

RESOLUTION NO. 89-16

A RESOLUTION OF THE LODI CITY COUNCIL
AWARDING THE CONTRACT FOR HUTCHINS STREET SQUARE SENIOR COMPLEX,
600 WEST OAK STREET, LODI

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 January 25, 1989 at 3:00 p. m. for the contract for Hutchins Street Square Senior Complex, 600 West Oak Street, Lodi, described in the specifications therefor approved by the City Council on December 21, 1988; and

WHEREAS, the City received two independent estimates on construction costs for this facility:

Larry E. Hultgren Co.	\$2,618,354
Lee Saylor & Associates	\$2,659,340

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

<u>Bidder</u>	F&H Construction	Mark Diversified	Bray & Sons
<u>Location</u>	Stockton	Sacramento	Modesto
<u>Base Bid</u>	\$2,643,700	\$2,758,000	\$2,935,000
<u>Alt. 1</u> - Delete metal roof and install composition shingles	-\$9,500.00	-\$2,405.00	+\$2,400.00
<u>Alt. 2</u> - Substitute wood floor	+\$5,000.00	-0-	-0-
<u>Alt. 3</u> - Delete tile wainscot in pool area	-\$9,980.00	-\$9,980.00	-\$12,000.00
<u>Alt. 4</u> - Delete signage	-\$750.00	+\$1,000.00	-\$700.00
<u>Alt. 5</u> - Reduce size of skylight	-\$21,204.00	-\$15,000.00	+\$2,800.00
<u>Alt. 6</u> - Delete concrete slab in storage room	-\$3,000.00	+\$3,300.00	-\$2,200.00
<u>Alt. 7</u> - Add 60 days to contract time	-0-	-0-	+\$15,000.00
<u>Alt. 8</u> - Delete partial completion requirements and \$20,000 penalty clause for certain rooms	-\$10,000.00	-0-	-\$20,000.00

and;

WHEREAS, based on the value to the City in the long-term operation and maintenance costs compared to the amount of the bid alternate, staff recommends Alternates 1, 2, 3, 4, 6 and 7 not be awarded; and

WHEREAS, The total project cost is estimated as follows:

Construction (Base Bid)	\$2,644,000
Architectural Design Fees	184,000
Inspection (Architect + City Inspector + Special Testing)	85,000
Sidewalk on Rose & Oak	13,000
Miscellaneous Items	6,000
Contingencies	100,000
	<u>\$3,032,000</u>

and;

WHEREAS, available funding in the Hutchins Street Square Fund is as follows:

Holz Bequest	\$2,632,000
Interest thru December 1988	40,000
Anticipated Interest thru Contract	<u>60,000</u>
Total	\$2,732,000

and;

WHEREAS, the amount of additional funding required is \$300,000; and

WHEREAS, the members of the Old Lodi Union High School Site Foundation have offered to execute a promissory note for up to \$300,000 to guarantee such additional funding; and

WHEREAS, the City Council waives fees for inspection (architect, city inspector and special testing) associated with the project; and

WHEREAS, the City Manager recommends that award of the contract for Hutchins Street Square Senior Complex be made to F & H Construction;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lodi that award of contract for Hutchins Street Square Senior Complex be and the same is hereby awarded to F & H Construction; and

BE IT FURTHER RESOLVED, that the appropriation of additional funding in the amount of \$300,000 is hereby approved based on the commitment of the Old Lodi Union High School Site Foundation.

Dated: February 1, 1989

I hereby certify that Resolution No. 89-16 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 1, 1989 by the following vote:

Ayes: Council Members - Hinchman, Olson, Reid, Snider and Pinkerton (Mayor)

Noes: Council Members - None

Absent: Council Members - None


Alice M. Reimche
City Clerk