

CITY OF OAKLAND
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2004 FEB 26 PM 2: 26

TO: Office of the City Manager
ATTN: Deborah Edgerly
FROM: Public Works Agency
DATE: March 9, 2004

RE: RESOLUTION AUTHORIZING THE CITY MANAGER TO REJECT ALL BIDS FOR THE FRANKLIN GARAGE ELEVATOR RENOVATION PROJECT, PROJECT NO. C181410, TO REVISE THE SCOPE OF WORK AND TO FORMALLY RE-BID THE PROJECT AND RETURN TO CITY COUNCIL FOR THE AWARD OF A CONSTRUCTION CONTRACT

SUMMARY

A resolution has been prepared authorizing the City Manager, or her designee, to reject all bids for the Franklin Garage Elevator Renovation Project, Project Number C181410, because only one bid was received, which was significantly over our project budget. The resolution also requests approval to revise the scope of work and to formally re-bid the project and return to City Council for the award of a construction contract.

This project fulfills the Mayoral and City Council goal of Maintaining and Enhancing Oakland's Physical Assets. The project is located in Council District 3.

FISCAL IMPACT

The construction budget for the project is \$270,000. The construction of the project is funded from Multipurpose Reserve Funds (\$175,000), and California Department of Transportation (\$95,000). Funds are available under Project Numbers C181410 and C181420.

In accordance with City policy, three percent (3%) of the construction contract amount will be set aside within Project Number C181410, Account 56918 for Contract Compliance fees. In addition, 1.5 percent (1.5%) of the construction contract amount will be set aside in Project Number C181410, Account 56915 for the Public Art assessment cost.

BACKGROUND

The Franklin Garage is located at 1719 Franklin Street. There are two passenger elevators that serve this four (4) story parking structure. One elevator has been out of service for the past three years. The second elevator was in poor condition due to age and water related damage, but was repaired last year to make it serviceable for at least three additional years.

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The original project scope of work consisted of the complete modernization of two elevators, installation of a weatherproof curtain wall enclosure, modifications to the existing elevator mechanical room, and installation of new smoke detectors in the elevator lobbies, and related work. On November 3, 2003, one bid was received by the City Clerk for the Franklin Garage Elevator Renovation project. G&G Builders (Pleasanton) submitted a bid in the amount of \$588,200, which is 118% over the construction budget of \$270,000. The bid was substantially over the engineer's estimate due to lack of competition from specialty elevator subcontractors, market conditions, and as a result of the consultant underestimating the equipment cost for the project. Therefore, it is recommended that the bid from G&G Builders be rejected.

In order to complete the project within the construction budget, staff, the elevator consultant and the design consultant have revised the scope of work so as to replace only one elevator, and use alternate building materials. The revised scope of work still includes upgrades to bring both elevators in compliance with the Americans with Disabilities Act. In addition, the new weatherproof curtain wall enclosure may extend the service life of the existing elevator beyond three more years. The elevator that will be replaced is the one that has been out of service for the past three years. It is anticipated that these modifications of the work scope will allow the project to be completed within the construction budget.

KEY ISSUES AND IMPACTS

Staff requests authorization to reject all bids, to revise the scope of work and to formally re-bid the project, and return to City Council for the award of a construction contract. With the approval of this resolution, the project will be re-bid in April 2004, and construction will be completed by December 2004.

SUSTAINABLE OPPORTUNITIES

Economic: This contract will generate jobs in the local economy. The contractor is required to have 50% of the work hours performed by Oakland residents and 50% of new hires be Oakland residents.

Environmental: The contractor will take into consideration green building technologies, and to the extent feasible, utilize recycled materials in the products specified and integrate other environmental opportunities such as waste reduction and energy conservation.

Social: The Franklin Garage Elevator Renovation project improvements will enhance usage of the parking structure.

DISABILITY AND SENIOR CITIZEN ACCESS

The Franklin Garage Elevator Renovation Project will be in compliance with the physical access requirements of the Americans with Disabilities Act, and will provide equal opportunity and access to the facility.

RECOMMENDATION AND RATIONALE

Staff recommends that Council approve the resolution authorizing the City Manager to reject all bids, to revise the scope of work and to formally re-bid the project, and return to City Council for the award of a construction contract for the Franklin Garage Elevator Renovation Project.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council approve the resolution.

Respectfully submitted,



RAUL GODINEZ II, P.E.

Director, Public Works Agency

Reviewed by:

David Lau, P.E.

Project Delivery Manager

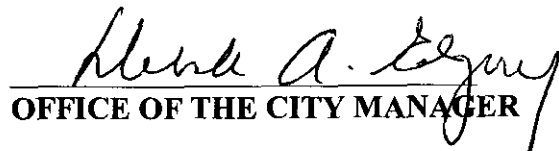
Design & Construction Services

Prepared by:

Sandra Washington

Project Manager, Project Delivery Division

APPROVED AND FORWARDED
TO THE PUBLIC WORKS COMMITTEE



OFFICE OF THE CITY MANAGER

OAKLAND CITY COUNCIL

OFFICE OF THE CITY CLERK

RESOLUTION No. _____ C.M.S.



INTRODUCED BY COUNCIL MEMBER _____
APR 2 2004 2:25

RESOLUTION AUTHORIZING THE CITY MANAGER TO REJECT ALL BIDS FOR THE FRANKLIN GARAGE ELEVATOR RENOVATION PROJECT, PROJECT NO. C181410, TO REVISE THE SCOPE OF WORK AND TO FORMALLY RE-BID THE PROJECT AND RETURN TO CITY COUNCIL FOR THE AWARD OF A CONSTRUCTION CONTRACT

WHEREAS, the Franklin Garage Elevator Renovation project original scope of work consisted of the complete modernization of two elevators, installation of a weather proof curtain wall enclosure, modifications to the existing elevator mechanical room, and the installation of new smoke detectors in the elevator lobbies and related work; and

WHEREAS, one elevator has been out of service for the past three years and the second elevator has been in poor condition due to age and water related damage; and

WHEREAS, in February 2003, the second elevator was taken out of service for four months while emergency repair work was completed; and

WHEREAS, the emergency work included upgrades and repairs that should increase the life expectancy of the elevator for up to three additional years; and

WHEREAS, on November 3, 2003, one bid was received by the City Clerk for the Franklin Garage Elevator Renovation project; and

WHEREAS, the bid from G& G Builders was substantially over the engineer's estimate and thus should be rejected; and

WHEREAS, staff and the design consultant have reduced the construction cost by revising the scope of work to include the replacement of only one elevator and using alternate building materials;

WHEREAS, the elevator to be replaced is the one that has been out of service for the past three years; and

WHEREAS, the project will be formally re-bid in April 2004; now, therefore, be it

RESOLVED: That the City Manager, or her designee, is hereby authorized to reject all previous bids for the Franklin Garage Elevator Renovation Project, Project No. C181410 and return bid securities; and be it

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PUBLIC WORKS CMTE.

MAR 9 2004

FURTHER RESOLVED: That the City Manager, or her designee, is hereby authorized to revise the scope of work and formally re-bid the project, and return to City Council for the award of a construction contract.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2004

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, WAN and PRESIDENT DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
CEDA FLOYD
City Clerk and Clerk of the Council
of the City of Oakland, California

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MAR 9 2004