



AGENDA REPORT SUMMARY

Meeting Date: March 12, 2024

Subject Construction Contract Award: Los Altos Community Center Emergency Operations Center Project CF-01021

Prepared by: Scott Reeves, Project Manager

Reviewed by: Manuel Hernandez, Parks and Recreation Director

Approved by: Gabriel Engeland, City Manager

Attachment(s):

1. Bid Results
2. Resolution

Initiated by:

Capital Improvement Plan – Project CF-01021 Emergency Operations Center

Previous Council Consideration:

None

Fiscal Impact:

The construction will be the Base Bid in the amount not-to-exceed \$2,700,000, and up to 15% contingency, if needed, in the amount not-to-exceed \$405,000 for a total not-to-exceed of \$3,105,000.

- Breakdown of funds to be used:
 - o \$2,005,000 General Fund
 - o \$600,000 Park In Lieu
 - o \$500,00 Grand Funds from the State
- Amount already included in approved budget: Yes

Project Item	Project Budget
Construction of Base Bid	\$2,700,000
Construction Contingency (15%)	\$405,000
Total Construction Cost:	\$3,105,000



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Environmental Review:

The proposed project is exempt from environmental review pursuant to section 15301 of the state guidelines for the California Environmental Quality Act (CEQA) as the proposed project is consisting of interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

Policy Question(s) for Council Consideration:

- Does the Council wish to direct staff to enter into contract with Argo Construction, Inc. of Pacifica, California to complete the construction of the Los Altos Community Center Emergency Operations Center Project?

Summary:

The Los Altos Community Center Emergency Operations Center Project will renovate the existing Community Center for activation of an emergency operations center, including modifications to meeting rooms, electrical and telecom systems, installation of new roof mounted radio and television antennae and equipment, and addition of an exterior emergency backup generator system and site enclosure with associated underground utilities. The construction generally includes:

- Site grading and pathway improvements;
- New generator and diesel fuel tank;
- New generator enclosure with architectural and acoustical screening;
- Wall, ceiling, floor, and door modifications at the Community Center;
- Electrical, mechanical, lighting, audio/visual, telecommunication, and radio upgrades at the Community Center;
- And new associated underground utility connections.

Staff Recommendation:

Award the construction contract for the Los Altos Community Center Emergency Operations Center Project CF-01021 to Argo Construction, Inc. of Pacifica, California as the lowest responsible bidder submitting a responsive bid with a Base Bid amount not-to-exceed \$2,700,000, and up to 15% contingency, if needed, in the amount not-to-exceed \$405,000, for a total construction amount not-to-exceed \$3,105,000.



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Purpose

To complete the proposed improvements for the Los Altos Community Center Emergency Operations Center Project.

Background

On January 9, 2018, the City Council adopted Resolution 2018-01 accepting all of Volume 1 and the city of Los Altos portion of Volume 2 of the Santa Clara County Operational Area Hazard Mitigation Plan. The plan recognized that the City's Emergency Operations Center (EOC) needs to be replaced. The primary function of the EOC facility is to serve as the operations center for City emergency operations personnel during a citywide emergency or disaster.

Between 2018 and 2022, the City of Los Altos developed plans for a new stand-alone EOC facility adjacent to the existing Police Station. Due to escalating construction cost estimates, which did not include the purchase and installation of a generator, the project was revised in Spring 2022 to retrofit the recently completed Community Center to accommodate the EOC functionality. The Community Center was a better candidate because it required minimal modifications to the architecture and met the structural code requirements for an Essential Services building.

Noll & Tam Architects was retained on May 25, 2022 to complete initial concept studies, design, construction documentation, and construction administration for the code-compliant Emergency Operations Center at the Los Altos Community Center.

Discussion/Analysis

The design team completed construction documentation and permitting in January 2024. Staff released the construction documents for public bidding on January 24, 2024, posting the project to the City of Los Altos Request for Bids webpage. A Notice to Contractors was published in the Los Altos Town Crier on January 24 and January 31, 2024. A mandatory pre-bid conference was held on February 07, 2024 at the project site with fourteen (14) contractors in attendance. Four (4) sealed bids were received on February 28, 2024 and read aloud in the Los Altos Council Chambers. The bid results are included as Attachment 1.

The Base Bid includes all critical improvements necessary to complete the project. The Argo Construction, Inc. bid was 91% of the Engineer's Estimate.

As a project enhancement, two bid alternates were requested to provide cooling redundancy options for the IT/telecommunications room. The bid alternates are not required to complete the project, but would provide a beneficial redundancy to the HVAC system. Bid Alternate Option #1 is for a 2-ton mini-split and Bid Alternate Option #2 is for a transfer fan. The Option #1 pricing



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received from Argo Construction, Inc. was 858% above the Engineer's Estimate. The Option #2 pricing received from Argo Construction, Inc. was 716% above the Engineer's Estimate. Therefore, staff does not recommend award of either bid alternate option.

Recommendation

The staff recommends that the City Council adopt a resolution to authorize the City Manager to award the construction contract for the Los Altos Community Center Emergency Operations Center Project CF-01021 to Argo Construction, Inc. of Pacifica, California with a Base Bid amount not-to-exceed \$2,700,000 and up to 15% contingency, if needed, in the amount not-to-exceed \$405,000, for a total amount not-to-exceed \$3,105,000.