

STAFF REPORT

DATE: December 15, 2021

TO: Board of Directors

FROM: Paul Mewton, Chief of Planning, Design, and Construction

BY: Scott Jones, Engineering, Development and Design Director

SUBJECT: AUTHORIZE THE AWARD OF CONTRACT FOR FIRE STATION NO. 77 - CONTRACT #PC-22-001



RECOMMENDATION

The Board of Directors:

- 1) Accepts the environmental review performed under the California Environmental Quality Act (CEQA) for Fire Station No. 77 (“Project”);
- 2) Awards the contract for the construction of Fire Station No. 77 to D.L. Falk Construction, Inc. in the amount of \$8,949,000 plus a 10% contingency in the amount of \$894,900; and
- 3) Authorizes the General Manager to sign the Contract Completion Notice upon acceptance of the project.

BACKGROUND/ANALYSIS

The Cosumnes Community Services District (District) proposes to build Fire Station No. 77 at 8350 Poppy Ridge Road in the City of Elk Grove (City) within the Southeast Policy Area (SEPA) Strategic Plan Area. The fire station is needed to provide adequate emergency response times to the surrounding area.

The project site is an approximately 3.35-acre undeveloped property located on the south side of Poppy Ridge Road, between Big Horn Boulevard and Wagner Way. The Project includes the construction of a new fire station and prefabricated metal storage building, approximately 9,000 square feet (sf) and 3,300 sf in size, respectively, along with site improvements such as paving, utilities, and landscaping. The proposed project will develop approximately 1.62 acres of the total 3.35 acres of the site.

Environmental

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.”

Fire Station No. 77 is a project under CEQA. As such, AECOM was hired by the District to perform environmental review and analysis for the Project pursuant to CEQA.

Based on AECOM's review of the SEPA Environmental Impact Report (EIR) and associated mitigation monitoring and reporting program (City of Elk Grove 2014) that applies to the project area, AECOM prepared the following technical studies that are required prior to site development:

- Site specific Biological Resources Study (AECOM 2021a) to determine the potential presence of jurisdictional features, sensitive species, and habitat as required by SEPA EIR Mitigation Measures 5.4.1 through 5.4.9c.
- Site specific Cultural Resources Survey (AECOM 2021b) as required by SEPA EIR Mitigation Measure 5.5.1c.
- Site specific Phase I ESA (AECOM 2021c) and detailed assessment of soil contamination associated with previous herbicide/pesticide use on the site as required by SEPA EIR Mitigation Measures 5.8.3a, 5.8.3b, and 5.8.3e.

Based on the information provided to AECOM and their research, surveys, and technical studies, AECOM finds the Project exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Division 6, Chapter 3, Title 14 of the California Code of Regulations (State CEQA Guidelines).

Bid Recommendation

On November 18, 2021, the following eight (8) bids were received for the construction of Fire Station No. 77, Contract #PC-22-001.

<u>Bidder</u>	<u>Bid Amount</u>
D.L. Falk Construction, Inc.	\$ 8,949,000
Broward Builders, Inc.	\$ 9,255,298
F&H Construction	\$ 9,429,000
Wickman Development & Construction	\$ 9,449,000
Roebbelen Contracting, Inc.	\$ 9,719,000
Otto Construction	\$ 10,350,000
Landmark Construction (Joint Venture)	\$ 10,522,000
Silverstrand Construction	\$ 11,076,406

After review of the bids, staff has determined that D.L. Falk Construction, Inc. is the lowest bidder submitting the lowest responsive bid of \$ 8,949,000.

D.L. Falk Construction, Inc. has successfully constructed fire stations for the following public agencies within the last 5 years: Coastside Fire Protection District, Contra Costa County Fire Protection District, City of Hayward, and Novato Fire Protection District.

The work to be performed under this contract includes the furnishing of all labor, materials, equipment, tools, transportation and services necessary for the construction of a 9,010 square foot fire station and 3,298 square foot prefabricated metal storage building, including but not limited to site grading, utility infrastructure, concrete flatwork, landscaping, irrigation and site furnishings.

Construction is anticipated to begin in January/February 2022. The contract allows 360 working days to complete the required work. The building should be complete in early fall of 2023 with fire operations commencing shortly thereafter.

FINANCIAL ANALYSIS

The Engineer's Estimate for this project was \$8,200,000. The lowest responsive bid of \$8,949,000 exceeded the engineers estimate by 9%.

Bid analysis reveals continued cost increases in all areas of construction work with no indication of normalization in the near future. Contractors indicate increases in steel, concrete, pipe and all raw materials are due to supply and demand shortages caused by the pandemic, recurring natural disasters and labor shortages.

The construction budget identified in the Capital Improvement Plan (CIP)—which includes a contingency—was \$9,000,000. Although the bid did not exceed this amount, award of the bid (\$8,949,000) plus a 10% construction contingency of \$894,900 totals \$9,843,900; or \$843,900 over the construction budget. To help offset the extra \$843,900 in construction costs, \$200,000 in available project contingency would be applied toward construction; therefore leaving \$643,900 in additional funds needed.

The project is funded by a combination Fire Impact Fees on hand and funds from the recently approved debt financing plan approved at the September 15th Board meeting. There are sufficient funds available to proceed with the award of the bid plus a 10% construction contingency of \$894,900 totaling \$9,843,900.

Staff will amend the 2021-2026 Capital Improvement Plan (CIP) to reflect the changes in the Fire Station No. 77 budget below to provide a fully funded project.

<u>COSTS</u>	<u>FY21/22 Budget</u>	<u>Revised FY21/22 Budget</u>
Construction	\$ 9,000,000	\$ 9,843,900
Design Costs	\$ 600,000	\$ 600,000
Construction Management	\$ 250,000	\$ 250,000
Permit Fees	\$ 250,000	\$ 250,000
Misc. Project Costs (FF&E)	\$ 300,000	\$ 300,000
Apparatus	\$ 1,750,000	\$ 1,750,000
Project Contingency	\$ 200,000	\$ 0
TOTAL	\$ 12,350,000	\$ 12,993,900

SUSTAINABILITY ANALYSIS

The Fire Station No. 77 project meets the following Climate Action Plan measures:

- BD-1 Energy Efficient Buildings
- BD-2 Lighting Efficiency – All interior and exterior lighting is LED with occupancy sensors, timers, photo sensors and daylight controls to increase energy and cost savings.
- LP-3 Electric Vehicle Charging Infrastructure – Infrastructure for 3 vehicle charging stations will be installed with the project. The District is working with Sacramento Municipal Utility District (SMUD) for grant funds to purchase and install the chargers at the project’s completion.
- LM-4 Water Efficient Landscape Design - Drought tolerant landscaping surrounds the fire station.
- SW-3 Construction Waste Diversion – The City of Elk Grove requires that the contractor submit for approval a Waste Management Plan prior to beginning construction.

In addition, the project is going above and beyond the “CalGreen” building code requirements to meet “Tier 1” requirements—the second highest level in sustainable construction, only behind “Tier 2.”

Should you have any questions, please contact me prior to the Board meeting.

Respectfully submitted,

Paul Mewton
Chief of Planning, Design, and Construction

Staff Report recommendation authorized by:

Approved as to Form:

General Manager/ CEO

District Counsel