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DEPARTMENT OF  
PUBLIC WORKS

ARCHITECTURE &  
ENGINEERING DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

February 6, 1995

927 TENTH STREET  
SACRAMENTO, CA  
95814-2702

PH 916-264-8300  
FAX 916-264-8281

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT:** REJECT THE BID FROM TICON CONSTRUCTION AS NON-RESPONSIVE AND AWARD CONTRACT IN THE AMOUNT OF \$1,061,633 TO FORNER MASTER BUILDERS, INC. FOR CLUNIE COMMUNITY CENTER UPGRADES (KB06)

**LOCATION AND COUNCIL DISTRICT:**

601 Alhambra Blvd.- Council District #3

**RECOMMENDATION:**

This report recommends that the City Council:

- Reject the bid from Ticon Construction as Non-Responsive for failing to submit the subcontractor and MBE/WBE participation verification: and,
- Accept the lowest responsive bid and authorize the City Manager to execute a contract with Forner Master Builders, Inc. in the amount of \$1,061,633 for the Clunie Community Center Upgrades (KB06).

**CONTACT PERSON:** Jeff Blanton, Project Manager. 264-8300

**FOR COUNCIL MEETING OF:** February 28 1995

**SUMMARY:**

The primary purpose of the renovation of the Clunie Community Center is to bring the building into compliance with life safety, handicapped accessibility, energy efficiency codes, and replacement of obsolete mechanical and electrical systems. This report requests that Council authorize a contract with Forner Master Builders, Inc., the lowest responsive bidder of the fourteen bids received, in the amount of \$1,061,633. for base bid and alternate #1.

This project promotes City Council priorities of neighborhood revitalization and enhancement, public safety and economic development.



City Council

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Date February 6, 1995  
Page 2

**BACKGROUND INFORMATION:**

On November 9, 1994, Council authorized the advertisement and receipt of bids. This project involves upgrade of structural deficiencies, and replacement of the entire electrical and mechanical system.

The existing facility does not comply with the requirements of Title 24 and Title III of the Americans with Disabilities Act. To meet accessibility standards, an elevator will be installed to provide access to the mezzanine and second floor, a wheelchair lift will be installed for the stage and dressing room and a new accessible restroom will be provided. Alternate # 1 will provide a much needed roof re-placement for the library and meeting room A.

**BID RESULTS**

On January 25, 1995, the 14 bids listed below were received. The bidding involved the base project and one alternate.

BIDDER	BASE BID	ALTERNATE # 1	MBE/WBE PARTICIPATION	GOOD FAITH EFFORT
<i>Reject</i> Ticon Construction	\$ 994,892	\$38,000	0.00% / 0.00%	No
Mark III Engineering	\$1,025,801	\$20,598	2.43% / 3.00%	Yes
Forner Master Bldrs.	\$1,038,933	\$22,700	27.50% / 11.30%	N/A
Sloat & Assoc.	\$1,042,400	\$ 0	23.50% / 16.10%	N/A
Allen Bender, Inc.	\$1,053,326	\$25,194	11.90% / 10.40%	N/A
6/1-10 Ginno Construction	\$1,054,326	\$17,000	0.00% / 0.00%	*
Carter/Kelly, Inc.	\$1,064,457	\$18,000	0.00% / 0.00%	*
MMC Construction	\$1,072,989	\$20,763	0.00% / 0.00%	*
Allen Construction	\$1,077,908	\$19,500	10.10% / 7.40%	*
Sarox	\$1,078,000	\$21,000	20.00% / 7.40%	*
TRP Construction	\$1,089,000	\$25,648	0.00% / 11.30%	*
HK Merron	\$1,188,500	\$17,600	5.60% / 0.00%	*
BRCO	\$1,240,000	\$25,000	3.00% / 1.00%	*
Richard Walker	\$1,282,103	\$20,924	15.00% / 20.00%	N/A

\* Not analyzed/submitted.

The construction estimate for the base bid and alternate 1 was \$1,045,650.

Ticon Construction's bid is non-responsive for failure to include all documents required to be submitted at bid time. Ticon Construction did not include the required sub contractor listing form designating MBE and WBE subcontractors. Forner Master Builders, Inc. received a \$25,000. bid preference\* for exceeding the MBE and WBE. This amount positioned their bid to the number one position. Sloat and Associates, Inc. also received the \$25,000. bid preference which positioned their bid to the number two position. Mark III Engineering did not attain either participation goal, but submitted a good faith effort; their bid was positioned number three.

\*The \$25,000. is used for comparison evaluation of those bids deemed responsible. The contract award will be made at the submitted price.

2

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Date February 6, 1995

Page 3

**FINANCIAL CONSIDERATIONS:**

The estimated total project cost including planning, design and construction costs, is \$1,633,043. The unobligated budget as of February 6, 1995 is \$1,406,975, which is sufficient to award the base bid and alternate #1 in the amount of \$1,061,633.

**ENVIRONMENTAL CONSIDERATIONS:**

On September 27, 1991, City Council ratified a Negative Declaration for this project.

**POLICY CONSIDERATIONS:**

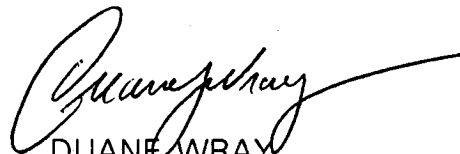
The actions requested in this report are consistent with Title 58 of the Sacramento City Code.

**MBE/WBE EFFORTS:**

To encourage minority participation; plans and specifications were sent to 9 plan rooms and construction services organization for publication. Four were directly involved with MBE/WBE construction firms. Staff recruited available MBE/WBE firms to participate in the bid process. The project was announced on the City of Sacramento Project Information Line which contains information on Public Works and Utility Department projects. Project notices were sent to 29 organizations involved in MBE/WBE recruitment.

Forner Master Builders, Inc., achieved MBE/WBE participation of 27.5% / 11.3% respectively, exceeding the City goals of 10.57% / 9.5%. None of the fourteen bidders were certified MBE/WBE's with the City.

Respectfully submitted,




DUANE WRAY  
Manager, Architecture and Engineering

RECOMMENDATION APPROVED:

APPROVED:



WILLIAM H. EDGAR  
City Manager



MICHAEL KASHIWAGI  
Deputy Director of Public Works