximately 29 percent above the Engineer's Estimate. The significant difference between the low bids and the Engineer's Estimate is a result of the higher-than-expected prices received for concrete, formwork, and steel, which together constitutes a major portion of the work. The design consultant has concurred that, in the present market, these prices are reasonable, especially since both bids were very close. Readvertising would not likely result in any savings. All bid documents and licenses are in order, and staff recommends award of contract to the low bidder, West Bay Builders, Inc.

PROJECT COSTS:

The estimated costs of the project are as follows:

Construction	$ 6,430,000
Consultant Design and Construction Support	310,000
City Design Administration	30,000
Inspection and Testing	260,000
TOTAL	$ 7,030,000

FUNDING:

Funding for this project is contained in the 2004 RDA Tax Allocations Bond Fund. Previously, the Agency appropriated $310,000 for design of the project. An appropriation of $6,720,000 from the Bond Fund is recommended to complete this project.

SCHEDULE:

The following schedule has been developed for this project and has been coordinated with the schedule for development of the theater:

Award Construction Contract	June 13, 2006
Begin Construction	August 14, 2006
Complete Construction	June 5, 2007

Prepared by:

for Morad Fakhrai, Deputy Director of Public Works

Recommended by:

Robert A. Bauman, Director of Public Works

Approved by:

Jesús Armas, City Manager

Attachment: Exhibit A: Summary of Bids

CITY OF HAYWARD
CINEMA PLACE PARKING STRUCTURE
PROJECT NO. 5095
BIDS OPENED: MAY 23, 2006

(NUMBER OF BIDS RECEIVED - 2)

BID SUMMARY				ENGINEER'S ESTIMATE		WEST BAY BUILDERS, INC 250 BEL MARIN KEYS BOULEVARD, BLDG A NOVATO CA 94949 Ph: (415) 459-8972 Fax: (415) 459-0665		ZOVICH & SONS 2485 TECHNOLOGY DRIVE HAYWARD CA 94545 Ph: (510) 784-1273 Fax: (510) 784-0173	
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1.	1	LS	CONSTRUCTION OF AN APPROXIMATELY 91,131 SQUARE FOOT, 244 CARS, THREE LEVEL CAST-IN-PLACE CONCRETE PARKING STRUCTURE, USING POSTENSIONED CONCRETE SLABS AND REINFORCED CONCRETE COLUMNS; PLUS RELATED SITE WORK, LANDSCAPING AND ASSOCIATED WORK AS SHOWN ON APPROVED PLANS AND SPECIFICATIONS.	4,896,000.00	4,896,000.00	6,215,000.00	6,215,000.00	6,350,000.00	6,350,000.00
2.	1	LS	BUILDER'S RISK INSURANCE	4,000.00	4,000.00	15,000.00	15,000.00	20,000.00	20,000.00
3.	1	LS	ADMINISTRATIVE CHANGE ORDERS	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00
			TOTAL		$5,100,000.00		$6,430,000.00		$6,570,000.00

Exhibit A

DRAFT

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA 06-

Introduced by Agency Member_____

RESOLUTION AMENDING RESOLUTION NO. RA 05-012, AS AMENDED, THE REDEVELOPMENT BUDGET RESOLUTION FOR FISCAL YEAR 2005-06 RELATING TO AN APPROPRIATION OF FUNDS FROM THE REDEVELOPMENT TAX ALLOCATION BOND FUND TO THE CINEMA PLACE PARKING STRUCTURE PROJECT, PROJECT NO. 5095

BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that Resolution No. RA 05-12, as amended, the Redevelopment Agency Budget Resolution for Fiscal Year 2005-06, is hereby further amended by approving an appropriation of $6,720,000 from the Redevelopment Agency Tax Allocation Bond Fund to the Cinema Place Parking Structure Project, Project No. 5095.

HAYWARD, CALIFORNIA_____, 2006

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:
CHAIR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST:_____
Secretary of the Redevelopment Agency

APPROVED AS TO FORM:

_____
General Counsel

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 06-_

Introduced by Council Member____

RESOLUTION APPROVING ADDENDUM NO. 1 AND AWARDING CONTRACT TO WEST BAY BUILDERS, INC. FOR THE CINEMA PLACE PARKING STRUCTURE PROJECT, PROJECT NO. 5095

WHEREAS, on April 4, 2006, the City Council/Redevelopment Agency approved the plans and specifications for the Cinema Place Parking Structure Project, Project No. 5095, and called for bids to be received on May 16, 2006; and

WHEREAS, addendum No. 1 was added to make minor modifications to the plans and specifications, and extend the bid opening date to June 1, 2006; and

WHEREAS, on June 1, 2006, two bids were received in the amounts of $6,430,000 and $6,570,000; West Bay Builders, Inc., of Novato submitted the low bid in the amount of $6,430,000, which is approximately 26 percent above the Engineer's Estimate of $5,100,000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that Addendum No. 1 is hereby approved and added as a part of the plans and specifications.

BE IT FURTHER RESOLVED that West Bay Builders, Inc. is hereby awarded the contract for the Cinema Place Parking Structure Project, Project No. 5095, in accordance with the plans and specifications adopted therefor and on file in the office of the City Clerk of the City of Hayward, at and for the price named and stated in the bid of the hereinabove specified bidder, and all other bids are hereby rejected.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized and directed to execute the contract with West Bay Builders, Inc. in the name of and for and on behalf of the City of Hayward, in an amount not to exceed $6,430,000, in a form to be approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2006

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST:_____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward