

REJECT ALL BIDS AND AUTHORIZE THE RE-ADVERTISEMENT OF CIP 689 CLARK BUILDING RENOVATIONS



February 27, 2024

Overview

Full renovation of building and site improvements.

Major components include:

- New sewer line and plumbing
- Renovated restrooms
- New commercial kitchen
- New HVAC system
- New audio-visual system
- Renovated interior ballroom
- ADA accessibility upgrades



Timeline

Jan 25, 2022
Presentation of
preliminary
design to Council

Design modifications – commercial
kitchen, electrical, site improvements, AV
system, HVAC, flooring

Nov 16, 2023
Project advertised
for bids

Dec 21, 2023
Project bid
opening

Fall 2023

Design approval by LA
County Dept. of Public
Health and HB Building
and Safety / Planning



Bids Received

Bidder	Base Bid Amount	Alternate Bid Item	Total Bid
1. Pub Construction, Inc	\$ 2,843,000	\$59,490	\$2,902,490
2. Armstrong Cal Builders, Inc	\$ 2,496,000	\$67,750	\$2,563,750
3. Caltec Corp.	\$ 2,930,000	\$136,300	\$3,066,300
4. Modern General Contractor, Inc	\$ 2,937,000	\$60,000	\$2,997,000
5. SS+K Construction, Inc	\$ 2,485,000	\$93,000	\$2,578,000

Analysis

- Bids higher than architect's estimate
- Staff recommends rejecting all bids



Next Steps

- No guarantee of lower price upon readvertisement of same documents
- Staff identifying opportunities for value engineering
- Possible scope modifications
- Possible reengagement of subcommittees
- Potential interim re-opening

