



MEETING DATE: 11/3/08

ITEM NO:

8

COUNCIL/AGENCY AGENDA REPORT

DATE: OCTOBER 30, 2008

TO: MAYOR AND TOWN COUNCIL/
CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

FROM: GREG LARSON, TOWN MANAGER/EXECUTIVE DIRECTOR 

SUBJECT: PPW JOB NO. 07-22 - POLICE OPERATIONS BUILDING FACILITY
PROJECT 821-2401
ADOPT RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR
THE POLICE OPERATIONS BUILDING FACILITY PROJECT AND
AUTHORIZE STAFF TO ADVERTISE THE PROJECT FOR BID.

RECOMMENDATION:

Adopt resolution approving plans and specifications for the Police Operations Building Facility Project and authorize staff to advertise the project for bid.

BACKGROUND:

The adopted Capital Improvement Program designates funding for the new Los Gatos/Monte Sereno Police Operations Building Facility Project. This project would remodel an existing building located at 15900 Los Gatos Boulevard of about 9,000 square feet and construct an additional facility of about 3,000 square feet to accommodate the needs of the Police Department. The design and development of this project began in fall 2007. The design was completed in June 2008 and the construction documents were bid at that time. The Town received four (4) bids for the project and all bids were substantially over the project budget and estimates. The Town Council rejected the bids at the Council meeting of August 18, 2008.

DISCUSSION:

In order to get a full understanding of the cause for the high and inconsistent bids that were received by the Town and to move the project forward to advertise for new bids, an in-depth review of the project documents was initiated.

In coordination with staff performing a comprehensive internal review, a detailed value engineering of the project was also completed by a professional engineering consultant with expertise in construction of essential service facilities.

PREPARED BY: TODD CAPURSO 
Director of Parks and Public Works

N:\ENGINEERING\COUNCIL REPORTS\2008 Reports\07-22.police.department.p&s.doc

Reviewed by: PSJ Assistant Town Manager/Deputy Director OK Town Attorney/General
Counsel/ Clerk Administrator/Secretary ES Finance Community Development

PAGE 2

MAYOR AND TOWN COUNCIL/

CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

SUBJECT: PPW JOB NO. 07-22 – POLICE OPERATIONS BUILDING FACILITY
PROJECT 821-2401

OCTOBER 30, 2008

This consultant also performed a constructability review of the project to ensure that the design can be built and would not require major changes in the field, resulting in additional claims and change orders by the contractor. A list of plan review comments was provided to the design architect for edits to the plans.

As a result of all the above reviews and investigations, a number of changes to the project documents were approved by the Town Manager for final design and preparation of the construction documents to re-bid the project.

The following is a summary of the changes to the construction documents that have been incorporated by the design architect:

- Change the HVAC central plant system (boiler/chiller) to individual HVAC package units mounted on the roof.
- Revise the parking lot design to maximize use of existing pavement instead of total reconstruction of the parking lot.
- Change ceramic tiles to quality sheet vinyl for flooring.
- Change proprietary Tremco roof (40 year warranty) to a conventional high quality roof (20 year warranty).
- Revise the carpets, electrical, and plumbing fixtures to more standard high quality and functional materials instead of custom products.
- Revise lighting for parking lot from pole mounted to building wall mounted.
- Do not remove all the plastering on the building; patch any cracked areas and paint.
- Use one piece shower inserts instead of tiles in the staff shower stalls.
- Revise the bid specifications to industry standard Construction Specifications Institute (CSI) format.
- Revise the bid summary sheet to the industry standard for a public works building project that the construction industry understands and is familiar with.
- Place the construction of the EOC and related features of the project as an add-alternative.

PAGE 3

MAYOR AND TOWN COUNCIL/

CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

SUBJECT: PPW JOB NO. 07-22 – POLICE OPERATIONS BUILDING FACILITY
PROJECT 821-2401

OCTOBER 30, 2008

The goal of the staff has been to complete this project within budget and without reducing any of the critical building space needed by the Police Department.

With the changes that have been incorporated in the design and modification to the construction documents to bring them into compliance with engineering and construction standards, staff believes this project is ready to be advertised and that the Town will receive competitive bids within the project budget.

Concurrent with the work on revising the construction documents, staff also pursued pre-qualifying more building contractors for the project. As a result, there are 8 additional contractors, for a new total of 13, that have been pre-qualified and are eligible to submit bids on the project. This will provide the Town with a more comprehensive group of competent contractors to participate in the bidding process.

Plans and Specifications for this project are complete and will be available for review in the Clerk Department on the Friday before the Council meeting. If the Town Council/Redevelopment Agency approves this project, it will be advertised, and construction contract for award will be presented to the Town Council on December 15, 2008 with the actual construction to start by mid January 2009.

CONCLUSION:

It is recommended that the Town Council/Redevelopment Agency adopt the attached Resolution approving plans and specifications for the Police Operations Building Facility Project and authorize staff to advertise the project for bids.

ENVIRONMENTAL ASSESSMENT:

This is a project as defined under CEQA but is Categorically Exempt (Section 15301c). A Notice of Exemption will not be filed.

FISCAL IMPACT:

\$3,862,691 is available in the FY 2008/09 Capital Improvement Program for the Police Operations Building Facility Project.

PAGE 4

MAYOR AND TOWN COUNCIL/

CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

SUBJECT: PPW JOB NO. 07-22 – POLICE OPERATIONS BUILDING FACILITY
PROJECT 821-2401

OCTOBER 30, 2008

POLICE FACILITY PROJECT					
	Original Budget	Prior Year Expenditures	FY 2008/09 Budget	FY 2008/09 Exp/Enc To Date	Available Balance
FY 2007/08 Fiscal Impact					
Project 411- 821-2401	\$ 5,118,548	\$ 2,521,791	\$ 2,596,757	\$ 101,199	\$ 2,495,559
Project 911-821-2401	2,720,000	1,280,886	1,439,114	107,982	1,331,132
TOTALS	\$ 7,838,548	\$ 3,802,677	\$ 4,035,871	\$ 209,180	\$ 3,826,691
Expenditure Detail					
Services Supplies & Equipment		\$ 1,627		\$ 4,808	
Site Acquisition & Preparation		3,201,718			
Design & Consulting Services		540,574		186,958	
Project Construction		58,758		17,415	
Contingency					
TOTALS		\$ 3,802,677		\$ 209,180	

Attachments:

Resolution approving plans and specifications for the Police Operations Building Facility Project.

RESOLUTION

**RESOLUTION OF THE TOWN COUNCIL/REDEVELOPMENT AGENCY
OF THE TOWN OF LOS GATOS
APPROVING THE PLANS AND SPECIFICATIONS FOR
PPW JOB NO. 07-22 – POLICE OPERATIONS BUILDING FACILITY PROJECT
AND AUTHORIZE STAFF TO ADVERTISE THE PROJECT FOR BIDS**

WHEREAS, plans and specifications for the Police Operations Building Facility Project have been prepared by the Town Engineer and duly filed with the Clerk Administrator/Secretary of the Redevelopment Agency; and

WHEREAS, the Town Council/Redevelopment Agency of the Town of Los Gatos has reviewed said plans and specifications.

NOW, THEREFORE, BE IT RESOLVED THAT the Town Council/Redevelopment Agency hereby approves the plans and specifications for the Police Operations Building Facility Project.

BE IT FURTHER RESOLVED THAT the Clerk Administrator/Secretary of the Redevelopment Agency is hereby authorized and directed to advertise the Police Operations Building Facility Project for bids in the manner prescribed by the Town Municipal Code.

PASSED AND ADOPTED at a regular meeting of the Town Council/Redevelopment Agency of the Town of Los Gatos held on the 3rd day of November, 2008 by the following vote:

COUNCIL/AGENCY MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED: MAYOR/CHAIR OF THE REDEVELOPMENT AGENCY
 LOS GATOS, CALIFORNIA

ATTEST:

CLERK ADMINISTRATOR/SECRETARY OF THE REDEVELOPMENT AGENCY
LOS GATOS, CALIFORNIA