

STAFF REPORT

68

A Statewide

10/24/19
IFB 2019-006
K. Maita Smith
K. Forbes
D. Cook

S Statewide

CONSIDER GRANTING AUTHORITY FOR THE EXECUTIVE OFFICER OR HER DESIGNEE TO SOLICIT PROPOSALS FOR CONTRACTOR SERVICES, NEGOTIATE A FAIR AND REASONABLE PRICE, AND AWARD AND EXECUTE A PUBLIC WORKS CONTRACT FOR THE REPAIR AND/OR RENOVATION AND SUBSEQUENT MAINTENANCE OF CONSTRUCTION ISSUES LOCATED AT THE STATE LANDS COMMISSION FIELD OFFICE, HUNTINGTON BEACH

PARTY:

California State Lands Commission

PROPOSED ACTIVITY:

The Executive Officer requests authority to solicit and execute an agreement for Budget Fiscal Years 2019-2022 to procure the service of a duly licensed General Contractor to implement any and all necessary repairs and general maintenance for the Huntington Beach field office of the State Lands Commission.

Solicitation No.: IFB 2019-006

Contractor: To be Determined by Invitation for Bid (IFB)

Bid Maximum: \$175,000

Term (subject to change): January 1, 2020 to June 30, 2023

STAFF ANALYSIS AND RECOMMENDATION:

Statutory Authority and Other References:

Public Works contracts are delegated to State agencies by the State Department of General Services (DGS) under PCC §§ 10108 and 10108.5. State agencies are required to submit Public Works Contracts of less than \$250,000 to DGS and OLS for review under PCC § 10295, GC § 14616.

STAFF REPORT NO. 68 (CONT'D)

State's Best Interests Analysis:

The recommended action is to initiate a solicitation for the repair and renovation of the Huntington Beach Field Office of the State Lands Commission (Commission). The Commission is the owner of the Huntington Beach field office located at 1700 Pacific Coast Highway. The building was constructed in the early 1940s and has a total area of 3,780 square feet.

The field office is staffed by four oil and gas inspectors as part of the Commission's pollution prevention and safety inspection programs of offshore oil and gas State leases in nearby counties. The field office is also equipped with an oil laboratory where crude oil from State leases is analyzed as part of the Commission's crude oil royalty program. The office is also available to be used as a command center for State, local and other emergency response teams in the event of an oil spill incident or other natural disasters.

The field office is currently in need of multiple repairs. To date, most of the repairs have been done by emergency contract. Due to the scale of disrepair and the need for responsible maintenance, the staff estimates the project to cost approximately \$175,000.00. Below are known repairs and additional issues may be identified during pre-bid conference or as a result of structural inspection and change orders during construction.

Estimated Repair Summary

Exterior Issue Overview

Stucco

- Repair and/or replace incorrectly applied stucco. Stucco is consistently and pervasively falling off the building.
- Repair and/or replace venting under the eaves of the building to discourage pests from inhabiting the attic area.

Windows

- Replace up to 5 double paned windows, including casings, due to condensation between the panes.
- Replace all dry rot on window frames not replaced.

STAFF REPORT NO. 68 (CONT'D)

Common Exterior Areas

- Remove and replace accessible ramp.
- Repair cracks in cement or concrete.
- Erect fencing, with a door or rolling gate, behind the building to alleviate the attractive nuisance.

Internal Issue Overview

Electrical

- Removal and replacement of two electrical junction boxes.
- Conduit re-routing to bring to code.
- Increase electrical outlets throughout the field office including grounded outlets near water per code.
- Removal and replacement of light switches.
- Removal and replacement of office, laboratory and bathroom lighting.
- Incorporate telephone wiring to new electrical wiring.

Plumbing

- Remove and replace broken or non-operational bathroom, break room and laboratory fixtures.
- Update or replace pipes and shut off valves to code.
- Repair staff shower facilities, including replacing shower stall walls and sealants.

Flooring and Walls

- Clean, repair or replace flooring throughout the field office.
- Prime and paint walls of field office.

As no comprehensive repairs have been done on the building, it is recommended that priority repairs and a proactive maintenance service be submitted for solicitation as a public Invitation for Bid.

The recommended action is in the State's best interests as the current reactive model of repair to the asset has proven very costly, inefficient and often untimely.

STAFF REPORT NO. 68 (CONT'D)

OTHER PERTINENT INFORMATION:

1. Repairs to the Huntington Beach field office will encompass all general construction disciplines including but not limited to; electrical, plumbing, drywall, stucco, window repair/replacement, demolition or removal of older inactive plumbing and electrical, painting and fencing.
2. This Public Works contract will require a Type B General Contractor's License. This license may subcontract with Specialty Contractors for specific areas of the repairs/remodel such as carpentry, electrical, etc.
3. The resulting contract will be for a period of three years. Most monies will be utilized in the first year. Subsequent years will be modeled as a maintenance and emergency repair service by the same contractor at wages outlined within the winning bid.

RECOMMENDED ACTION:

It is recommended that the Commission:

STATE'S BEST INTERESTS:

Find that the recommended action is in the best interests of the State.

AUTHORIZATION:

1. Authorize the Executive Officer or her designee to solicit proposals for contractor services, negotiate a fair and reasonable price(s), and award and execute a Public Works agreement for repairs of the State Lands Commission Huntington Beach property in accordance with current State policies and procedures, California Code, Public Contract Code - PCC CA PUB CONT § 1101 and 10108; State Contract Act PCC § 10100 – 10285.5.
2. Authorize the Executive Officer or her designee to take whatever action is necessary and appropriate to implement the terms of the agreement.