



**CITY OF PALO ALTO
CITY COUNCIL
Special Meeting
Monday, February 03, 2025
Council Chambers & Hybrid
5:30 PM**

Agenda Item

4. Approval of Construction Contract No. C25191929 with Alex Kushner General Inc. in the Amount Not-to-Exceed \$390,000 for the Temporary Fire Station 4 as part of the Fire Station 4 Replacement Capital Improvement Program project (PE-18004) and Authorization for the City Manager or Their Designee to Negotiate and Execute Change Orders for Related Additional but Unforeseen Work that May Develop During the Project Up to a Not-to-Exceed Amount of \$39,000; CEQA Status – Exempt Under Section 15303



City Council Staff Report

From: City Manager

Report Type: CONSENT CALENDAR

Lead Department: Public Works

Meeting Date: February 3, 2025

Report #:2411-3783

TITLE

Approval of Construction Contract No. C25191929 with Alex Kushner General Inc. in the Amount Not-to-Exceed \$390,000 for the Temporary Fire Station 4 as part of the Fire Station 4 Replacement Capital Improvement Program project (PE-18004) and Authorization for the City Manager or Their Designee to Negotiate and Execute Change Orders for Related Additional but Unforeseen Work that May Develop During the Project Up to a Not-to-Exceed Amount of \$39,000; CEQA Status – Exempt Under Section 15303

RECOMMENDATION

Staff recommends that the Council:

1. Approve and authorize the City Manager or their designee to execute Construction Contract No. C25191929 with Alex Kushner General Inc., in the amount of \$390,000 for construction of the Temporary Fire Station 4 as part of the Fire Station 4 Replacement Capital Improvement Program project (PE-18004); and
2. Authorize the City Manager or their designee to negotiate and execute one or more change orders to the contract with Alex Kushner General Inc., for related additional but unforeseen work which may develop during the project, the total value of which shall not exceed \$39,000.

BACKGROUND

In June 2014, City Council approved the 2014 Council Infrastructure Plan, which included the replacement of Fire Station 4, located at 3600 Middlefield Road, with a new station that will serve the immediate and future needs of the Fire Department.

In May 2022, the City contracted with Brown Reynolds Watford Architects to provide Architectural Design Services for the Fire Station 4 Replacement project¹. During the construction of the new Fire Station 4, the station will be temporarily relocated for 24 months to the Cubberley Community Center, at 4000 Middlefield Road, to ensure continued emergency response to the neighborhoods served by Fire Station 4.

¹ City Council, May 23, 2022; Agenda Item #2; SR #11691,
<https://portal.laserfiche.com/Portal/DocView.aspx?id=59470&repo=r-704298fc>

In March 2024, Council authorized the City Manager to execute a Purchase Order with Mobile Modular Management Corporation in an amount not to exceed \$244,850 to provide and install a Modular Building at the Cubberley Community Center, under a two-year lease agreement to serve as a temporary Fire Station 4 facility².

ANALYSIS

Staff recommends approval of Contract No. C25191929³ for site preparation work to install the leased modular building; installation of a carport and equipment structure; and required utility connections.

Solicitation Process

An Invitation for Bids for the Construction of the Temporary Fire Station 4 Project was posted on OpenGov, the City's eProcurement platform. The bidding period was 23 calendar days. Bids were received from three contractors on November 21, 2024.

Table 1: Summary of invitation for Bids	
Project Bid Name/Number	Construction of Temporary Fire Station 4 Project/IFB# 191929
Proposed Length of Project	91 Calendar Days
Total Days to Respond to Bid	23
Mandatory Pre-Bid Meeting	November 6, 2024
Number of Companies at Pre-Bid Meeting	12
Number of Bids Received	3
Base Bid Price Range	\$390,000 - \$774,000
Public Link to Solicitation	https://procurement.opengov.com/portal/palo-alto-ca/projects/126269

Staff reviewed the three bids and found all three of them responsive. The bids ranged from a low of \$390,000 to a high of \$774,000 and from 35% below to 29% above the engineer's estimate of \$599,089. The bid summary is included as Attachment A.

Staff reviewed all bids submitted and recommends the lump sum base bid of \$390,000 submitted by Alex Kushner General Inc. be accepted, and that Alex Kushner General Inc. be declared the lowest responsible bidder. A change order amount of \$39,000, equal to 10% of the

² City Council, March 4, 2024; Consent Calendar #2; SR#2311-2277

<https://portal.laserfiche.com/Portal/DocView.aspx?id=70838&repo=r-704298fc>

³ Alex Kushner Construction Contract for Construction of Temporary Fire Station No. 4 Project C25191929; [alex-kushner_c25191929_cc_staff-report_1.pdf](#)

total construction contract amount, is requested for related additional, unforeseen work which may develop during the project, implemented via City-approved Change Order.

Timeline

Construction on the temporary station is expected to begin immediately after contract approval with completion in May 2025, to allow for sufficient time to move-in fire personnel, and test the Fire Department Operations before construction of the new Fire Station 4, scheduled to begin following completion of the temporary station.

FISCAL/RESOURCE IMPACT

Funding for this contract is available in the Fiscal Year 2025 Capital Improvement Program Fire Station 4 Replacement project (PE-18004).

STAKEHOLDER ENGAGEMENT

Public Works has coordinated the temporary Fire Station 4 with key staff from departments whose operations will be dependent on and affected by the temporary facility. Additionally, the City hosted a community meeting on April 11, 2024 at the Cubberley Community Center addressing the temporary relocation of Fire Station 4. Staff from the City's Fire, Public Works, and Community Services Departments were present to discuss the project, construction timeline, fire operations, and public concerns.

ENVIRONMENTAL REVIEW

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 of the CEQA Guidelines as a new, small facility.

ATTACHMENTS

Attachment A: Bid Summary Results

APPROVED BY:

Brad Eggleston, Director Public Works/City Engineer

Bid Summary Results

Construction of Temporary Fire Station No. 4
IFB #191929

Base Bid Item	Description	Engineer's Estimate	Contractor Lump Sum Amount		
			101 Builders, Inc.	Vance Brown, Inc.	Alex Kushner General Builders
1	Construction of the Tempoarary Fire Station No.4. All work shown on drawings, technical specification, special provisions and appendices	\$ 599,089.00	\$ 759,000.00	\$ 600,461.00	\$ 375,000.00
2	<u>Unforeseen Site Conditions</u>		\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
	Subtotal	\$ 599,089.00	\$ 774,000.00	\$ 615,461.00	\$ 390,000.00
	Contingency		\$ 77,400.00	\$ 61,546.10	\$ 39,000.00
	Total Not-to-Exeed		\$ 851,400.00	\$ 677,007.10	\$ 429,000.00
			29% Over	3% Over	-35% Under