



CITY OF HAYWARD AGENDA REPORT

AGENDA DATE 02/24/98

AGENDA ITEM 5

WORK SESSION ITEM _____

TO: Mayor and City Council
FROM: Director of Public Works
SUBJECT: **ANIMAL CONTROL FACILITY, PHASE I: AWARD OF CONTRACT AND APPROPRIATION OF FUNDS**

Recommendation:

It is recommended that the City Council:

1. Award the contract to Younger-Wunar, Inc., of El Cerrito, California, in the amount of \$314,235; and
2. Authorize an appropriation of \$50,000 from the Capital Improvement Fund to the Animal Control Facility, Phase I project.

Background/Discussion:

On December 9, 1997, the City Council approved the plans and specifications for the subject project and called for bids to be received on January 27, 1998. The work, in general, consists of an addition to and modification of the existing animal control facility to include approximately 2000 square feet of new cat adoption, dog-holding, adoption gallery, and other related areas. The project also includes modification and upgrade of the existing HVAC system, remodel of the existing bathrooms to meet ADA requirements, seismic upgrade of the deficient existing suspended ceiling system to meet current Building Code requirements, and the installation of a new water heater.

In addition to the base bid, the project includes six additive alternate bid items: holding-ward ceiling upgrade; improved hose station; puppy pen; concrete benches; alternate material for the HVAC duct-work replacement in the existing office area; and, new identification signs in the existing building area.

Five bids were received ranging from \$311,235 to \$389,700 for the base bids, and total bids (including six alternate bid items) from \$323,865 to \$399,900. The low base bid is approximately 4 percent and the second low base bid is approximately 6 percent over the Engineer's Estimate of \$300,000.

Staff recommends that the award specifically include the following alternate bid items: Alternative 1: the holding-ward ceiling upgrade for \$1400; Alternative 2: improved hose station for \$1500; Alternative 4: concrete benches for \$3600; and, Alternative 5: the sheet-metal HVAC duct-work replacement in the existing office area for a credit of \$3500. These inclusions represent a net increase of \$2000 to the total base bid. The other two alternate bid items - Alternative 3 - puppy pen for \$7,630, and Alternative 6 - identifications signs for \$2000 - will be added after award using some of the \$30,000 identified for administrative change orders. This will still leave approximately \$20,000 for the typical additional work that is normally associated with a remodel project.

The established goals for this City-funded project were set at 20 percent for Disadvantaged Business Enterprise (DBE) and 8 percent for Women-Owned Business Enterprise (WBE). The low bidder, Younger-Wunar, Inc., will have zero percent DBE and 6 percent WBE participation. Although the DBE and WBE goals will not be met, information submitted by the low bidder documents that a good-faith effort was made to meet the DBE and WBE project goals. Younger-Wunar itself is a certified

DBE, but under the City's DBE/WBE program, the prime contractor cannot be utilized to meet the project goals. Even though Younger-Wunar cannot be counted toward meeting the City's annual goals, the project does reflect the City's commitment to utilize DBEs/WBEs wherein the combined total DBEs/WBEs utilized on this project is 60.4 percent. All bid documents and licenses are in order and staff recommends that Council award the contract to the low bidder.

Project Cost:

The construction, design, and contract administration costs are shown below:

Construction (including bid alternates 1, 2, 4, and 5)	\$ 314,235
City furnished cages	15,000
Design	72,000
Inspection	<u>28,500</u>
TOTAL ESTIMATED COST	\$ 429,735

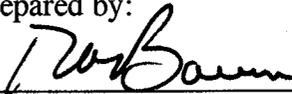
Funding:

A total of \$380,000 is included in the 1997/98 Capital Improvement Program under the Capital Improvement Fund. An additional appropriation of \$50,000 is needed to complete this project. Sufficient monies are available in the fund balance to cover the shortfall.

Schedule:

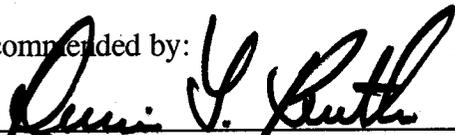
Award contract	February 24, 1998
Begin construction	March 23, 1998
Complete construction	July 24, 1998

Prepared by:



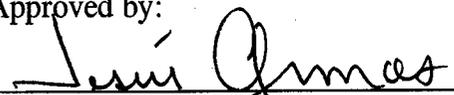
Robert A. Bauman, Deputy Director of Public Works

Recommended by:



Dennis L. Butler, Director of Public Works

Approved by:



Jesús Armas, City Manager

Attachments: Exhibit A: Bid Summary

SUMMARY OF BIDS

CITY OF HAYWARD
 ANIMAL CONTROL FACILITY
 PROJECT NO. 6980
 BIDS OPENED: JANUARY 27, 1998

(NUMBER OF BIDS RECEIVED - 5)

BID SUMMARY			ENGINEER'S ESTIMATE		YOUNGER-WUNAR INC 2107 KEARNEY STREET EL CERRITO CA 94530 (510) 234-2355		SAUSAL CORPORATION 422 WHITNEY STREET SAN LEANDRO CA 94577 (510) 568-6600		JIM DUFFY CONSTRUCTION 525 HAMILTON AVENUE SUITE B MENLO PARK CA 94025 (650) 325-3253	
ITEM	QUANTITY	UNIT	UNIT	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	269,000.00	269,000.00	280,235.00	280,235.00	287,290.00	287,290.00	317,309.00	317,309.00
		HAYWARD ANIMAL SERVICES FACILITY REMODELING AND ADDITION PROJECT								
2	1	LS	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	750.00	750.00
		BUILDERS RISK INSURANCE								
3	1	LS	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
		ADMINISTRATIVE CHANGE ORDER								
		TOTAL BASE BID		300,000.00		311,235.00		318,290.00		348,059.00
4	1	LS								
		ADDITIVE SIX ALTERNATE BID ITEMS: (SEE PLANS AND SPECIFICATION SECTION 01030 FOR DETAILED								
		i. HOLDING WARD CEILING	2,300.00	2,300.00	1,400.00	1,400.00	3,260.00	3,260.00	4,161.00	4,161.00
		ii. HOSE STATION	2,600.00	2,600.00	1,500.00	1,500.00	1,285.00	1,285.00	500.00	500.00
		iii. PUPPY PEN	4,200.00	4,200.00	7,630.00	7,630.00	8,404.00	8,404.00	6,148.00	6,148.00
		iv. CONCRETE BENCHES	3,400.00	3,400.00	3,600.00	3,600.00	3,299.00	3,299.00	5,470.00	5,470.00
		v. DUCT WORK IN EXISTING OFFICE	(1,700.00)	(1,700.00)	(3,500.00)	(3,500.00)	(3,908.00)	(3,908.00)	(3,650.00)	(3,650.00)
		vi. ID SIGNS IN EXISTING BUILDING	1,200.00	1,200.00	2,000.00	2,000.00	2,162.00	2,162.00	1,774.00	1,774.00
		TOTAL BID		312,000.00		323,865.00		332,792.00 *		362,462.00 *

*TOTAL DIFFERENT FROM SUBMITTED BID

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SUMMARY OF BIDS

CITY OF HAYWARD
 ANIMAL CONTROL FACILITY
 PROJECT NO. 6980
 BIDS OPENED: JANUARY 27, 1998

(NUMBER OF BIDS RECEIVED - 5)

BID SUMMARY			ENGINEER'S ESTIMATE		KRUEGER BROS BUILDERS INC 501 ALABAMA STREET SAN FRANCISCO CA 94110 (415) 863-5846		ICC GENERAL CONTRACTOR 510 S MATHILDA #12 SUNNYVALE CA 94086 (408) 733-6656	
ITEM	QUANTITY	UNIT	UNIT	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	269,000.00	269,000.00	322,700.00	322,700.00	357,700.00	357,700.00
		HAYWARD ANIMAL SERVICES FACILITY REMODELING AND ADDITION PROJECT						
2	1	LS	1,000.00	1,000.00	1,800.00	1,800.00	2,000.00	2,000.00
		BUILDERS RISK INSURANCE						
3	1	LS	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
		ADMINISTRATIVE CHANGE ORDER						
		TOTAL BASE BID		300,000.00		354,500.00		389,700.00
4	1	LS						
		ADDITIVE SIX ALTERNATE BID ITEMS: (SEE PLANS AND SPECIFICATION SECTION 01030 FOR DETAILED						
		i. HOLDING WARD CEILING	2,300.00	2,300.00	3,900.00	3,900.00	2,500.00	2,500.00
		ii. HOSE STATION	2,600.00	2,600.00	2,100.00	2,100.00	1,200.00	1,200.00
		iii. PUPPY PEN	4,200.00	4,200.00	10,000.00	10,000.00	3,800.00	3,800.00
		iv. CONCRETE BENCHES	3,400.00	3,400.00	7,300.00	7,300.00	3,000.00	3,000.00
		v. DUCT WORK IN EXISTING OFFICE	(1,700.00)	(1,700.00)	(2,500.00)	(2,500.00)	(1,800.00)	(1,800.00)
		vi. ID SIGNS IN EXISTING BUILDING	1,200.00	1,200.00	2,000.00	2,000.00	1,500.00	1,500.00
		TOTAL BID		312,000.00		377,300.00		399,900.00

DRAFT 2/20/98 JVB

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

RESOLUTION AWARDING CONTRACT TO YOUNGER-
WUNAR, INC. FOR MODIFICATIONS TO THE EXISTING
ANIMAL CONTROL FACILITY PROJECT, PROJECT 6980

BE IT RESOLVED by the City Council of the City of Hayward that Younger-
Wunar, Inc., of El Cerrito, California, is hereby awarded the contract for modifications to the
existing animal control facility, in an amount not to exceed \$314,235, 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 above mentioned contract in the name of and for and on behalf of the
City of Hayward.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 1998

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward