



PUBLIC WORKS DEPARTMENT

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CITY COUNCIL STAFF REPORT

Meeting: July 21, 2020

Subject

Award of a construction contract for the Cupertino Sports Center Seismic Retrofit Project (No. 2020-05).

Recommended Action

Award a construction contract for the Sports Center Seismic Retrofit Project and authorize the City Manager to execute the contract in the amount of \$776,777 with Calstate Construction, Inc. (CCI); and authorize the Director of Public Works to execute any necessary change orders up to a 15% construction contingency amount of \$116,516, for a total authorized contract amount of \$893,293. The recommended award amount includes the base bid plus \$142,000 for Additive Alternates 1 through 3.

Description

The 16,750 square foot Cupertino Sports Center was originally built in 1977 and underwent a major remodel in 2003. In the 2017 Citywide Building Condition Assessment Report prepared by The KPA Group, it was recommended that the structural design of the Sports Center building be further evaluated for compliance with current codes and standards.

In 2018, Public Works engaged the services of Perkins Eastman Architects, working with Beuhler Engineering to perform a seismic evaluation and assessment in accordance with the American Society of Civil Engineers (ASCE) 41-13 Tier 1 and 2 Procedure. ASCE 41 is the national standard for the seismic evaluation and retrofit of existing buildings.

Tier 1 is the customary first step for identifying potential seismic vulnerabilities. Tier 2 is a deficiency-based evaluation procedure in which deficiencies identified in the Tier 1 screening are evaluated in order to clarify their significance or to potentially dismiss them.

The Tier 1 and 2 evaluation indicated that the concrete tilt-up walls along the south side of the building (facing Stevens Creek Boulevard) and the concrete columns

along the north side (facing the tennis courts) do not meet prescribed life safety performance goals and should be strengthened by wrapping these structural elements with adhered Fiber Reinforced Plastic (FRP) reinforcing fabric.

In addition to this seismic retrofit scope of work, the project also includes code-required American Disabilities Act (ADA) improvements throughout the site to improve accessibility. Single-pane storefront windows will also be replaced with dual-glazed windows to improve the building’s energy-efficiency.

Discussion

Following project authorization and execution of all contract documents, the contractor will begin the project by ordering long lead items. Once all materials are on hand, work is anticipated to start immediately after Labor Day and to finish in December 2020. During this time, the Sports Center building will not be available for members; however, the tennis courts will remain open. Due to the impacts of COVID-19 and the County of Santa Clara Shelter-in-Place Order (Order) the Sports Center has been closed since March. It is unknown when an updated Order will allow re-opening of the Sports Center. With the current project schedule, the earliest date that the Sports Center could re-open to members will be late December.

Bid Results

The bid opening for the Cupertino Sports Center Seismic Retrofit Project was held on July 7, 2020. Five bids were received as follows:

	Engineers Estimate	Calstate Construction, Inc.	Cal-Pacific	CWS Construction	Rodan Builders	Patriot Contracting
Base Bid	\$ 927,000	\$ 634,777	\$ 798,300	\$ 918,000	\$ 953,000	\$1,120,000
Add. Alt. 1 – Additional excavation and waterproofing along South wall	16,000	56,500	26,000	25,000	12,984	73,300
Add. Alt. 2 – Replace existing non-insulated storefront section and	28,000	65,000	65,000	37,000	52,800	110,389

doors with new insulated sections and doors						
Add. Alt. 3 – Replace existing insulated glazing with new	29,000	20,500	30,000	17,000	19,947	56,250
Total Bid (Base Bid + AA1 + AA2 + AA3) =	\$ 1,000,000	\$ 776,777	\$ 919,300	\$ 997,000	\$ 1,038,731	\$ 1,359,939

The notice inviting bids was posted on the City’s bid webpage, advertised in the Courier newspaper, and distributed to required outlets and construction firms who asked to be notified of bidding opportunities with the City. The low bidder was determined using the sum of the base bid plus Additive Alternates 1 through 3. The apparent low bidder was Calstate Construction, Inc. (CCI) with a bid amount of \$776,777. This is approximately 22% below the Engineer’s Estimate of \$1,000,000. Public Works confirmed positive responses to references provided by CCI and have found their bid to be both low and responsive. CCI was notified of Public Works intent to recommend award of the base bid with alternates and CCI responded positively.

It is recommended that Council authorize award of the base bid and Additive Alternates 1 through 3 to CCI, plus a 15% contingency allowance for a total contract award in the amount of \$893,293.

Sustainability Impact

This project has no sustainability impacts.

CEQA

This Project is exempt from the requirements of the California Environmental Quality Act of 1970, together with related State CEQA Guidelines (collectively, “CEQA”) and Public Works filed a Notice of Exemption for this Project with the County of Santa Clara on July 8, 2020. This project is categorically exempt under Section 15301 because it includes minor alterations of an existing structure involving no expansion of existing use. The seismic corrections will occur mainly inside the Sports Center and will not significantly disturb outside land or operations.

Fiscal Impact

At the June 18, 2019 City Council meeting, City Council authorized \$1,275,000 (budget unit 570-99-081) for the Sports Center Seismic Project. No additional appropriation is needed.

The building is currently closed for internal use and tennis operations continue.

Prepared by: Alex Acenas, Public Works Project Manager

Reviewed by: Michael Zimmermann, CIP Manager
Roger Lee, Director of Public Works

Approved for Submission by: Dianne Thompson, Assistant City Manager

Attachments:

A – Draft Contract