

COUNCIL AGENDA: MARCH 4, 2014

SUBJECT: AUTHORIZATION TO ADVERTISE FOR BIDS – PUBLIC SAFETY BUILDING

SOURCE: Public Works Department - Engineering Division

COMMENT: Plans and project manual have been prepared by Teter & Associates of Fresno for the Public Safety Building that will be located on the northeast corner of Jaye Street and the extension of Brown Avenue. The Public Safety Building is a 13,000 SF building that will house Fire Station #3 and provide office space for a police substation.

The fire station includes a two bay open space design, full kitchen, five dorm style bedrooms, day room, physical training room, conference room and multiple restrooms with showers. The police substation area includes two interview rooms, monitor room, restrooms, conference room, station office and a watch commander's office. The plans and specifications are available in the La Barca Conference Room for Council's review.

The project is a non-prevailing wage project and the Consultant's Estimate of Probable Cost based on this fact is \$5.26 million. Staff is of the opinion that this is a conservative estimate based on the consultant's experience on similar buildings outside Tulare County. Staff believes the project will generate significant interest from the surrounding construction community and that the non-prevailing wage construction cost will be between \$4.62 million and \$4.95 million.

The City's consultant feels that they have performed their due diligence and that their estimate is the more accurate figure. For this reason, staff is providing both estimates for Council's information.

Staff respectfully asks that the City Council authorize the Public Works Director to negotiate a Construction Support Services contract with Teter & Associates to respond to the successful contractor's "request for information." As the project designers, Teter & Associates are uniquely qualified to perform this task. The negotiated contract will have a "not to exceed" \$30,000 clause unless prior City approval is obtained.

Measure 'H' is the funding source for this project and was approved in the 2013/2014 Annual Budget.

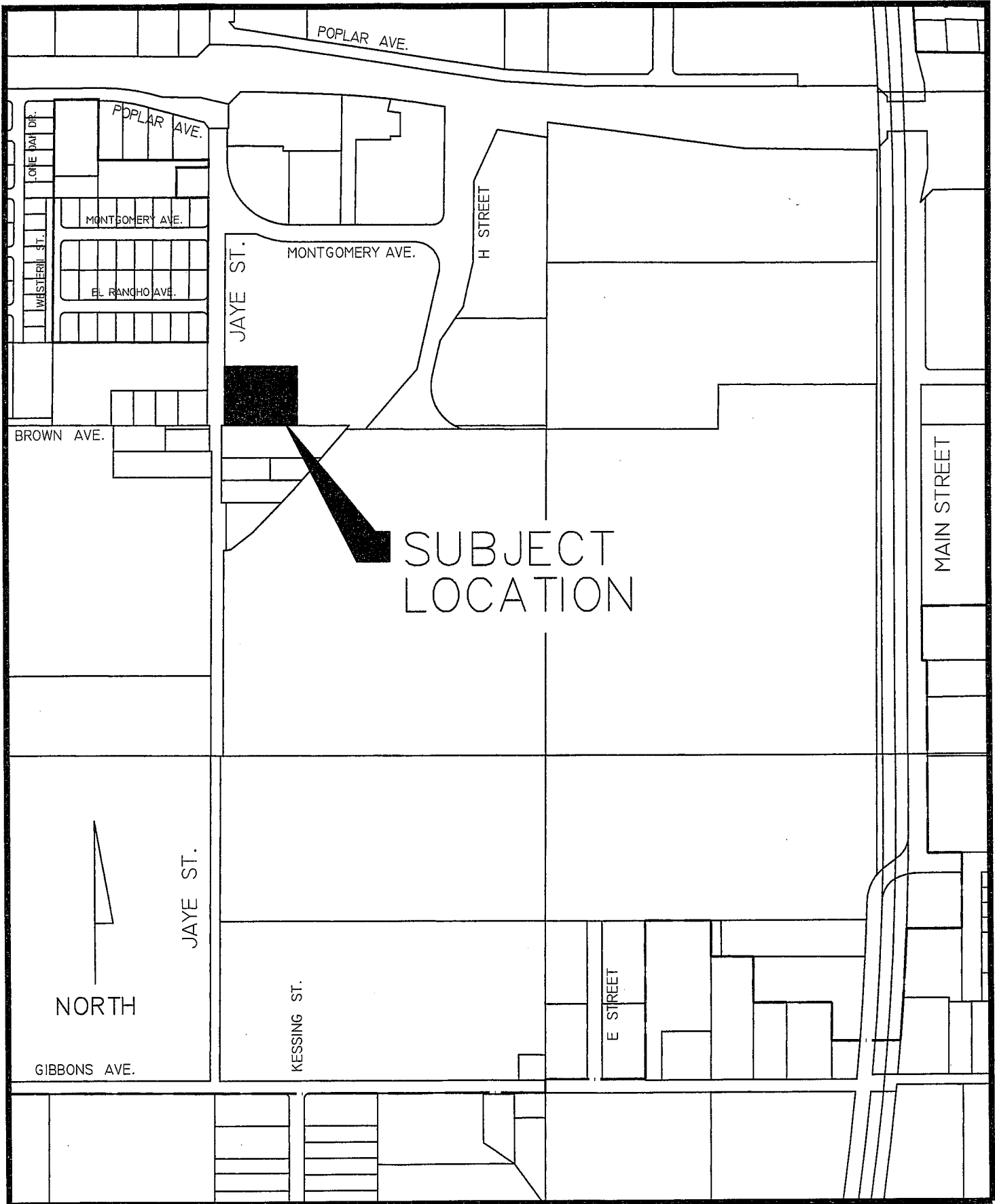
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Item No. 4

RECOMMENDATION: That City Council:

1. Approve Staff's recommended Plans and Project Manual;
2. Authorize staff to advertise for bids on the project; and
3. Authorize the Public Works Director to negotiate a A "Not to Exceed" \$30,000 "Construction Support" Services Contract with Teter & Associates and that the Council approve a 20% contingency due to the complexity of the project.

ATTACHMENTS: Locator Map
Engineer's Estimate



VARIANCE REPORT

Element	95% Construction Documents		Design Development		Variance		Comments	
	December 28, 2012		September 13, 2012		Subtotal	% Change		Total
	GSF Subtotal	Total	GSF Subtotal	Total				
A) Shell (1-5)	\$1,251,340	\$1,294,050	\$137,240	\$1,194,050	\$30	0%	Structural steel removed at fire dept. work area 4" poly Iso in place of R-30 batt at app bay roof	
1 Foundations	\$137,270	\$137,240	\$36,080	\$36,080	(\$8,150)	-29%		
2 Vertical Structure	\$332,980	\$332,850	\$517,880	\$552,920	(\$35,040)	-7%		
3 Floor & Roof Structures	\$235,280	\$234,960	\$230,840	\$240,690	(\$9,850)	-4%		
4 Exterior Cladding	\$187,210	\$187,890	\$155,750	\$155,700	\$50	0%		
B) Interiors (6-7)	\$418,050	\$428,580	\$230,840	\$240,690	(\$9,850)	-4%		
6 Interior Partitions, Doors and Glazing	\$187,210	\$187,890	\$155,750	\$155,700	\$50	0%		
7 Floor, Wall and Ceiling Finishes								
C) Equipment and Vertical Transportation (8-9)	\$155,750	\$155,700	\$155,750	\$155,700	\$50	0%		
8 Function Equipment and Specialties								
9 Stairs and Vertical Transportation								
D) Mechanical and Electrical (10-13)	\$1,445,666	\$1,196,688	\$277,846	\$183,562	\$94,284	34%	Additional concrete paving Additional trees, overall landscaped area Noted additional storm drain	
10 Plumbing Systems	\$331,592	\$284,238	\$775,667	\$668,738	\$106,929	14%		
11 Heating, Ventilation and Air Conditioning	\$60,560	\$60,150	\$248,205	\$283,675	\$410	14%		
12 Electrical Lighting, Power and Communications	\$253,900	\$208,840	\$248,205	\$208,840	\$45,060	18%		
13 Fire Protection Systems	\$706,240	\$689,050	\$248,205	\$283,675	\$17,190	2%		
E) Site Construction (14-16)	\$1,208,345	\$1,181,565	\$4,479,150	\$4,256,583	\$222,567	-14%		
14 Site Preparation and Demolition	\$335,940	\$319,246	\$4,479,150	\$4,256,583	\$222,567	-14%		
15 Site Paving, Structures & Landscaping								
16 Utilities on Site								
Subtotal General Conditions	\$335,940	\$319,246	\$335,940	\$319,246	\$16,694			
Subtotal Bonds & Insurance	\$4,815,091	\$4,575,829	\$96,302	\$91,513	\$4,789			
Subtotal General Contractor Fee	\$4,911,393	\$4,667,342	\$221,010	\$210,029	\$244,051			
Subtotal Design Contingency	\$5,132,403	\$4,877,371	\$51,328	\$243,864	\$10,981			
Subtotal Escalation to mid point Q1 / 2013	\$5,183,731	\$5,121,235	\$77,760	\$76,820	\$255,032		Reduced from 5% to 1%	
TOTAL CONSTRUCTION COST	\$5,261,491	\$5,198,055			\$63,436			

Engineer's Estimate Prepared By City Staff

Building cost per square foot: \$280.65-\$287.21. This number is based on the following:

<u>County</u>	<u>City or Area</u>	<u>Year</u>	<u>Sq. ft Building</u>	<u>Cost per Sq. Ft.</u>	<u>Site Size</u>	<u>Notes</u>
Madera	North Fork	2012	3,200	\$281.25	2.6 Acre	
Sonoma	Graton	2010	14,500	\$241.00	9.2 Acre	
Placer	Roseville	2012	10,000	\$300 to \$320		Verified by phone & email, active project
East Contra Costa	Oakley	2011	9,000	\$350.00		Fire Station/EOC/Apparatus Fueling
Placer County	Tahoe City	2012	21,000	\$281.00		
Kern	Bakersfield	2010	8000	\$250.00		
Kern	Bakersfield	2008	11,050	\$352.00	1.3	Mixed Use Police/Fire/Community Room
Tulare	Visalia	2009	18,175	\$377.00		Fire Station/Classroom/Training Tower

average \$287.21 Take Roseville project as \$320/s.f. and throw out 2008 and 2009 projects

The low end cost was computed by omitting the Roseville number.

This equates to an estimated building cost of \$3,680,444.10 to \$3,766,471.94.

The building cost per square foot may actually turn out to be lower than the average construction costs discussed above. Given that this project will be constructed in Tulare county (cheaper than Kern) and in Porterville (one of the cheapest areas in Tulare County) the cost per square foot may actually end up being somewhere in the realm of \$250/s.f. to \$275/s.f. , or roughly \$3,280,000 to \$3,610,000.

Scenario 1: $\$3,280,000 + \$1,338,411 = \$4,6185,000$

Scenario 2 $\$3,610,000 + \$1,338,411 = \$4,950,000$

Site Work Estimate

The estimate for the site work proved to be a bit more difficult to characterize. The same quantities for specific line items was used and the unit costs were taken from previous public works projects bid results, averaged for consistency. The results were favorable, yielding an estimated cost of \$16.52/s.f. (no trellis, or parking structure) to \$18.87/s.f.

Element	Quantity	Unit	Unit Cost	Total
Clear and Grub Site	70943	S.F.	\$0.10	\$7,094.30
Rough Grading	3941	C.Y.	\$3.58	\$14,123.56
Vibro Compaction	16775	S.F.	\$17.89	\$300,104.75
Fine Grade Site	70943	S.F.	\$0.10	\$7,094.30
Erosion Control	1	L.S.	\$7,500.00	\$7,500.00
Site paving (allow for 3" A.C. over 8" Class II A.B.)	25270	S.F.	\$3.15	\$79,499.42
Site paving at hose wash area (allow for 5" A.C. over 12" Class II A.B.)	2920	S.F.	\$5.15	\$15,038.00
High Traffic Concrete Apron 8" thk.	3641	S.F.	\$11.82	\$37,261.99
Recycling/Generator/Fuel Storage SOG	802	S.F.	\$10.23	\$9,482.65
Concrete flatwork (pedestrian/sidewalk)	2666	S.F.	\$5.52	\$14,726.98
Decomposed Granite	2591	S.F.	\$2.75	\$7,125.25
Concrete Curb	511	L.F.	\$20.68	\$10,566.97
Concrete Curb, radius	50	L.F.	\$20.68	\$1,033.95
Concrete Curb and gutter	843	L.F.	\$24.65	\$20,780.79
Concrete Curb and gutter, radius	121	L.F.	\$24.65	\$2,982.77
Curb Cut Ramps	2	EA	\$1,553.48	\$3,106.95
Striping and Signage	1	L.S.	\$3,999.32	\$3,999.32
Monument Sign	1	EA	\$7,500.00	\$7,500.00
Wood Trellis	818	S.F.	\$35.00	\$28,630.00
Covered Parking, Roof Structure	1513	S.F.	\$7.00	\$10,591.00
Covered Parking, Tile Roofing, including underlayment	1513	S.F.	\$12.50	\$18,912.50
Covered Parking Enclosure Walls, CMU Smooth	672	S.F.	\$20.00	\$13,440.00
Concrete foundation	185	S.F.	\$50.00	\$9,250.00
Recycling / generator / fuel storage enclosure walls, CMU Smooth	1296	S.F.	\$20.00	\$25,920.00
Concrete foundation	185	L.F.	\$50.00	\$9,250.00
Low Wall @ Street Side Parking, CMU Smooth	886	S.F.	\$20.00	\$17,720.00
Concrete foundation	161	L.F.	\$45.00	\$7,245.00
Trash Enclosure / Courtyard Gates	2	EA	\$3,500.00	\$7,000.00
Secure Gate / Motorized access (2 Locations)	1	L.S.	\$20,000.00	\$20,000.00
Landscaped area and irrigation	13528	S.F.	\$4.00	\$54,112.00
Trees, allow 60" box	9	EA	\$900.00	\$8,100.00
Planters / walls	1	L.S.	\$10,000.00	\$10,000.00
Site Fencing / Chain-link 6'	493	L.F.	\$17.79	\$8,768.62
Miscellaneous (bollards, flagpoles, general site signage / features)	1	L.S.	\$12,500.00	\$12,500.00
Tie In All Wet Utilities	1	L.S.	\$50,000.00	\$50,000.00
Site Electrical - Primary / secondary power feeders	200	L.F.	\$175.00	\$35,000.00
Site Electrical - Low voltage / comms	160	L.F.	\$150.00	\$24,000.00
Site Electrical - Emergency generator 300kw 208v 3ph 3R enclosure	1	L.S.	\$145,000.00	\$145,000.00
Site Electrical - Branch lines / site distribution	200	L.F.	\$100.00	\$20,000.00
Specialty fittings	1	L.S.	\$15,000.00	\$15,000.00
Site lighting	1	L.S.	\$30,000.00	\$30,000.00
			Subtotal	\$1,129,461.08
			Markups	\$208,950.30
			Total	\$1,338,411.38
			Cost/sf.	\$18.87