



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Shannon Buckley, Assistant City Manager

Date: May 25, 2022

Subject: Public Works Agreement with United Carports, LLC, for the City Emergency Operation Center Building Project (CIP Project #Z20036).

Recommendation

Approve and Authorize the City Manager to execute a Public Works Agreement with United Carports LLC in an amount not-to-exceed \$365,000.00 in such final form as approved by the City Attorney; and

Authorize the City Manager to execute Change Orders not to exceed a 10% contingency amount of \$36,500.00 for construction uncertainties and adjustments; and

Find that a traditional architect design/contractor-build model and traditional bidding process is both undesirable and impractical insofar as the agreement with United Carports LLC provides a significant cost savings to the City while also serving to address the need for the new construction to match the existing buildings at the City Yard.

Background

A functional EOC is a key to successful response and recovery operations in all emergency operations. Critical to the success is a well-planned and laid out EOC with customization to accommodate local activities. It is within this facility that local entity decision-makers work together supporting emergency activities. EOC staff supports the incident commander and gathers and disseminates information for decision-makers, as well as to the public, local, state, and federal government agencies. Through this process, resources are utilized allowing operations to be more efficient and effective. The EOC also serves as the central coordinating point for obtaining, analyzing, reporting, and retaining disaster-related information (event logs, casualty information, property damage, fire status, etc.), for strategic decision-making requirements.

Following the completion of the new Public Works administrative building and vacating the old building has created an opportunity to develop a dedicated EOC facility with extended EOC capabilities. An emergency operation facility will vary in size from multi-use conference rooms to a large central room, to single spaces that function as standalone workplaces when an emergency

arises. As part of its overarching mission to respond to crises efficiently and without delays, the City's EOC must be designed and equipped optimally. In this light, the EOC can provide staff support to responders and other EOC operations in real-time.

Discussion

The initial plan for the old Public Works Office Building was to perform a remodel on the building. After performing value-added appraisal and conceptual operation situations it has been determined the old building cannot support the needed EOC facility operations without major renovation and building structural reengineering. Essentially, the building remodels would not be cost-effective and would fall short of satisfying all of the EOC essentials. Therefore, staff recommends that the old building be demolished and a new building, 1,000 square feet larger constructed in the same location utilizing a pre-engineered steel building concept to match the existing buildings at the City Yard.

Staff has taken a similar approach for the design and construction of a building shell for the City Yard Building Expansion Project because of the lower cost to build a large portion of the building off-site and deliver it to the project site for erection. These building packages are much more cost-effective than traditional building practices. Utilizing a pre-engineered steel building concept for the new EOC is much more cost-effective and straightforward while also matching the existing building exterior of the City Yard campus. Therefore, selecting a design-build process is a good fit for this project application to ensure a matching design to the existing building and meet budget constraints.

Discussions with two steel building contractors (Braemar Building Systems and United Carports LLC) produced a very competitive cost per square foot for the building. Braemar Building Systems could provide a design and erectable building, but not the actual construction. United Carports LLC can satisfy the conditions of building design, State of California engineered plans, and perform the actual building construction to include structural footings and building slabs at a cost per square foot of \$107. Several onsite meetings were held with United Carports LLC to discuss in detail all the building project details. Below are the general requirements of the new EOC building:

- Design structural and foundation engineering (3,400 square feet, 40' x 85' building)
- Site preparation and foundation
- Footing and slab monolithic concrete pour
- Frame bays at 32" centers
- Additional framing at 16' centers
- 30-year asphalt shingles matching the new Public Works building
- Hipped roof to match new Public Works building
- Stucco exterior walls
- Gutters and downspouts
- 1 – Storefront glass door
- 3 – Commercial curtain wall stationary windows
- 4 – 7'X5' stationary windows
- All windows to match the new Public Works building

United Carports, LLC
May 25, 2022

The agreement with United Carports LLC provides a significant cost savings to the City when compared with the traditional architect design/contractor-build model while also serving to address the need for the new construction to match the existing buildings at the City Yard. Because of these considerations, a more traditional bidding process is both undesirable and impractical.

Fiscal Impact

Funding costs are included in the Fiscal Year 21/22 – 26/27 Capital Improvement Plan (CIP) budget, CIP Project #Z20036.

Exhibits

A – Agreement
B – Proposal