

RESOLUTION NO. 2021-109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA AWARDING THE CITY OF MARINA AIRPORT BUILDING 533 EXTERIOR IMPROVEMENTS PROJECT TO COLOR NEW CO. IN THE AMOUNT OF \$471,900.00, AUTHORIZING THE FINANCE DIRECTOR TO MAKE NECESSARY ACCOUNTING AND BUDGETARY ENTRIES, AND AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS AND ALL CHANGE ORDERS ON BEHALF OF THE CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY

WHEREAS, at the regular meeting of October 5, 2021, the City Council adopted Resolution No. 2021-108, adopting the Fiscal Year 2021-22 and Fiscal Year 2022-23 Budgets. Building 533 Improvements Project #2004 was listed as a funded, active project in the Fiscal Year 2021-22 Airport Capital Projects Fund 460; and,

WHEREAS, Building 533 Improvements Project #2004 was listed as a funded, active project in the Airport Capital Projects Fund 460; and,

WHEREAS, Wald Ruhnke and Dost Architects, LLP (WR&D) was issued a Service Order to prepare construction bidding documents for the proposed siding rehabilitation and for upgrading the restrooms to meet the Americans with Disabilities Act (ADA) requirements-compliant restrooms; and prepare construction bidding documents; and,

WHEREAS, M3 submitted a report on the limited asbestos and lead inspections performed at Building 533 with findings and recommendations for performing work at the site. The report includes the presence of hazardous materials to be abated during the construction of the building improvements; and,

WHEREAS, Wallace Group looked at several alternatives for refurbishing the existing siding. Alternatives considered included painting or coating versus either partial or full replacement of the siding; and,

WHEREAS, the cost benefit analysis and various options were discussed with the City Engineer and Airport Facility Manager and a mock-up coating application was examined; and,

WHEREAS, the rehabilitation of the siding option with the coating system was selected as the preferred option because it yields an equivalent appearance at a lower cost in the long term; and,

WHEREAS, the proposed improvements to Building 533 is phased into two projects. The first phase would include the exterior improvements including siding rehabilitation. The second phase includes the interior improvements to make the restrooms ADA compliant. The phasing of the improvements would facilitate the completion of the work and prioritize the exterior improvements to inhibit further deterioration of the building; and,

WHEREAS, at the regular meeting of June 2, 2021, the City Council adopted Resolution No. 2021-61, approving advertising and call for bids for the Marina Airport Building 533 Exterior Improvements Project; and,

WHEREAS, at the regular meeting of August 3, 2021, the City Council adopted Resolution No. 2021-88, rejecting all bids and approving re-advertising and call for bids for the Marina Airport Building 533 Exterior Improvements Project; and,

WHEREAS, on August 23, 2021, sealed bids were received, opened, and publicly read via live video feed for the Marina Airport Building 533 Exterior Improvements Project. Four (4) bids were received as follows, Color New Co. of Woodland Hills, CA, \$471,900, Waterproofing Associates Inc. of Mountain View, CA, \$475,900, California Roofing Company Inc. of San Jose CA, \$510,988.00 and Pueblo Construction Inc., Seaside CA, \$532,679.89; and,

WHEREAS, bids received were reviewed and the lowest, responsive responsible bid is from Color New Company of Woodland Hills, California. This company has not worked on City of Marina projects but had worked with several school districts and familiar with projects requiring compliance of prevailing wages. Staff checked references and feedback from previous customers are favorable and the company has extensive experience in application of paint and elastomeric coating. Karnak, material manufacturer, has approved Color New Co. as applicator of their product; and,

WHEREAS, base bid plus additive alternate bid is recommended for award. The additive alternate bid is for the application of additional layer of the Wall Protective Coating with an additional five-year material warranty for a total warranty period of 20 years; and,

WHEREAS, the estimated cost to execute the project is \$629,570. This cost includes, \$471,900.00 construction cost, \$47,190.00, 10% construction contingency, \$37,752.00 for construction management and inspections, \$72,728.00 for project management, design, and closeout; and,

WHEREAS, the FY 2021-22 Adopted Budget, Airport Capital Projects Fund 460, Building 533 Improvements Project #2004 contains sufficient funding for the estimated expenditures to complete this project. In the event additional funding were to be necessary to complete the project, non-grant funded Airport Capital Projects are funded from the Airport Operations Fund 555. The estimated June 30, 2022 available fund balance for Fund 555, based on unaudited financial statements, is \$1,373,272; and,

WHEREAS, the City of Marina Planning Division determined that this action, awarding of construction contract for the City of Marina Airport Building 533 External Improvements is maintenance of existing infrastructure and is not a project as defined by the California Environmental Quality Act (CEQA) (CCR, Title 14, Chapter 3 ("CEQA Guidelines"), Article 20, Section 15378). In addition, CEQA Section 15061 includes the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action has no potential to cause any effect on the environment, this matter is not a project. Because the proposed action does not cause a direct or any reasonably foreseeable indirect physical change on or in the environment, this matter is not a project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Marina does hereby:

1. Award the Base Bid and Additive Alternate Bid for the Building 533 Exterior Improvement Project at the Marina Municipal Airport to Color New Company of Woodland Hills, California in the amount of \$471,900; and,
2. Authorize the Finance Director to make necessary accounting and budgetary entries; and,
3. Authorize the City Manager to execute contract documents and all change orders on behalf of the City subject to final review and approval by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 19th day of October 2021, by the following vote:

AYES: COUNCIL MEMBERS: Burnett, Biala, Delgado

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Medina Dirksen, Berkley

ABSTAIN: COUNCIL MEMBERS: None

ATTEST:

Bruce Delgado, Mayor

Anita Sharp, Deputy City Clerk

October 15, 2021

Item No. **8d(1)**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of October 19, 2021

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2021-
AWARDING THE CITY OF MARINA AIRPORT BUILDING 533
EXTERIOR IMPROVEMENTS PROJECT TO COLOR NEW COMPANY
IN THE AMOUNT OF \$471,900, AUTHORIZING THE FINANCE
DIRECTOR TO MAKE NECESSARY ACCOUNTING AND BUDGETARY
ENTRIES, AND AUTHORIZING THE CITY MANAGER TO EXECUTE
CONTRACT DOCUMENTS AND ALL CHANGE ORDERS ON BEHALF
OF THE CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE
CITY ATTORNEY**

REQUEST:

It is requested that the City Council consider approving and adopting Resolution No. 2021- for the following action:

1. Awarding the Base Bid and Additive Alternate Bid for the Building 533 Exterior Improvement Project at the Marina Municipal Airport to Color New Company of Woodland Hills, California in the amount of \$471,900; and,
2. Authorizing the Finance Director to make necessary accounting and budgetary entries; and,
3. Authorizing the City Manager to execute contract documents and all change orders on behalf of the City subject to final review and approval by the City Attorney.

BACKGROUND:

At the regular meeting of October 5, 2021, the City Council adopted Resolution No. 2021-108, adopting the Fiscal Year 2021-22 and Fiscal Year 2022-23 Budgets. Building 533 Improvements Project #2004 was listed as a funded, active project in the Fiscal Year 2021-22 Airport Capital Projects Fund 460.

Building 533, located at 721 Neeson Road, serves building tenants including Monterey Bay Skydive, pilots, and the public. The Building 533 Improvements Project #2004 includes construction of interior and exterior improvements to continue the viability of the building. Building 533 exterior siding is deteriorated and in need of replacing/rehabilitating to protect the structure and interior of the building. Also, the interior ground level restrooms need upgrading to refurbish outdated facilities and to meet American with Disabilities Act (ADA) requirements.

In June 2020, Wald Ruhnke and Dost Architects, LLP (WR&D) was issued a Service Order through the Architectural On Call Services to prepare construction bidding documents for the proposed siding rehabilitation and for upgrading the restrooms to meet ADA requirements.

On July 15, 2021, M3 submitted a report on the limited asbestos and lead inspections performed at Building 533 with findings and recommendations for performing work at the site. The report includes the presence of hazardous materials to be abated during the construction of the building improvements.

Wallace Group looked at several alternatives for refurbishing the existing siding. Alternatives considered included painting or coating versus either partial or full replacement of the siding. The full replacement alternative includes removal of existing corrugated metal siding and installing new 24-gauge corrugated Kynar siding or overlaying the existing siding with new 24-gauge corrugated Kynar siding. Both replacement options have 2-year and 30-year labor and material warranty, respectively. The full replacement option is the most expensive alternative.

The rehabilitation option includes partial replacement and coating or painting of the existing siding. For either coating or painting option, partial replacement on the western side of the building is necessary due to the severe deterioration of the existing siding. The painting option has the least initial cost; however, the warranty is only for one year and assumed to be repainted every five years for maintenance upkeep while the coating system has 2- and 15-year labor and material warranty, respectively. A mock-up coating application was completed at the existing building siding by the coating system manufacturer for City staff evaluation.

The cost benefit analysis and various options were discussed with the City Engineer and Airport Service Manager and a mock-up coating application was examined. The rehabilitation option with coating system was selected as the preferred alternative because it yields an equivalent appearance at a lower cost in the long term.

The proposed improvements to Building 533 is phased into two projects. The first phase would include the exterior improvements including siding rehabilitation. The second phase includes the interior improvements to make the restrooms ADA compliant. The phasing of the improvements would facilitate the completion of the work and prioritize the exterior improvements to inhibit further deterioration of the building.

At the regular meeting of June 2, 2021, the City Council adopted Resolution No. 2021-61, approving advertising and call for bids for the Marina Airport Building 533 Exterior Improvements project.

At the regular meeting of August 3, 2021, the City Council adopted Resolution No. 2021-88, rejecting all bids and approving re-advertising and call for bids for the Marina Airport Building 533 Exterior Improvements project.

ANALYSIS:

On August 23, 2021, sealed bids were received, opened, and publicly read via live video feed for the Marina Airport Building 533 Exterior Improvements Project. Four (4) bids were received as follows:

Name of Company and Address	Base Bid	Additive Alternate Bid	Grand Total
Color New Company Woodland Hills, CA	\$416,900	\$55,000	\$471,900.00
Waterproofing Associates, Inc.	\$437,511	\$38,000	\$475,511.00

Mountain View, CA			
California Roofing Inc. San Jose, CA	\$466,988	\$44,000	\$510,988.00
Pueblo Construction Inc. Seaside, CA	\$479,069.83	53610.06	\$532,679.89

The Engineer's estimate for the project is a Base Bid of \$390,761.70 and an Additive Alternate Bid of \$17,833.00 for a Grand Total of \$408,594.70.

Base bid plus additive alternate bid is recommended for award. The additive alternate bid is for the application of additional layer of the Wall Protective Coating with an additional five-year material warranty for a total warranty period of 20 years.

Bids received were reviewed and the lowest, responsive responsible bid is from Color New Company of Wood Hills, California. This company has not worked on City of Marina projects but had worked with several school districts and familiar with projects requiring compliance of prevailing wages. Staff checked references and feedback from previous customers are favorable and the company has extensive experience in application of paint and elastomeric coating. Karnak, material manufacturer, has approved Color New Co. as applicator of their product.

The work included in this contract award requires conformance to the state prevailing wage provisions described in the project specifications.

FISCAL IMPACT:

Following is the estimated expenditure to execute the project to completion.

Estimated Expense	Amount
Construction Contract	\$ 471,900.00
Contingency (10%)	\$ 47,190.00
Construction Management and Inspection	\$ 37,752.00
Project Management, Design, and Closeout	\$ 72,728.00
Total	\$629,570.00

The FY 2021-22 Adopted Budget, Airport Capital Projects Fund 460, Building 533 Improvements Project #2004 contains sufficient funding for the estimated expenditures to complete this project.

In the event additional funding were to be necessary to complete the project, non-grant funded Airport Capital Projects are funded from the Airport Operations Fund 555. The estimated June 30, 2022 available fund balance for Fund 555, based on unaudited financial statements, is \$1,373,272.

California Environmental Quality Act (CEQA)

The City of Marina Planning Division determined that this action, awarding of construction contract for the City of Marina Airport Building 533 External Improvements is maintenance of existing infrastructure and is not a project as defined by the California Environmental Quality Act (CEQA) (CCR, Title 14, Chapter 3 ("CEQA Guidelines"), Article 20, Section 15378).

In addition, CEQA Section 15061 includes the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action has no potential to cause any effect on the environment, this matter is not a project. Because the proposed action does not cause a direct or any reasonably foreseeable indirect physical change on or in the environment, this matter is not a project.

CONCLUSION:

This request is submitted for City Council consideration and possible action. This project is an approved ACIP project and is consistent with the City Council approval of Resolution No. 2021-108.

Respectfully submitted,

Elvira Morla-Camacho, P.E., QSD
Project Management Services
Wallace Group

REVIEWED/CONCUR:

Jeff Crechriou
Airport Services Manager
City of Marina

Brian McMinn, P.E., P.L.S.
Public Works Director/City Engineer
City of Marina

Juan Lopez
Finance Director
City of Marina

Layne P. Long
City Manager
City of Marina