



City of Arts & Innovation

City Council Memorandum

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TO: HONORABLE MAYOR AND CITY COUNCIL DATE: AUGUST 6, 2024

FROM: GENERAL SERVICES DEPARTMENT WARDS: 2,4,6,7

SUBJECT: AWARD REQUEST FOR PROPOSALS NO. 2272 TO SOUTHERN CONTRACTING COMPANY FOR DESIGN-BUILD SERVICES FOR FIRE STATION GENERATOR REPLACEMENT AT SIX (6) FIRE STATIONS INCLUDING UNIVERSITY FIRE STATION NO. 4, ARLANZA FIRE STATION NO. 7, LA SIERRA FIRE STATION NO. 8, CANYON CREST FIRE STATION NO. 9, ARLINGTON HEIGHTS FIRE STATION NO. 10 AND ORANGECREST FIRE STATION NO. 11, IN THE AMOUNT OF \$1,493,370 AND AUTHORIZE 15% CHANGE ORDER AUTHORITY UP TO \$224,005 FOR A TOTAL AMOUNT OF \$1,717,375 – INTERFUND TRANSFER AND SUPPLEMENTAL APPROPRIATION

ISSUES:

Award Request for Proposals No. 2272 to Southern Contracting Company, of San Marcos, California for design-build services for fire station generator replacement at six (6) fire stations including University Fire Station No. 4, located at 3510 Cranford Avenue, Arlanza Fire Station No. 7, located at 10191 Cypress Avenue, La Sierra Fire Station No. 8, located at 11076 Hole Avenue, Canyon Crest Fire Station Number 9, located at 6674 Alesandro Boulevard, Arlington Heights Fire Station No. 10, located at 2590 Jefferson Street and Orangecrest Fire Station No. 11, located at 19595 Orange Terrace Parkway, in the amount of \$1,493,370; and authorize 15% change order authority up to \$ \$224,005 for a total amount of \$1,717,375 – Interfund Transfer and corresponding Supplemental Appropriation

RECOMMENDATIONS:

That the City Council:

1. Award Request for Proposals No. 2272 to Southern Contracting Company of San Marcos, California in the amount of \$1,493,370 for design-build services for fire station generator replacement at six (6) fire stations including University Fire Station No. 4, Arlanza Fire Station No. 7, La Sierra Fire Station No. 8, Canyon Crest Fire Station No. 9, Arlington Heights Fire Station No. 10, and Orangecrest Fire Station No. 11;
2. Authorize 15% change order authority in an amount up to \$224,005 for project changes including, but not limited to, unforeseen conditions, or necessary design changes for a total project amount of \$1,717,375;

3. With at least five affirmative votes, authorize the Chief Financial Officer, or designee, to record an interfund transfer and corresponding supplemental appropriation in the amount of \$1,200,000 from the Measure Fund, Deferred Maintenance account to the Measure Z Capital Fund, Generator Replacement/Repairs project expenditure account; and
4. Authorize the City Manager, or his designee, to execute a Design-Build Agreement with Southern Contracting Company including making minor and non-substantive changes.

BACKGROUND:

General Services is responsible for oversight of facilities maintenance and Capital Improvement Programs for core City departments and facilities, including police, fire, library, museum, City Hall and the City Corporation Yard. Generators are emergency equipment that provides a secondary source of power to a facility, and fire station generators serve a critical role in ensuring resiliency in the event of a power grid failure. The expected service life for a fire station generator is approximately 20 years.

The emergency generators at University Fire Station No. 4, Arlanza Fire Station No. 7, La Sierra Fire Station No. 8, Mission Grove Fire Station No. 9, Arlington Heights Fire Station No. 10, and Orangecrest Fire Station No. 11 are original to the construction for each station, ranging in age from 33 years to 62 years in continuous service. Furthermore, fire station power demands have increased over time with the addition of computers, electronic alerting systems, diesel exhaust systems and heating, ventilation and air conditioning upgrades, while the capacity of the generators has remained the same. The existing emergency generators and transfer switch gears have reached a point where replacement parts are no longer available, and it is increasingly difficult to maintain emergency power in the event of a power grid failure.

The fire station generator replacement project will provide for the engineering, design and installation of a new emergency power system that will include upgraded main electrical services, new transfer switches and new emergency generators at the six fire stations referenced above.

DISCUSSION:

Request for Proposals (RFP) No. 2272 was posted on the City’s online bidding system, Planet Bids, on October 3, 2023, seeking design-build for fire station generator replacement at six (6) fire stations. The notification was sent to 861 City of Riverside vendors and 500 external vendors, resulting in 36 prospective bidders. A mandatory job walk was held on October 18, 2023, for all six stations and had 25 vendors in attendance. On December 15, 2023, RFP 2272 closed with 3 proposals received. One response was found to be non-responsive due to the lack of a bid bond which is required for the project. The two remaining responses were deemed responsive to the bid. Under the guidance of the Purchasing Division, the proposals were evaluated by a panel of three subject matter experts from General Services and interviews were conducted with the responsive proposers on February 29, 2024. The evaluation criteria, total points and rankings are summarized in the tables below.

Evaluation Criteria

Qualifications	20%
Experience (Projects of similar size & scope)	20%
Approach and Methodology	40%

Pricing	20%
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Evaluation Results

VENDOR	LOCATION	AMOUNT	TOTAL POINTS	RANK
Southern Contracting Company	San Marcos, CA	\$1,493,370	490.51	1
RMS Construction	Signal Hill, CA	\$983,418	392.00	2

Staff recommends awarding RFP No. 2272 to Southern Contracting Company in the amount of \$1,493,370 with a 15% contingency in the amount of \$224,005 for a total amount of \$1,717,375.00 for unanticipated changes due to the age and condition of the roof decks, and/or design changes if additional minor repair needs are discovered.

Purchasing Resolution 24101, Section 800 Policy states, “Acquisition of Construction services shall be completed in conformance with Section 1109 of the City Charter.”

The Purchasing Manager concurs that the recommended actions are in accordance with Purchasing Resolution 24101, Section 800 and with Section 1109 of the City Charter.

The Fire Chief concurs with the recommended action.

STRATEGIC PLAN ALIGNMENT:

This project supports the City’s Strategic Priority No. 6 *Infrastructure, Mobility and Connectivity*, and Goal No. 6.2 to maintain, protect and improve assets and infrastructure within the City’s built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity.

This project aligns with the Cross-Cutting Threads of the City’s Strategic Plan as follows:

1. **Community Trust** – This project is agendized for City Council consideration, ensuring public transparency.
2. **Equity** – The Fire Department serves all Riverside residents equitably.
3. **Fiscal Responsibility** – This project was competitively bid in accordance with Purchasing Resolution 24101.
4. **Innovation** – This item is neutral towards this cross-cutting thread.
5. **Sustainability & Resiliency** – New generators will improve fire emergency response resiliency in the event of power grid failure.

FISCAL IMPACT:

The total fiscal impact of this action is \$1,493,370, with a 15% contingency in the amount of \$224,005, for a total of \$1,717,375. Sufficient funds are budgeted in the Measure Z Operating Fund, Deferred Maintenance account, but need to be transferred to the Measure Z Capital Fund and budgeted in a project account. To do this, an interfund transfer is required, which necessitates a corresponding supplemental appropriation.

Upon City Council approval, an interfund transfer and corresponding supplemental appropriation will be recorded in the amount of \$1,200,000 from the Measure Z Operating Fund, Deferred Maintenance account to the Measure Z Capital Fund, Generator Replacement/Repairs project account as outlined in the table below.

Fund	Program/Project	Account	Amount
<i>Transfers</i>			
Measure Z Operating	MZ Deferred Maintenance budget	8002805-459999	(\$1,200,000)
	MZ Deferred Maintenance - Transfer Out	0000110-990420	\$1,200,000
<i>Revenue</i>			
Measure Z Capital	Generator Replacement/Repairs - Transfer in	9925809-985110	\$1,200,000
<i>Expenditures</i>			
Measure Z Capital	Generator Replacement/Repairs project	9925809-462200	\$1,200,000
		9925800-462200	*\$517,375
Total			\$1,717,375

**Denotes previous appropriation*

Prepared by: Chris Sauve, Building Services Project Coordinator
 Approved by: Carl Carey, General Services Director
 Certified as to
 Availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer
 Approved by: Edward Enriquez, Assistant City Manager/ Chief Financial
 Officer/Treasurer
 Approved as to form: Phaedra A. Norton, City Attorney

- Attachments:
1. Agreement
 2. Bid Recommendation
 3. Presentation