


Agenda Report Reviewed by:  
City Manager: 

**CITY OF SEBASTOPOL  
CITY COUNCIL  
AGENDA ITEM**

Meeting Date: October 20, 2020  
To: Honorable Mayor and Honorable City Councilmembers  
From: Henry Mikus, Engineering Manager  
Subject: Approval of Award of Contract (Contract Number: 2020-01) Park Village Apartment Renovations For contract amount of \$202,369 and adopt a minute order authorizing City Manager to execute all documents required to enter into contract with August-Jaye for the project.

Recommendation: Adopt a minute order authorizing staff to enter into contract with August-Jaye for the project.

Funding: Currently Budgeted:  Yes  No  N/A

Net General Fund Cost: \$ none

Grant funding via state CDC/CDBG (\$135,000) and WCCS state grant (\$200,000) for total of \$335,000. CDBG funded projects use Fund 216. Cost accounting code: 700-23-51-9901; PM Code: 200302-47.00

Account Code/Costs authorized in City Approved Budget AK (verified by Administrative Services Department)

**INTRODUCTION/PURPOSE:**

This item is to obtain City Council approval to Award of Contract (Contract Number: 2020-01) Park Village Apartment Renovations for a contract amount of \$202,369 and adopt a minute order authorizing City Manager to execute all documents required to enter into contract with August-Jaye for the project.

**BACKGROUND:**

Beginning in 2017, the City has spent considerable resources making infrastructure improvements to Park Village, a mobile home park owned by the City. Through these efforts Park Village is well into a transition from a dozen mobile homes targeting providing affordable housing, to include providing temporary, transitional housing for homeless individuals, families, and others in need. Vital to this increased role has been the City partnership with West County Community Services, and invaluable input and assistance from a citizen volunteers known as the "Group of Advocates." Several sources of grant money have been made available, including several pending grant awards for Park Village managed by the Community Development Commission (CDC).

**DISCUSSION:**

Park Village includes a modest-sized building, raised to get above flood level, which had been used for four non-standard sized apartments but had been vacant and in difficult shape for several years.

Current plans call for the apartments to get rehabilitated and turned into two code-acceptable apartments. Initially CDC wished for the apartments to be ADA accessible and had approval plans for a third grant for an additional \$45,000 to pay for meeting ADA and design by an ADA architect. However CDC backed away from that requirement (including the ADA-specific grant money). As a result, to save expense, City staff have developed a set of plans and a bid package in-house. The plans and specifications were presented for Council concurrence to issue the project for bid. The project budget is \$335,000 (sum of the two grant awards) for renovating two apartments with utilities service for water, sewer, and electricity. \$23,500 of the \$335,000 is budgeted for electrical service upgrades to be performed by specialists separate from the work in the bid, resulting in the contract budget of \$311,500.

This is the anticipated scope of work:

1. Demolish interior improvements and select interior walls.
2. Construct new walls and doors.
3. Replace existing windows with dual-glazed units to match.
4. Install new electrical, above-floor plumbing, new water heaters and space heaters.
5. Install new insulation in ceiling, exterior walls, party wall and below floor.
6. Install new drywall on walls and ceilings.
7. Install new kitchen appliances and cabinets.
8. Install new bathroom tub/showers, toilets and sinks.
9. Finish and paint all interior walls.
10. Install new floor coverings.
11. The existing 4-unit electrical panel will be replaced with a new, 2-unit panel by others (DC Elec under separate contract).
12. Repair or replace roof and gutters.
13. Paint exterior

A bid process occurred which resulted in receipt of seven bids; the bid tabulation is attached. August-Jaye Construction had the low bid of \$202,369; their bid was considered complete and acceptable. The bid results:

August-Jaye	\$202,369
Earthtone	\$226,501
DMR Builders	\$233,500
M3 Integrated Services	\$289,000
Kevin Mack	\$299,000
FRC Inc.	\$313,256
JPB Designs	\$321,000

August-Jaye furnished four references, all were contacted with very positive results.

Staff requests that Council authorize the City to contract with August-Jaye for the renovation of the two Park Village Apartments for a contract amount of \$202,369.

**PUBLIC COMMENT:**

As of the writing of this staff report, the City has not received any public comment. However, staff anticipates receiving public comment from interested parties following the publication and distribution of this staff report. Such comments will be provided to the City Council as supplemental materials before or at the meeting. In addition, public comments may be offered during the public hearing.

**PUBLIC NOTICE:**

This item was noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to schedule meeting date.

**FISCAL IMPACT:**

Limited to the allocated grant funding, which would provide for reimbursement of incurred project costs. Available grants total \$335,000. Bid price is \$202,369; \$23,500 is allocated for electrical work, and \$20,237 is contingency at 10%. CDBG funded projects use Fund 216. Cost accounting code: 700-23-51-9901; PM Code: 200302-47.00

**RECOMMENDATION:**

That the City Council approve Award of Contract (Contract Number: 2020-01) Park Village Apartment Renovations for a contract amount of \$202,369 and adopt a minute order authorizing City Manager to execute all documents required to enter into contract with August-Jaye for the project.

**ATTACHMENTS:**

Park Village Apartments Bid Tabulation

PARK VILLAGE: REPAIR & REHABILITATE APARTMENTS  
 Contract No. 2020-01  
 Bid Results  
 September 23, 2020

ITEM NO.	BID ITEM	QUANTITY	UNIT	AUGUST-JAYE CONST.		EARTHTONE CONST.		DMR BUILDERS		M3 INTEGRATED SERVICES	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization, Bonds & Insurance	1	LS	\$16,658.00	\$16,658.00	\$31,439.40	\$31,439.40	\$33,000.00	\$33,000.00	\$22,000.00	\$22,000.00
2	Demolish Ex. Walls and Fixtures	1	LS	\$30,765.00	\$30,765.00	\$15,575.18	\$15,575.18	\$37,000.00	\$37,000.00	\$17,000.00	\$17,000.00
3	New Interior Construction	1	LS	\$55,252.00	\$55,252.00	\$62,445.20	\$62,445.20	\$53,000.00	\$53,000.00	\$81,000.00	\$81,000.00
4	New Dual-glazed Windows	1	LS	\$4,497.00	\$4,497.00	\$6,704.78	\$6,704.78	\$8,000.00	\$8,000.00	\$12,000.00	\$12,000.00
5	New Kitchen Cabinets and Fixtures	1	LS	\$11,154.00	\$11,154.00	\$14,353.05	\$14,353.05	\$21,000.00	\$21,000.00	\$41,000.00	\$41,000.00
6	New Bathroom Fixtures	1	LS	\$2,750.00	\$2,750.00	\$151.42	\$151.42	\$6,000.00	\$6,000.00	\$16,000.00	\$16,000.00
7	New Plumbing & Electrical	1	LS	\$44,299.00	\$44,299.00	\$44,011.98	\$44,011.98	\$30,000.00	\$30,000.00	\$26,000.00	\$26,000.00
8	Interior & Exterior painting	1	LS	\$14,295.00	\$14,295.00	\$15,009.23	\$15,009.23	\$14,000.00	\$14,000.00	\$26,000.00	\$26,000.00
9	New Roof, gutters and Downspouts	1	LS	\$10,461.00	\$10,461.00	\$22,331.93	\$22,331.93	\$14,000.00	\$14,000.00	\$27,000.00	\$27,000.00
10	Fire Sprinkler System, complete	1	LS	\$12,238.00	\$12,238.00	\$14,479.08	\$14,479.08	\$17,500.00	\$17,500.00	\$21,000.00	\$21,000.00
<b>TOTAL BID</b>					<u>\$202,369.00</u>		<u>\$226,501.25</u>		<u>\$233,500.00</u>		<u>\$289,000.00</u>

ITEM NO.	BID ITEM	QUANTITY	UNIT	KEVIN MACK CONST		FRC, INC.		JPB DESIGNS, INC.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization, Bonds & Insurance	1	LS	\$55,000.00	\$55,000.00	\$55,200.00	\$55,200.00	\$60,000.00	\$60,000.00
2	Demolish Ex. Walls and Fixtures	1	LS	\$29,000.00	\$29,000.00	\$24,968.00	\$24,968.00	\$19,000.00	\$19,000.00
3	New Interior Construction	1	LS	\$63,000.00	\$63,000.00	\$77,618.00	\$77,618.00	\$75,000.00	\$75,000.00
4	New Dual-glazed Windows	1	LS	\$16,000.00	\$16,000.00	\$3,890.00	\$3,890.00	\$22,000.00	\$22,000.00
5	New Kitchen Cabinets and Fixtures	1	LS	\$26,000.00	\$26,000.00	\$17,000.00	\$17,000.00	\$20,000.00	\$20,000.00
6	New Bathroom Fixtures	1	LS	\$2,000.00	\$2,000.00	\$8,600.00	\$8,600.00	\$10,000.00	\$10,000.00
7	New Plumbing & Electrical	1	LS	\$57,000.00	\$57,000.00	\$56,995.00	\$56,995.00	\$58,000.00	\$58,000.00
8	Interior & Exterior painting	1	LS	\$14,000.00	\$14,000.00	\$11,995.00	\$11,995.00	\$11,000.00	\$11,000.00
9	New Roof, gutters and Downspouts	1	LS	\$28,000.00	\$28,000.00	\$11,990.00	\$11,990.00	\$26,000.00	\$26,000.00
10	Fire Sprinkler System, complete	1	LS	\$9,000.00	\$9,000.00	\$45,000.00	\$45,000.00	\$20,000.00	\$20,000.00
<b>TOTAL BID</b>					<u>\$299,000.00</u>		<u>\$313,256.00</u>		<u>\$321,000.00</u>