

STAFF REPORT



MEETING DATE:	February 23, 2016
SUBJECT:	Approve Contract for the SRTA 1255 East Street Building Remodel Project
AGENDA ITEM:	17
STAFF CONTACT:	Sean Tiedgen, AICP, Senior Transportation Planner

SUMMARY:

SRTA purchased the building at 1255 East Street on April 15, 2015. The board of directors authorized various improvements and building repairs necessary to comply with the Americans with Disabilities Act (ADA) and meet the operational needs of SRTA and any new tenants. Architecture firm Nichols, Melburg and Rossetto was hired to assist SRTA in preparing plans and specifications for the building remodel project. Plans were reviewed by the city of Redding and SRTA solicited bids in January 2016. Seven bids were received. Goehring & Son Construction Inc. was the low bidder at \$673,000.

STAFF RECOMMENDATION:

It is recommended that the board of directors:

1. Determine that Goehring & Son Construction Inc. is the lowest, responsive and responsible bidder;
2. Authorize the executive director to enter into a contract with Goehring & Son Construction Inc. for the remodeling of SRTA's building at 1255 East Street in the amount of \$673,000; and
3. Approve a construction contingency fund not to exceed \$67,000, and authorize the executive director to approve any contingency change orders.

DISCUSSION:

SRTA purchased the building at 1255 East Street on April 15, 2015. The board of directors approved an initial remodel improvement budget of \$555,193 at the June 23, 2015 meeting with the understanding that costs would change once construction documents were prepared and submitted to the city of Redding for plan review. The SRTA Finance Committee met on October 6, 2016, to hear the results of the plan review and approved an increase in the remodel improvement budget to \$617,529. The scope of work includes remodeling 5,708 square feet of office space; extensive ADA improvements; heating/air conditioning (HVAC), plumbing and electrical work; creating a space for lease to a new tenant; and parking lot improvements.

SRTA and Nichols, Melburg and Rossetto prepared final plans and specifications and issued a notice to solicit bids for the remodel project on January 7, 2016. The final architect's estimate was \$600,000. Seven bids were received and the apparent low bidder was Goehring & Son Construction Inc. for \$673,000. Bid results are summarized on the attached short form bid tabulation sheet. The remodel project will be completed within 120 days, which is estimated to be by June 30, 2016. An update on the construction project will be provided at the April meeting.

A construction contingency fund not to exceed \$67,000 is recommended for any unexpected work necessary to complete the project per the plans and specifications. Examples of contingency work include fixing corroded plumbing originally thought to be in good condition or changing door hardware because specified material is discontinued or out of stock. The executive director will review and approve requests for contingency work based on documentation that the work is within the scope of the project and necessary.

ALTERNATIVES:

The board of directors may decline to award to the low bidder and direct staff to rebid the project, or decline to proceed with the project at this time.

FINANCING:

The building financing includes \$267,000 remaining in the loan from Umpqua Bank to partially fund the remodel. SRTA cash reserves (currently over \$1 million) will be used for the \$406,000 balance. All improvement costs will be recovered within five to ten years from depreciation charged to various state and federal sources as part of SRTA's Indirect Cost Allocation Plan, and through tenant rent.



Daniel S. Little, AICP, Executive Director

Attachment: Short Form Bid Tabulation Sheet

Short Form Bid Tabulation Sheet
SRTA Building Remodel: Contract NO: 2016-01
Shasta Regional Transportation Agency

Architect's Estimate:	\$ 600,000.00
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Bids Opened:
 11:00 A.M. Local Time
 Thursday, February 4, 2016
 1255 East Street, Suite 202
 Redding, California, 96001

General Contractor or Company Name	Total Amount Bid	Bid Order
Walker Construction	\$ 738,424.00	4
Donald F. Gallino, Inc.	\$ 774,359.00	6
United Building Contractors, Inc.	\$ 744,000.00	5
Shufelberger Construction, Inc.	\$ 828,800.00	7
Nichol Construction	\$ 724,000.00	3
JHMack Construction	\$ 706,527.00	2
G&S Construction	\$ 673,000.00	1