



## **REPORT TO CITY COUNCIL**

**To: Honorable Mayor and Members of the City Council**

**From: Grant Yates, City Manager**

**Prepared by: Jason Simpson, Assistant City Manager**

**Date: March 12, 2019**

**Subject: Construction Agreement to iBuild Spectrum General Contractors & Engineering for the Remodel Construction Work at the Lake Elsinore Neighborhood Center (CIP PROJECT #Z20015).**

### **Recommendations**

1. Award a Construction Agreement to iBuild Spectrum General Contractors & Engineering for the Remodel Construction Work at the Lake Elsinore Neighborhood Center (CIP PROJECT #Z20015).
2. Approve and authorize the City Manager to execute the Agreement in the not to exceed amount of \$340,000.00 with iBuild Spectrum General Contractors & Engineering in the form attached and in such final form as approved by the City Attorney.
3. Authorize the City Manager to execute change orders not to exceed a 10% contingency amount of \$34,000 for construction uncertainties and adjustments.

### **Background**

Construction bid documents were prepared and the project was advertised for bid in accordance with the requirements set forth in the California Public Contract Code. On January 16, 2019, the City posted on PlanetBids the notice inviting bids for the Lake Elsinore Neighborhood Center Remodel (CIP PROJECT #Z20015). A non-mandatory job-walk at the project site was held at 10:00 A.M. on Tuesday, February 14, 2019 and seven potential bidders attended.

Twelve bids were received on or before the deadline of 2:00 p.m. on Monday February 25, 2019. These bids were publicly opened, examined and declared in City Hall.

### **Discussion**

The City of Lake Elsinore is renovating the Neighborhood Center at 117 South Langstaff Street. The project involves conversion of the existing vacant Lake Elsinore Sheriff's Station parcel for future utilization as a Neighborhood Center. In short, the major elements of the remodel project will include adding a bathroom, and interior walls to make improved use of the interior space and replacing all windows, doors and flooring. Also, the project will include an ADA accessible

sidewalk leading up to the building from the street. The purpose of this proposal is to seek a contractor for the remodeling construction of the Neighborhood Center project according to plans contained in the notice inviting bids.

In this scope of work the contractor will furnish materials, labor and equipment to complete the job and deliver the project less the electrical and heating and conditioning which will be performed under separate contract by different contractors. The specific elements of this contract are listed below:

**General Requirements:**

Demolition	Framing
Plumbing	Windows and Doors
Painting	Flooring
Concrete / Asphalt	Excavation (Fill and Backfill)
Sheet Metal Flashing and Trim	Mortar and Masonry Grout
Bathroom Furnishes and Fixture	Ceiling
Interior and Exterior Miscellaneous	

The notice inviting bid produced twelve bid submittals and below are the bidding companies and amounts for each:

Name of Company	Bid Amount
iBuild Spectrum	\$340,000.00
Corner Keystone Construction	\$377,095.06
Leonida Builders	\$387,200.00
St George Groupe	\$427,465.00
Maples and Associates	\$462,500.00
Otero Construction Inc.	465,050.00
Golden Gate Construction	\$494,289.00
R Dependable Construction Inc.	\$496,000.00
New Millennium	\$498,956.00
Horizon Construction	\$529,787.00
Sudweeks Construction	\$536,383.00
Reed Family Enterprises	\$620,000.00

Following the approval of this agenda item the Lake Elsinore Neighborhood Center Remodel work will begin. Staff has reviewed and verified the contractor has a valid license and has provided sufficient references.

**Fiscal Impact**

Lake Elsinore Neighborhood Center Remodel Project is included in the Fiscal Year 18/19 – 22/23 Capital Improvement Plan (CIP) budget

**Exhibits**

A- Agreement