

LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT

MEMORANDUM

DATE: SEPTEMBER 24, 2019

TO: BOARD OF DIRECTORS
Lake Arrowhead Community Services District

FROM: 
MATT BROOKS, Operations Manager


CATHERINE CERRI, General Manager

SUBJECT: CONSIDER AWARDING A CONSTRUCTION CONTRACT FOR GRASS VALLEY WASTEWATER TREATMENT PLANT OPERATIONS BUILDING UPGRADE PROJECT No. 201 TO BNC CONSTRUCTION

A. RECOMMENDATION

It is recommended that the Board of Directors:

1. Award a construction contract for the Grass Valley Wastewater Treatment Plant (GVWWTP) Operations Building Upgrade Project No. 201 to BNC Construction for their low responsive and responsible bid of \$188,560.00;
2. Authorize the General Manager to execute the contract with BNC Construction; and,
3. Authorize the General Manager to approve change orders for the Project during the course of construction as required, not to exceed 15% of original construction contract amount.

B. REASON FOR RECOMMENDATION

On July 18, 2019, District staff advertised for bids for the construction of the Project and on August 8, 2019, the District received the following bids:

	Contractor	Total
1	BNC Construction	\$ 188,560
2	Patrick Brennan Construction	\$ 208,600

The Engineer's estimate is \$150,000

C. BACKGROUND INFORMATION

The Operations building at the GVWWTP facility is more than 30 years old and needs updating. This project will create a safer, more efficient work environment and will improve the professionalism and aesthetics of the GVWWTP facility. Due to the age and continual use of the facility, several fixtures, surfaces and doors have become either inoperable or insufficient. The work consists of providing all materials, labor, tools, equipment, facilities, transportation and incidentals necessary to construct:

The remodel improvements of the Grass Valley Wastewater Treatment Plant including demolition, framing, dry wall, painting, electrical work, plumbing, cabinetry, and the installation of appliances. The project scope is broken down into five (5) separate areas. These areas are: Entry/Hallway, Upstairs Office, Kitchen/Breakroom, Men's Locker Room, and Women's Locker Room. The Scope of Work includes but is not limited to the following:

- All five areas will include new flooring, new paint, new ceiling tiles. The flooring and paint will be the same style and color that was used in the Bernina Water Treatment Plant project in 2014-2015. The paint colors are also the same colors used in the Blue Jay Administration Building, so this will bring uniformity to these three main District facilities. The ceiling tiles need to be replaced due to age and condition.
- Modifications made to the existing kitchen/breakroom will allow for a more functional and efficient layout. This includes new cabinets to provide more space, the addition of a stove/oven combination with microwave and hood, similar to the kitchen area at the Blue Jay Administration Building. This will be very beneficial when District Staff is required to work long shifts during storm and/or emergency conditions.
- Remove wood paneling in the Entry/Hallway and Upstairs Office and replace with drywall.
- Replace four (4) exterior doors and two (2) interior doors.
- In the Men's Locker Room remove both existing showers, sink, toilet, and urinal. Replace the two showers with one corner shower, install new toilet, urinal, and new vanity with a deep basin sink.
- In the Women's Locker Room remove and replace the existing shower, toilet, and sink, making the sink a deep basin sink with vanity to match the Men's Locker Room.

D. FISCAL IMPACT

Project No. 201 is a budgeted item and will be funded by the 220 Wastewater Capital Improvement Fund. Fiscal impact will be \$188,560.00. Total amount budgeted for the project is \$300,000, however, the reason the cost is so much lower than the budgeted amount is because District staff felt it would be more feasible to accomplish the project if the original Scope of Work was decreased and the total

project was completed in two separate phases. This phase of the project accomplishes over 50% of the original scope.

E. ENVIRONMENTAL IMPACT

This project is categorially exempt from the California Environmental Quality Act ("CEQA") under Title 14 of the California Code of Regulations, sections 15301 Existing Facilities (Class 1). The project is exempt from CEQA review under Class 1 because it consists of the minor alteration of existing public structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of the existing or former use.

F. ATTACHMENT

- Photos of the GVWWTP Operations Building

GVWWTP Operations Building (1)



GVWWTP Operations Building (2)



GVWWTP Operations Building (3)

