



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **PM-1**

July 17, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**SANTA MONICA COURTHOUSE
REPLACEMENT OF MODULAR COURTROOMS PROJECT
AWARD CONSTRUCTION CONTRACT
SPECS. 5453; C.P. 77373
SUPERVISORIAL DISTRICT 3
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Approve the revised total project budget of \$4,430,000 for construction of the Santa Monica Courthouse Replacement of Modular Courtrooms project.
2. Find SKS Construction, the apparent low bidder, non-responsive due to an incomplete bid submittal.
3. Grant Ford E C Inc.'s request to be released from its bid due to insufficient bonding capacity which arose during the extraordinary delay in awarding a contract.
4. Find that G-2000 Construction General Contractors, Inc., is the apparent lowest responsible and responsive bidder, and award a construction contract in the amount of \$2,938,000 for the Santa Monica Courthouse

project subject to the satisfactory and timely completion by the contractor of the consultant services agreement to prepare a baseline schedule for the project and receipt by the County of acceptable Performance and Payment Bonds and evidence of required contractor insurance.

5. Delegate to the Director of Public Works the authority to determine, in accordance with the applicable contract and bid specifications, whether the contractor has satisfied the above conditions for contract award, and authorize the Director to execute the construction contract, in the form previously approved by County Counsel, to G-2000 Construction General Contractors, Inc., and establish the effective date of the construction contract if the Director determines that the above conditions have been satisfied.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will award a construction contract for the implementation of the Santa Monica Courthouse Replacement of Modular Courtrooms project.

The Santa Monica Courthouse currently houses three heavily used civil courtrooms in temporary modular buildings installed over ten years ago. These facilities have outlived their useful life and are beyond cost-effective repair. The project will replace the three modular courtrooms and associated support space with an 11,933-square-foot permanent court building to be constructed on the same site. In addition, the proposed project will include Additive Alternate 2 for the installation of a shade canopy located on the southeast corner of the proposed structure.

Implementation of Strategic Plan Goals

These actions meet the Strategic Plan Goals of Fiscal Responsibility and Service Excellence by initiating implementation of the Santa Monica Courthouse Replacement of Modular Courtrooms project, which will invest in public infrastructure and improve public access to Superior Court Services by providing three modern courtroom facilities.

FISCAL IMPACT/FINANCING

The recommended construction contract with G-2000 Construction is for \$2,938,000 including the lump sum bid of \$2,898,000 plus \$40,000 for the Additive Alternate 2, canopy.

The revised total project budget cost, including plans and specifications, plan check, demolition, construction, equipment, County and consultant services, and miscellaneous expenditures, is currently estimated at \$4,430,000. The increase of \$930,000 in the project budget reflects the increase of \$819,510 in the recommended construction contract beyond the previous estimate, an attendant \$81,951 adjustment for change orders, a \$21,000 adjustment for furniture, and \$7,539 for a cost estimate to confirm the bids received are reasonable. The Project Schedule and Budget Summary are included in Enclosure A.

Sufficient appropriation is available in the 2003-04 Adopted Capital Projects Budget, General Fund Capital Project 77373, for awarding the recommended construction contract and implementing the proposed improvements.

This proposed project is funded by \$4,430,000 of Third Supervisorial District Capital Projects net County cost.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, G-2000 Construction is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees about Board Policy 5.135, the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

G-2000 Construction is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

G-2000 Construction, as required on all publicly funded projects in excess of \$1,000, will be required to pay prevailing State wage rates to all persons employed on the project.

ENVIRONMENTAL DOCUMENTATION

On October 29, 2002, your Board approved a finding that the project is categorically exempt under the California Environmental Quality Act.

CONTRACTING PROCESS

On October 29, 2002, your Board adopted plans and specifications for the project at an estimated construction cost between \$1,694,792 and \$2,330,339 and instructed the Executive Officer to advertise for construction bids. On December 2, 2002, eight bids were received. All bids were higher than the construction cost estimate. As a result, the award of the construction contract was deferred until additional funding was identified following a collective determination that scope or program could not be cut from the project.

Because the award of the contract was deferred for several months, Public Works requested the bidders to validate and reconfirm their bids. SKS Construction submitted an incomplete bid in that the list of subcontractors was not provided. As a result, SKS should be found to be a non-responsive bidder.

On July 7, 2003, Ford E C Inc. submitted a request to be released from their bid due to insufficient bonding capacity which arose as a result of the company taking on new work during the County's delay in awarding of this contract. Public Works has reviewed their request and concur with releasing them from their bid. As a result, the apparent lowest responsible bidder is G-2000 Construction with a bid of \$2,938,000. This bid is \$819,510 higher than the construction cost estimate and reflects the current market. The bid results are summarized in Enclosure B.

G-2000 Construction's Community Business Enterprise participation data and three-year contracting history with the County are on file with Public Works.

The Honorable Board of Supervisors
July 17, 2003
Page 5

As requested by your Board on February 3, 1998, this contract opportunity was listed on the "Doing Business with the County" website.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Current services at the Santa Monica Courthouse will not be impacted during construction because staff in the existing modular courtrooms will be relocated to courtrooms at the West Los Angeles Courthouse during the demolition and construction phases of the project. The contractor will be required to coordinate the construction activities and schedule with Superior Court and Public Works to minimize impacts or disruption of operations. Superior Court is aware of the anticipated impacts on the facility and is prepared to modify its current operations in support of this construction. All construction activities will be closely monitored to ensure the safety and security of the public and staff at the Santa Monica Courthouse.

CONCLUSION

Please return one adopted copy of this letter to the CAO (Capital Projects Division) and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

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cc: Auditor-Controller
County Counsel
Department of Public Social Services (GAIN/GROW Program)
Superior Court
Office of Affirmative Action Compliance

July 17, 2003

ENCLOSURE A

**SANTA MONICA COURTHOUSE
REPLACEMENT OF MODULAR COURTROOMS PROJECT
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SUPERVISORIAL DISTRICT 3
3 VOTES**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Complete Date Actual
Project Needs Assessment	N/A	N/A
Project Program	01/30/01*	01/30/01*
Design		
Contract Execution	05/29/01	06/13/01*
Complete Design Documents	11/30/01	11/30/01*
Jurisdictional Approval (Construction)	03/24/02	05/09/02*
Adopt & Advertise	05/07/02	10/01/02*
Award	07/23/02	07/29/03
Construction		
Substantial Completion	08/14/03	08/25/04
Acceptance	12/17/03	11/11/04

* Indicates completed activities.

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget	Impact of this Action	Project Budget
Land Acquisition	-0-	-0-	-0-
Construction			
(a) Base Contract	\$ 2,118,490	\$ 819,510	\$ 2,938,000
(b) Change Orders	<u>\$ 191,510</u>	<u>\$ 81,951</u>	<u>\$ 273,461</u>
Subtotal	\$ 2,310,000	\$ 901,461	\$ 3,211,461
Equipment	-0-	-0-	-0-
Plans and Specifications			
(a) Feasibility and Programming	\$ 18,000	-0-	\$ 18,000
(b) Design Services	<u>\$ 312,200</u>	<u>-0-</u>	<u>\$ 312,200</u>
Subtotal	\$ 330,200	-0-	\$ 330,200
Consultant Services	\$ 76,000	-0-	\$ 76,000
Miscellaneous Expenditures	\$ 139,000	\$ 21,000	\$ 160,000
Jurisdictional Review and Plan Check	\$ 34,800	-0-	\$ 34,800
County/Other Services	\$ 610,000	\$ 7,539	\$ 617,539
Total General Fund Budget	\$ 3,500,000	\$ 930,000	\$ 4,430,000

July 17, 2003

ENCLOSURE B

**SANTA MONICA COURTHOUSE
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Bid Opening Date: December 2, 2002

Bid Summary:

Bidder	Lump Sum Bid	Additive Alternates Bid No. 1	Additive Alternates Bid No. 2	Total Bid*
SKS Construction	\$ 2,700,600	\$ 25,200	\$ 12,000	\$ 2,737,800**
Ford E C Inc.	\$ 2,833,600	\$ 30,000	\$ 15,000	\$ 2,878,600***
G-2000 Construction	\$ 2,898,000	\$ 90,000	\$ 40,000	\$ 3,028,000
Woodcliff Corporation	\$ 2,826,000	\$ 95,000	\$ 120,000	\$ 3,041,000
Atek Construction	\$ 3,196,000	\$ 130,000	\$ 35,000	\$ 3,361,000
Ashco Inc.	\$ 3,293,000	\$ 35,000	\$ 65,000	\$ 3,393,000
Novus Construction	\$ 3,500,000	\$ 57,000	\$ 45,000	\$ 3,602,000
WMC Inc.	\$ 3,387,300	\$ 177,100	\$ 213,300	\$ 3,777,700

* The low bid was determined based on the total bid, including the lump sum bid and additive alternates as outlined in the Project Manual. The contract will be issued for the lump sum bid amount and Additive Alternate 2 only.

** SKS Construction was non-responsive due to incomplete bid submittal.

***Ford E C Inc. submitted a request to be released from their bid due to insufficient bonding capacity.

Enclosure B
July 17, 2003
Page 2

Financial Information:

Public Works' fair construction cost estimate is between \$1,694,792 and \$2,330,339.

Community Business Enterprise Data:

G-2000 Construction's Community Business Enterprise participation data and three-year contracting history with the County are on file with Public Works.