



CITY COUNCIL STAFF REPORT

From: City Manager
Report Type: CONSENT CALENDAR
Lead Department: Public Works

Meeting Date: March 6, 2023
Report #: 2301-0886

TITLE

Approval of Construction Contract with L.D. Strobel Co., Inc. (C23186775) in the amount of \$414,486 and Authorization for Change Orders up to a Not-to-Exceed Amount of \$41,449 for the Purchase and Installation of Radio Antennas for the Public Safety Building Capital Improvement Program Project (PE-15001); CEQA: Environmental Impact Report for the PSB and the New California Avenue Area Parking Garage (Resolution No. 9772).

RECOMMENDATION

Staff recommends that Council:

1. Approve and authorize the City Manager or their designee to execute construction contract C23186775 with L.D. Strobel Co., Inc. in the amount of \$414,486; and
2. Authorize the City Manager or their designee to negotiate and execute one or more change orders to the contract with L.D. Strobel Co., Inc. for related, additional but unforeseen work which may develop during the project, the total value of which shall not exceed \$41,449.

BACKGROUND

The New Public Safety Building (PSB) (PE-15001) and New California Avenue Area Parking Garage (Garage) (PE-18000) were among ten key projects included in the 2014 Council Infrastructure Plan. The PSB was identified as the plan's highest priority project, and is tied together with the parking garage project with respect to the California Environmental Quality Act (CEQA). The parking garage opened in December 2020. On February 1, 2021, Council approved the award of the construction contract for the Public Safety Building to Swinerton Builders (Swinerton) and authorized execution and delivery of one series of Certificates of Participation (COPs) in an amount not to exceed \$120 million to finance PSB construction (ID #11752)¹. Approval of the PSB construction contract included Council direction to staff to

¹ February 1, 2021; Staff Report ID# 11752; <https://www.cityofpaloalto.org/files/assets/public/agendas-minutes-reports/reports/city-manager-reports-cmrs/year-archive/2021/id-11752.pdf>

examine the fixtures, furniture, and equipment (FF&E) budget and remove all that are not necessary at time of completion. Staff reviewed the FF&E program to re-verify the FF&E necessary for the PSB. The PSB construction is estimated to be complete in 2023. The radio antenna construction contract is the first in a series of FF&E contracts budgeted for the PSB and scheduled for Council review this year. The scope of future FF&E contracts for Council review includes furniture, dispatch consoles, and communications systems. New antennas were planned for the PSB as existing antennas located at Civic Center may be required to continue to support the communication equipment to remain at Civic Center. Additionally, the existing antennas may not align with the programming requirements of the new equipment at the PSB due to the age of the existing antennas, cost and time required to relocate and reprogram to the PSB. Radio antennas for the building were planned to be procured and installed separately, and Swinerton's contract requires them to coordinate with the separate antenna installer.

ANALYSIS

Project Description

Staff recommends the approval of construction contract C23186775² with L.D. Strobel Co., Inc. for the purchase and installation of radio antennas at the PSB required for emergency response operations and 911 dispatch services. Construction to procure and install the radio antennas is anticipated to begin in spring 2023 and be completed in fall 2023 in coordination with the PSB construction schedule.

The radio antennas for the PSB are located on the monopole and roof top of the PSB. The scope of work includes procurement and installation of 17 antennas installed onto the monopole and 29 antennas installed on the rooftop. The infrastructure to support the antenna installation is within the building construction contract with Swinerton Builders.

Proposal Process

The notice inviting formal bids (IFB) to purchase and install the radio antennas for the PSB was posted on the City's PlanetBids eProcurement system on November 28, 2022. The proposal period was 38 days, with proposals due on January 4, 2023 at 3:00pm. A mandatory pre-bid conference was held on December 6, 2022 at the PSB construction site. Four contractors attended the pre-bid conference. The City received two proposals on January 4, 2023 as listed on the attached Proposal Summary (Attachment A).

² Construction contract with L.D. Strobel Co., Inc., Contract No. C23186775
<https://www.cityofpaloalto.org/files/assets/public/public-works/engineering-services/cip-contracts/c23186775.pdf>

Summary of Bid Process

<i>Bid Name and Number</i>	Public Safety Building (PSB) Radio Antenna Package IFB 186775
<i>Proposed Length of Project</i>	Seven (7) Months
<i>Number of Proposal Packages Downloaded by Builder's Exchanges</i>	2
<i>Number of Proposal Packages Downloaded by Contractors</i>	6
<i>Total Days to Respond to IFB</i>	38 Days
<i>Pre-Bid Conference</i>	Yes, Mandatory Pre-Bid Conference
<i>Number of Bids Received</i>	2
<i>Proposal Price Range – Base Proposal</i>	\$414,486 to \$595,162
<i>Public Link to Solicitation</i>	https://pbsystem.planetbids.com/portal/25569/ bo/bo-detail/100125

Proposals ranged from \$414,486 to \$595,162 and from 31 percent to 1 percent below the engineer's estimate of \$600,000. Staff has reviewed the bids submitted and recommends the base bid and add alternate bid items 002 to 008, of \$414,486 submitted by L.D. Strobel Co., Inc. be accepted, and that L.D. Strobel Co., Inc. be declared the lowest responsive and responsible bidder. The construction contingency amount of \$41,449, which equals approximately 10 percent of the contract value, is requested for related, additional, but unforeseen work which may develop during the project, implemented via City-approved Change Order.

Staff checked with the Contractor's State License Board and confirmed the contractor has an active license on file. Staff also checked the California Department of Industrial Relations (DIR) and confirmed the contractor has an active DIR registration.

FISCAL/RESOURCE IMPACT

Funding for this contract is available in the Fiscal Year 2023 Adopted Capital Improvement Fund New Public Safety Building project (PE-15001).

STAKEHOLDER ENGAGEMENT

Public Works has coordinated with key staff from departments whose operations will be dependent upon antenna communications at the PSB.

ENVIRONMENTAL REVIEW

An Environmental Impact Report for the PSB and the New California Avenue Area Parking Garage was prepared and was certified by Council on June 11, 2018 (ID #8967), by adoption of Resolution No. 9772.

ATTACHMENTS

Attachment A: Public Safety Building Radio Antennas Proposal Summary

APPROVED BY:

Brad Eggleston, Director Public Works/City Engineer