

March 13, 2019

TO: Tony Constantouros
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RE: **PROJECT STATUS REPORT - UPDATE 03/13/19**
Seismic Upgrades and Building Alterations, Kensington Community Center

This memo is forwarded to provide an update of the status of the Kensington Community Center Project through the current bid process. In summary, the bidding has been completed and the final evaluation of the contractors' proposals is in process and the District is obligated to award the contract by April 14 or return all bids. The following outlines the bid process and bid results in greater detail:

Bid Announcement

A two week notice period began January 2, 2019. Announcements of the project, which ran for five business days, were posted in the Daily Pacific Builder, the Bay Area News Group (West County Times) and the San Francisco Chronicle. The bid period commenced January 17, 2019. The official Invitation for Bids, the Drawings and Specifications were made available to bidders at the ARC PlanWell website and the Bay Area Builders Exchange.

Bid Period & Process & Results

The bid period extended from January 17 to the Bid date, February 20, 2019. There were two mandatory pre-bid conferences held at the Community Center building on January 30 and February 6. General Contractors were required to attend one of the two sessions in order to be eligible to bid.

Inquiries for additional information were received through February 13. On February 15, 2019, Addendum 1 was issued with responses to requests for information.

Nine contractors attended the bid conferences. Of the nine, five contractors submitted the following bids:

CWS Construction Group, Inc.:	\$ 1,825,050
Eagle Builders:	\$ 1,481,200
EVRA Construction:	\$ 1,794,000
JPB Designs:	\$ 1,256,375
KCK Builders:	\$ 1,531,400

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During the initial ten day bid period review, the District received a request from JPD Designs to withdraw its bid. Upon review with Counsel, that request was granted.

The three low bids considered to be responsible will be retained for further consideration prior to selection of the designation of the successful bidder and Contract Award:

Low Bid: Eagle Builders, \$ 1,481,200
Second Low Bid: KCK Builders, \$ 1,531,400
Third Low Bid: EVRA Construction, \$ 1,794,000

In accordance with Invitation for Bids, the District has returned the bid guarantee to the other two bidders. As noted above, the District is obligated to award the contract by April 20 or return all bids.

Bid Alternates

The project bid documents include 9 Bid Alternates, all additive. The responses varied by bidder. The bids provided by the apparent Low Bidder, Eagle Builders, are as follows:

Bid Alt. 1 (New flooring at Meeting Hall): \$13,000
Bid Alt. 2 (New flooring at Meeting Room 3): \$13,500
Bid Alt. 3 (New partial-height cabinet work at west wall of Meeting Hall): \$52,000
Bid Alt. 4 (Integrate existing A.V. system into new cabinet work at west wall of Meeting Hall): \$6,500
Bid Alt. 5 (New fireplace insert and mantel at Meeting Hall fireplace): \$22,000
Bid Alt. 6 (New fireplace insert and mantel at fireplace integrated into new cabinet work at west wall of Meeting Hall): \$28,000
Bid Alt. 7 (New screen partition at Meeting Hall): \$57,000
Bid Alt. 8 (New acoustical ceiling tile at Meeting Hall): \$28,000
Bid Alt. 9 (New exterior building sign): \$27,000

Building Hazmat Abatement

The General Contractor's scope does not include abatement of hazardous materials. The District plans to coordinate the required abatement with the GC. Some of the abatement will be accomplished before the building is turned over to the Contractor for construction. The remaining items will need to be integrated into the construction schedule. Requests for proposals for abatement work, based upon the scope described in the February 2018 Hazardous Materials Inspection Report provided to the District by Sensible Environmental Solutions, Inc., have been forwarded by the District to several abatement contractors. The basic scope of the Seismic Upgrades and Building Alterations project will require abatement of roof flashings at the skylights and roof perimeter and asbestos skim coats at the front block wall being removed and at other miscellaneous locations. Should the District accept the Bid Alt for new flooring in the Meeting Hall and corridor, the existing flooring in those areas will need to be abated.

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Please let me know if you have any questions regarding the above.

Very truly yours,
GLASS ASSOCIATES, INC.



William R. Glass, FAIA
Principal

CC: Sylvia Hacaj, Kensington Police Protection & Community Services District
Ann R. Danforth, General Counsel, Kensington Police Protection & Community Services District