



# City of Costa Mesa

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

---

**File #:** 21-386

**Meeting Date:** 10/5/2021

---

**TITLE:**

AWARD PUBLIC WORKS AGREEMENT WITH URBAN PROFESSIONAL BUILDERS, INC. FOR FIRE STATION NO. 3 IMPROVEMENTS AND REPAIRS, CITY PROJECT NO. 21-06

**DEPARTMENT:** PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

**PRESENTED BY:** RAJA SETHURAMAN, PUBLIC SERVICES DIRECTOR

**CONTACT INFORMATION:** SEUNG YANG, P.E., CITY ENGINEER (714) 754-5633

**RECOMMENDATION:**

Staff recommends the City Council:

1. Adopt plans, specifications, and working details for Fire Station No. 3 Improvements and Repairs, City Project No. 21-06.
2. Award a Public Works Agreement (PWA) to Urban Professional Builders, Inc., 157 El Nido Avenue, Pasadena, CA 91107 in the amount of \$274,000 (Attachment 1).
3. Authorize the City Manager and City Clerk to execute the PWA and future amendments to the agreement within Council authorized limits.
4. Authorize an additional ten percent (10%) contingency in the amount of \$27,400 as needed for unforeseen costs related to this project.

**BACKGROUND:**

Fire Station No. 3, located in District 5 at 1865 Park Avenue, provides fire protection and emergency response services to the Costa Mesa community. The Fire Department's mission is to prevent the loss of life and property. In addition to responding to fires, Fire Station No. 3 also responds to medical emergencies, motor vehicle accidents, rescue calls, and incidents involving hazardous materials.

For several years, Fire Station No. 3 has experienced maintenance issues and is in need of repairs. Issues that need to be addressed include preventing water seepage through the exterior walls, grading of the soil away from the fire station, relocating existing drainage pipes, performing concrete repairs, conducting roof repair including drain spouts, implementing enhancements to the living quarters, delivering improved landscaping and painting.

Fire Station No. 3 Improvements and Repairs Project will address the aforementioned deficiencies, repair damaged areas, and improve the overall drainage system.

A copy of specifications and working details are available for review in the Office of the City Clerk or in the Public Services Department, and are posted on the City website at:

<https://www.costamesaca.gov/city-hall/city-departments/public-services/capital-improvement-projects>

### **ANALYSIS:**

The City Clerk opened six (6) bid proposals on August 10, 2021. Urban Professional Builders, Inc. is the apparent lowest bidder with a submitted bid proposal in the amount of \$274,000. The City Engineer's estimate is \$278,461, and the average of the six (6) bids received amounted to \$318,099. An analysis of the bids indicates that the apparent low bidder submitted a proposal that is less than the Engineer's estimate. The bid results are summarized in the bid abstract (Attachment 2).

Staff has reviewed the license and references of Urban Professional Builders, Inc. and has concluded that they are in good standing.

Upon City Council award of the PWA (Attachment 1), Urban Professional Builders, Inc. will furnish the necessary bonds and insurance that will be approved as to form by Risk Management. After the award and subsequent execution of the agreement, a "Notice to Proceed" will be issued.

Staff requests that City Council award the project to Urban Professional Builders, Inc. as the lowest responsible bidder.

### **ALTERNATIVES:**

The alternative would be to reject all bids, re-advertise, and re-bid the project. Staff believes that doing so will not result in lower bids and will delay the project.

### **FISCAL REVIEW:**

Funding for this project is available in the FY 2020-21 and FY 2021-22 Capital Improvement Project (CIP) budgets.

### **LEGAL REVIEW:**

The City Attorney's Office has reviewed the report, prepared the PWA, and approves them both as to form.

### **CITY COUNCIL GOALS AND PRIORITIES:**

In 2021, the City Council adopted a list of goals and priorities. The project works toward achieving the following City Council goals:

- Strengthen public safety and keep the community safe.
- Maintain and enhance the City's infrastructure, facilities, equipment, and technology.

**CONCLUSION:**

Staff has evaluated the bids for the Fire Station No. 3 Improvements and Repairs, City Project No. 21-06, and recommends the City Council:

1. Adopt plans, specifications, and working details for Fire Station No. 3 Improvements and Repairs, City Project No. 21-06.
2. Award a Public Works Agreement (PWA) to Urban Professional Builders, Inc., 157 El Nido Avenue, Pasadena, CA 91107 in the amount of \$274,000 (Attachment 1).
3. Authorize the City Manager and City Clerk to execute the PWA and future amendments to the agreement within Council authorized limits.
4. Authorize an additional ten percent (10%) contingency in the amount of \$27,400 as needed for unforeseen costs related to this project.