



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Contract Award for Hutchins Street Square Conference and Performing Arts Center (\$8,262,010)

MEETING DATE: November 6, 1996

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt the attached resolution awarding the contract for the above project to F & H Construction, of Stockton, in the amount of \$8,262,010 and appropriate funds in accordance with the recommendation shown below.

BACKGROUND INFORMATION: This project consists of furnishing all labor, materials, tax, equipment, and services necessary for the construction and completion of the remodel of the existing multipurpose and theater buildings in accordance with the plans and specifications for the project.

Plans and specifications for this project were approved on October 4, 1995. The City received the following six bids for this project:

Bidder	Location	Base Bid
Engineer's Estimate (9/4/96)		\$7,425,400
F & H Construction	Stockton	\$8,262,000
P. W. Construction, Inc.	Upland	\$8,348,948
Allen L. Bender, Inc.	West Sacramento	\$8,475,171
Charles H. Bloom Co.	Stockton	\$8,490,000
Acme Construction	Modesto	\$8,570,000
John F. Otto, Inc.	Sacramento	\$8,590,000

A recap of the bids, including the bid alternates, is attached as Exhibit A. Portions of the project have been deferred to meet the construction funding available and other items will be furnished by the Hutchins Street Square Foundation (see Exhibit B). The architectural firm and City staff have also done "value engineering" throughout the design process and will continue to look, along with the contractor, at ways to most cost effectively complete the project. Bid Alternate 2, a single-ply membrane roofing system, is recommended in addition to the base bid.

FUNDING: From the \$10 million Certificates of Participation (COP), issued July 22, 1996, and anticipated construction fund interest earnings, as outlined in Exhibit B.

Requested Appropriation: 121.0-350.70 Appropriate balance of COP proceeds per Finance Director

Project Estimate: \$10,050,000
Bid Opening Date: October 17, 1996

Jack L. Ronsko
Public Works Director

Prepared by Dennis J. Callahan, Building and Equipment Maintenance Superintendent

Attachments

cc: City Attorney Community Center Director
Purchasing Officer Building and Equipment Maintenance Superintendent
Finance Director Construction Manager

APPROVED: _____

H. Dixon Flynn -- City Manager

CITY OF LODI

Public Works Department

Tabulation of bids received October 17, 1996

**PROJECT: HUTCHINS STREET SQUARE CONFERENCE
AND PERFORMING ARTS CENTER**

Item	Description	Qty	Unit	Engineer's Estimate		F&H CONSTRUCTION Stockton, CA		PW CONSTRUCTION Upland, Ca		ALLEN L. BENDER INC. W. Sacramento, CA	
				Price	Total	Price	Total	Price	Total	Price	Total
1	Remodel Existing Theater, Multi-purpose and Associated Buildings	1	LS	\$7,425,400.00	\$7,425,400.00	\$8,262,000.00	\$8,262,000.00	\$8,348,948.00	\$8,348,948.00	\$8,475,171.00	\$8,475,171.00
BID ALTERNATES											
1	Provide all Labor, Materials to Construct Port Cochere as Described in the Drawings and Specifications	1	LS	112,168.00	112,168.00	110,000.00	110,000.00	70,124.00	70,124.00	111,320.00	111,320.00
2	In Lieu of Built-up Roof System, Provide Single-ply Roofing System as Specified in Section 7532 for the Conference and Performing Arts Buildings	1	LS	20,957.00	20,957.00	10.00	10.00	4,329.00	4,329.00	(9,999.00)	(9,999.00)
3	In Lieu of Prefinished Metal Roofing at the Rotunda Roof, Provide 20 oz. Standing Seam Copper Roofing System. Provide Rotunda Cap in Copper Material as Detailed on k/a 29	1	LS	13,749.00	13,749.00	26,000.00	26,000.00	6,055.00	6,055.00	25,702.00	25,702.00
4	Provide Additional (48) Dual 2.4 kw Theatrical Lighting Dimmer Modules. All Dimmer Racks Provided in Base Specifications Reference Section 11064.	1	LS	15,825.00	15,825.00	13,500.00	13,500.00	13,744.00	13,744.00	10,646.00	10,646.00
5	Replace (4) Hand Winch Operated Theatrical Rigging General Purpose Battens with (4) Motorized Shaft Driven Dead Haul General Purpose Battens and Controls. Reference Section 11061.	1	LS	75,960.00	75,960.00	88,000.00	88,000.00	56,491.00	56,491.00	51,507.00	51,507.00

Item	Description	Qty	Unit	CHAS. H. BLOOM Stockton, CA		ACME CONSTRUCTION CO. Modesto, CA		JOHN F. OTTO, INC. Sacramento, CA	
				Price	Total	Price	Total	Price	Total
1	Remodel Existing Theater, Multi-purpose and Associated Buildings	1	LS	\$8,490,000.00	\$8,490,000.00	\$8,570,000.00	\$8,570,000.00	\$8,590,000.00	\$8,590,000.00
BID ALTERNATES									
1	Provide all Labor, Materials to Construct Port Cochere as Described in the Drawings and Specifications	1	LS	131,000.00	131,000.00	100,000.00	100,000.00	120,000.00	120,000.00
2	In Lieu of Built-up Roof System, Provide Single-ply Roofing System as Specified in Section 7532 for the Conference and Performing Arts Buildings	1	LS	0.00	0.00	0.00	0.00	0.00	0.00
3	In Lieu of Prefinished Metal Roofing at the Rotunda Roof, Provide 20 oz. Standing Seam Copper Roofing System. Provide Rotunda Cap in Copper Material as Detailed on k/a 29	1	LS	10,000.00	10,000.00	25,000.00	25,000.00	19,000.00	19,000.00
4	Provide Additional (48) Dual 2.4 kw Theatrical Lighting Dimmer Modules. All Dimmer Racks Provided in Base Specifications Reference Section 11064.	1	LS	15,000.00	15,000.00	9,700.00	9,700.00	11,000.00	11,000.00
5	Replace (4) Hand Winch Operated Theatrical Rigging General Purpose Battens with (4) Motorized Shaft Driven Dead Haul General Purpose Battens and Controls. Reference Section 11061.	1	LS	50,000.00	50,000.00	85,000.00	85,000.00	50,000.00	50,000.00

Hutchins Street Square - Conferencing/Performing Arts Center

Cost Summary

Item	Estimated Costs for Financing Plan 4/96	Bid Prices 10/17/96	
Demo/Asbestos	in const. CPAC \$	-	
SE Parking Lot	60,000	85,000	
Construct CPAC	7,003,000	8,262,000	
Plaza/Landscape	410,000	-	defer
SW Parking	60,000	-	defer
Site Fence	75,000	-	defer
Chairs/Drapes/Shell/Lights	427,000	to be furnished by the Foundation	
Hutchins frontage	52,000	-	do w/street project
Amphitheater	125,000	-	defer
Subtotal: \$		\$ 8,212,000	\$ 8,348,000
A/E Fee	616,400	616,400	
Const. Contingency	634,100	498,100	6% insufficient for this project
Misc. (asbestos, testing, misc)	137,500	137,500	portion w/const. CPAC
Subtotal: \$		\$ 1,388,000	\$ 1,252,000
Total Construction: \$		\$ 9,600,000	\$ 9,600,000
Additional funding available: \$		\$ 450,000	Construction fund interest
Total Contingency Amount: \$		\$ 948,100	11.5% adequate for this project

RESOLUTION NO. 96-158

A RESOLUTION OF THE LODI CITY COUNCIL
AWARDING THE BID FOR HUTCHINS STREET SQUARE
CONFERENCE & PERFORMING ARTS CENTER -

WHEREAS, in answer to notice duly published in accordance with law and the order of this City Council sealed bids were received and publicly opened on October 17, 1996 at 2:00 p.m. for the bid for Hutchins Street Square Conference and Performing Arts Center, described in the specifications therefore approved by the City Council on October 4, 1995; and

WHEREAS, said bids have been compared, checked, and tabulated and a report thereof filed with the City Manager as follows:

<u>Bidder</u>		<u>Base Bid</u>
Engineers Estimate (9/4/96)		\$7,425,400.00
F & H Construction	Stockton	\$8,262,000.00
P. W. Construction, Inc.	Upland	\$8,348,948.00
Allen L. Bender, Inc.	West Sacramento	\$8,475,171.00
Charles H. Bloom Co.	Stockton	\$8,490,000.00
Acme Construction	Modesto	\$8,570,000.00
John F. Otto, Inc.	Sacramento	\$8,590,000.00

WHEREAS, the City Manager recommends award of the bid for Hutchins Street Square Conference and Performing Arts Center, be made to the low bidder, F & H Construction of Stockton, CA and

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the award of the bid for Hutchins Street Square Conference and Performing Arts Center, be and the same is hereby awarded to F & H Construction of Stockton, CA, the low bidder, in the amount of \$8,262,010 as shown on Exhibit A attached hereto; and

BE IT FURTHER RESOLVED that funds be appropriated from the \$10 million Certificates of Participation (COP) issued July 22, 1996, an anticipated construction fund interest earnings, as outlined in Exhibit B attached.

Dated: November 6, 1996

I hereby certify that Resolution No. 96-158 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 6, 1996 by the following vote:

AYES: COUNCIL MEMBERS - Davenport, Mann, Pennino, Sieglock
and Warner (Mayor)

NOES: COUNCIL MEMBERS - None

ABSENT: COUNCIL MEMBERS - None

ABSTAIN: COUNCIL MEMBERS - None


for JENNIFER M. PERRIN
City Clerk

CITY COUNCIL

DAVID P. WARNER, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
RAY G. DAVENPORT
STEPHEN J. MANN
JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710

H. DIXON FLYNN
City Manager
JENNIFER M. PERRIN
City Clerk
RANDALL A. HAYS
City Attorney

November 1, 1996

F & H Construction
4945 Waterloo Rd.
Stockton, CA 95215

PW Construction, Inc.
1126 W. Foothill Blvd., Ste. 250
Upland, CA 91768-3768

SUBJECT: Contract Award for Hutchins Street Square Conference and
Performing Arts Center (\$8,262,010)

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, November 6, 1996, at 7 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to the City Clerk at 221 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Dennis Callahan at (209) 333-6800, ext. 690, or Gary Wiman at (209) 333-6800, ext. 593.



for Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk