



KENSINGTON FIRE PROTECTION DISTRICT

DATE: June 29, 2022

TO: Board of Directors Special Meeting
Kensington Fire Protection District

RE: **Agenda Item 3b**
Temporary Fire Station Schedule, Bid Results, & Project Award

SUBMITTED BY: Bill Hansell, General Manager

Background Info

A Notice Inviting Sealed Bids for the Temporary Fire Station Project was posted on 05/27/2022. The Description of Work stated, *“Work includes but is not limited to installation of utilities, connecting utilities to modular building and carport, fencing, electrical power and lighting including lighting inside the carport, generator ATS, connections, asphalt paving, coordination and assisting with installation of modular building, carport, generator, storage sheds and gate etc. District will be procuring the modular building, carport, generator, storage shed and the gates directly. All other electrical scope shown in the bid documents except the generator are in the bidder’s scope.”*

Bids were opened on 06/20/2022 and verified for completeness to identify the apparent low bidder, OBS Engineering Inc. The second lowest bidder, ERA Construction, Inc. contested the low bidder’s documentation and the matter was referred to the district’s counsel, Meyers Nave. The apparent low bidder responded to the contest and Meyers Nave concurred that the protest has no merit and should be rejected. Counsel stated that the district may award the project to OBS Engineering Inc. Mack5’s analysis of the bids is attached. Please note that allowances listed in the Notice To Bid totaling \$65,000 were added to each base bid amount, and are itemized in the spreadsheet. The total of the OBS Engineering Inc. bid is \$439,500.00.

Mack5 has update the project ROM estimate, which is also attached. The total is \$737,160. This does not include the soft costs, such as architecture, engineering, permitting, etc, (previously budgeted to be \$130K) nor the UUCB lease expense, which are tracked separately. The ROM estimate, though, is substantially lower than the 2020 construction estimate of \$900K with a total project estimate of \$1.5M. The revised total project estimate is \$835K plus the site lease, which is pending approval at a rate of \$1,300/month.

Mack5 has also updated the project schedule, which shows occupancy by the first week of October. Please see the related PSB renovation schedule in agenda item 3a, which explains why the temporary station work must be expedited due to the financing loan interest rate.

On June 15, 2022, the El Cerrito Planning Commission voted unanimously to approve the conditional use permit for the fire station at the UUCB parking lot. We have been notified, though, that a resident has filed an appeal and that the El Cerrito City Council will consider the matter on July 19th, 2022. We believe the appeal is without merit and will be denied.

Unfortunately, the appeal delays our building permit and leaves the district with no contingency time on the project schedule. As explained in the materials for agenda item 3a, further delays will jeopardize the financial feasibility of the seismic renovation work itself. Apparently, the appellant argues that the response time from the UUCB lot is not acceptable and requests that the district locate the temporary station at the Arlington Ave parking lot adjacent to the Kensington Library. In prior board meetings, the Fire Chief has explained that the response time from the UUCB lot is acceptable and that there are two directions the engines can respond to from the lot. In a prior remodel, the district responded to calls from a temporary location further away at the Arlington Park Clubhouse. The Chief has also explained that the Arlington Ave lot has access issues with the number of pedestrian users for the library, community center, park, and church, and that the steeper angle of the lot is not acceptable for parking the engines on a regular basis. The General Manager has added that the restricted width of the lot will not accommodate the modular building and the carport structure for the engines, as it will at the UUCB location, and that the utility connections would be more difficult.

Most importantly, the Arlington lot is split under two separate ownerships, the Arlington Community Church and the KPPCSD. The KPPCSD is considering the lot for the location of the police station and has not expressed any interest in leasing the site to the KFPD. Even if it were acceptable to both property owners, the design, engineering, and planning approval for the UUCB site has taken 9 months and repeating the process for the Arlington lot would substantially increase the costs for both the temporary fire station and the PSB seismic renovation, which would jeopardize the district's ability to proceed at all.

Recommended Action

Staff recommends approving the project schedule and authorizing the General Manager to contract for the work with the lowest qualified bidder.

Kensington Fire Protection District Temporary Fire Station Project Bid Analysis



Item	Description	Quantity	Unit	OBS Engineering Total Amount	ERA, INC Total Amount	GECO, INC Total Amount
1	General Conditions	1	LS	52,000.00	9,800.00	20,000.00
2	Bonds & Insurance	1	LS	9,000.00	16,000.00	15,000.00
3	Mobilization	1	LS	10,000.00	5,500.00	20,300.00
4	Demolition, Excavation & Grading, Site Preparation, Coring	1	LS	14,000.00	26,550.00	51,100.00
5	Fencing	1	LS	46,000.00	25,000.00	36,400.00
6	Plumbing	1	LS	12,000.00	15,000.00	23,800.00
7	PG&E connections, Electrical, Lighting, Power	1	LS	130,000.00	174,000.00	187,500.00
8	Paving - Asphalt, Concrete, Asphalt Berm	1	LS	25,000.00	52,500.00	36,800.00
9	Site Utilities & Drainage	1	LS	70,500.00	82,000.00	23,500.00
10	Miscellaneous to cover all other scope	1	LS	6,000.00	12,900.00	60,000.00
Base Bid Grand Total:				374,500.00	419,250.00	474,400.00
Allowances						
	Coordination/Assistance with Modular Building installation	1	LS	15,000.00	15,000.00	15,000.00
	Coordination/Assistance with Carport Structure installation	1	LS	15,000.00	15,000.00	15,000.00
	Coordinataion/Assist with storage sheds, generator, gates	1	LS	5,000.00	5,000.00	5,000.00
	Miscellaneous Scope	1	LS	30,000.00	30,000.00	30,000.00
Total with Allowances:				439,500.00	484,250.00	539,400.00

CLSB Number	1006244	843982	843813
DIIR #	1000056697	1000382463	1000014042
Signed proposal sheet	Yes	Yes	Yes
Signed bid sheet and schedule	Yes	Yes	Yes
Addendum Acknowledgement	Yes	Yes	Yes
Penal & Civil Penalties Acknowledgement	Yes	Yes	Yes
Subcontractor Designation	Yes	Yes	Yes
Bid Security	Yes	Yes	Yes
Non Collusion	Yes	Yes	Yes

Kensington Fire Protection District
Temporary Facilities

Bid From OBS Engineering Inc
06/20/2022

KENSINGTON FIRE PROTECTION DISTRICT

BID SCHEDULE

NAME OF COMPANY: OBS ENGINEERING, INC.

To the Kensington Fire Protection District and its Board of Directors:

In compliance with the Notice Inviting Sealed Bids, the undersigned hereby agrees to enter into a contract to furnish all labor, materials, equipment and supplies for the project identified as **Temporary Fire Station Project** in accordance with the specifications and plans in the Contract Documents which are on file with the District to the satisfaction and under the direction of the District at the following prices:

Item	Description	Quantity	Unit	Total Amount
1	General Conditions	1	LS	52,000.00
2	Bonds & Insurance	1	LS	9,000.00
3	Mobilization	1	LS	10,000.00
4	Demolition, Excavation & Grading, Site Preparation, Coring	1	LS	14,000.00
5	Fencing	1	LS	46,000.00
6	Plumbing	1	LS	12,000.00
7	PG&E connections, Electrical, Lighting, Power	1	LS	130,000.00
8	Paving - Asphalt, Concrete, Asphalt Berm	1	LS	25,000.00
9	Site Utilities & Drainage	1	LS	70,500.00
10	Miscellaneous to cover all other scope items	1	LS	6,000.00
Base Bid Grand Total:				374,500.00

BASE BID TOTAL AMOUNT IN WORDS: THREE HUNDRED SEVENTY FOUR THOUSAND, FIVE HUNDRED DOLLARS.

Bid schedule is provided for reference only. Bidder's base bid price should include costs for all the scope on the bid documents and addendums.

District will include the following allowances in the selected bidder's contract. Costs for the scope listed below will be negotiated with the selected contractor on lumpsum or T&M basis.

- 1. Coordination/Assist with modular building installation - \$15,000**
- 2. Coordination Assist with carport structure installation - \$15,000**
- 3. Coordination Assist with storage sheds, gate and generator installation - \$5,000**
- 4. Additional Scope allowance - \$30,000**

Bidder acknowledges receipt of the following addendum(s), cost of which is included in the base bid:

<u>Addendums</u>	<u>Date</u>	<u>Initial</u>
<u>1</u>	<u>6/14/2022</u>	<u>WL</u>

The undersigned further agrees to deliver and to complete the work within **50 working days**, from the date of issuance, by the District, of notice to proceed with the work, and within **15 days** of the date of mailing of the notice of award, to enter into and execute and provide to the District the necessary contract with the necessary bonds and other required documents, and in case of default in executing the necessary contract within the time fixed by the Instructions to Bidders, the bidder's security accompanying this bid shall become the property of and be forfeited to the District

Prime Contractor OBS ENGINEERING, INC.

DIR # 1000056697

License # 1006244 Expiration Date 6/30/2024

Contractors License number and expiration date are herein stated under penalty of perjury.

By: WILMOTH LEWIS Title: PRESIDENT

Dated this 17TH day of JUNE, 20 22

Kensington Fire Protection District
Temporary Facilities

Bid From ERA Construction Inc
06/20/2022

KENSINGTON FIRE PROTECTION DISTRICT

BID SCHEDULE

NAME OF COMPANY: _____

To the Kensington Fire Protection District and its Board of Directors:

In compliance with the Notice Inviting Sealed Bids, the undersigned hereby agrees to enter into a contract to furnish all labor, materials, equipment and supplies for the project identified as **Temporary Fire Station Project** in accordance with the specifications and plans in the Contract Documents which are on file with the District to the satisfaction and under the direction of the District at the following prices:

Item	Description	Quantity	Unit	Total Amount
1	General Conditions	1	LS	9,800
2	Bonds & Insurance	1	LS	16,000
3	Mobilization	1	LS	5,500
4	Demolition, Excavation & Grading, Site Preparation, Coring	1	LS	26,550
5	Fencing	1	LS	25000
6	Plumbing	1	LS	15,000
7	PG&E connections, Electrical, Lighting, Power	1	LS	174,000
8	Paving - Asphalt, Concrete, Asphalt Berm	1	LS	52,500
9	Site Utilities & Drainage	1	LS	82,000
10	Miscellaneous to cover all other scope items	1	LS	12,900
Base Bid Grand Total:				\$419,250

BASE BID TOTAL AMOUNT IN WORDS: Four Hundred Ninetten Thousand Two hundred Fifty Dls.

Bid schedule is provided for reference only. Bidder's base bid price should include costs for all the scope on the bid documents and addendums.

District will include the following allowances in the selected bidder's contract. Costs for the scope listed below will be negotiated with the selected contractor on lumpsum or T&M basis.

- 1. Coordination/Assist with modular building installation - \$15,000**
- 2. Coordination Assist with carport structure installation - \$15,000**
- 3. Coordination Assist with storage sheds, gate and generator installation - \$5,000**
- 4. Additional Scope allowance - \$30,000**

Bidder acknowledges receipt of the following addendum(s), cost of which is included in the base bid:

<u>Addendums</u>	<u>Date</u>	<u>Initial</u>
<u>1</u>	<u>06/14/2022</u>	<u>EA.</u>

The undersigned further agrees to deliver and to complete the work within **50 working days**, from the date of issuance, by the District, of notice to proceed with the work, and within **15 days** of the date of mailing of the notice of award, to enter into and execute and provide to the District the necessary contract with the necessary bonds and other required documents, and in case of default in executing the necessary contract within the time fixed by the Instructions to Bidders, the bidder's security accompanying this bid shall become the property of and be forfeited to the District

Prime Contractor ERA.CONSTRUCTION,INC.

DIR # 1000382463

License # 843982 Expiration Date 07/30/2022

Contractors License number and expiration date are herein stated under penalty of perjury.

By: *Enrique Avila* Title: Principal

Dated this 20 day of JUNE, 2022

Kensington Fire Protection District
Temporary Facilities

Bid From Geco Inc
06/20/2022

KENSINGTON FIRE PROTECTION DISTRICT

BID SCHEDULE

NAME OF COMPANY: GECO Inc

To the Kensington Fire Protection District and its Board of Directors:

In compliance with the Notice Inviting Sealed Bids, the undersigned hereby agrees to enter into a contract to furnish all labor, materials, equipment and supplies for the project identified as **Temporary Fire Station Project** in accordance with the specifications and plans in the Contract Documents which are on file with the District to the satisfaction and under the direction of the District at the following prices:

Item	Description	Quantity	Unit	Total Amount
1	General Conditions	1	LS	20,000.00
2	Bonds & Insurance	1	LS	15,000.00
3	Mobilization	1	LS	20,300.00
4	Demolition, Excavation & Grading, Site Preparation, Coring	1	LS	51,100.00
5	Fencing	1	LS	36,400.00
6	Plumbing	1	LS	23,800.00
7	PG&E connections, Electrical, Lighting, Power	1	LS	187,500.00
8	Paving - Asphalt, Concrete, Asphalt Berm	1	LS	36,800.00
9	Site Utilities & Drainage	1	LS	23,500.00
10	Miscellaneous to cover all other scope items	1	LS	60,000.00
Base Bid Grand Total:				474,400.00

BASE BID TOTAL AMOUNT IN WORDS: Four hundred seventy four thousand four hundred dollars

Bid schedule is provided for reference only. Bidder's base bid price should include costs for all the scope on the bid documents and addendums.

District will include the following allowances in the selected bidder's contract. Costs for the scope listed below will be negotiated with the selected contractor on lumpsum or T&M basis.

- 1. Coordination/Assist with modular building installation - \$15,000**
- 2. Coordination Assist with carport structure installation - \$15,000**
- 3. Coordination Assist with storage sheds, gate and generator installation - \$5,000**
- 4. Additional Scope allowance - \$30,000**

Bidder acknowledges receipt of the following addendum(s), cost of which is included in the base bid:

<u>Addendums</u>	<u>Date</u>	<u>Initial</u>
<u>Addendum 1</u>	<u>6/14/2022</u>	<u>ML</u>

The undersigned further agrees to deliver and to complete the work within **50 working days**, from the date of issuance, by the District, of notice to proceed with the work, and within **15 days** of the date of mailing of the notice of award, to enter into and execute and provide to the District the necessary contract with the necessary bonds and other required documents, and in case of default in executing the necessary contract within the time fixed by the Instructions to Bidders, the bidder's security accompanying this bid shall become the property of and be forfeited to the District

Prime Contractor GECO Inc

DIR # 1000014042

License # 843813 Expiration Date 07/31/2022

Contractors License number and expiration date are herein stated under penalty of perjury.

By:  Title: President

Dated this 20 day of June, 2022

Summary	Job #19650a
	June 20, 2022



<i>Kensington Fire Protection District Temporary Fire Station</i>		
BID COST		\$439,500

TEMPORARY STRUCTURES

Apparatus Bay		\$55,000
Office and Living Quarters, 24 month lease		\$107,700
Gates		\$20,000
Contingency (10% of above costs)		\$114,960
<i>TOTAL CONSTRUCTION & TEMP STRUCTURE BUDGET</i>		\$737,160

ID	Task Name	Duration	Start	Finish	June			July			August			September			October		
					M	E	B	M	E	B	M	E	B	M	E	B	M	E	
1	Kensington Fire Temporary Facility	95 days	Fri 5/27/22	Thu 10/6/22															
2	Permits	39 days	Wed 6/1/22	Mon 7/25/22															
3	Planning Appeal Hearing	0 days	Tue 7/19/22	Tue 7/19/22															
4	Building permit approval	5 days	Tue 7/19/22	Mon 7/25/22															
5	Sanitary, Data service submittal/approval	30 days	Wed 6/1/22	Tue 7/12/22															
6	PG&E Temp Power	40 days	Wed 6/1/22	Tue 7/26/22															
7																			
8	Bid, Contracting	32 days	Fri 5/27/22	Mon 7/11/22															
9	Bidding	17 days	Fri 5/27/22	Mon 6/20/22															
10	Bid review, Contract award	10 days	Tue 6/21/22	Mon 7/4/22															
11	Contract execution	5 days	Tue 7/5/22	Mon 7/11/22															
12																			
13	Construction	53 days	Tue 7/26/22	Thu 10/6/22															
14	NTP	1 day	Tue 7/26/22	Tue 7/26/22															
15	Mobilize, PG&E temp power, site work, utilities, electrical, prep for temp	25 days	Wed 7/27/22	Tue 8/30/22															
16	Deliver, Install temp structure	8 days	Wed 8/31/22	Fri 9/9/22															
17	Hook up utilities, misc finish work, carport lighting, power, generator install etc	10 days	Mon 9/12/22	Fri 9/23/22															
18	Telecom, Data, IT work, Plymovent	7 days	Mon 9/26/22	Tue 10/4/22															
19	Fencing, Gates	3 days	Mon 9/26/22	Wed 9/28/22															
20	Move in	2 days	Wed 10/5/22	Thu 10/6/22															