

## Legislation Text

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File #: #19-118, Version: 2

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**PREPARED BY:** RONALYN NONATO

**DATE OF MEETING:** 03/18/19

**SUBJECT:**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AUTHORIZING THE CITY MANAGER TO (1) ENTER INTO AN AGREEMENT WITH KITCHELL IN THE AMOUNT OF \$138,158 WITH A 15% CONTINGENCY FOR A TOTAL AUTHORIZATION OF \$158,882 FOR THE 2023 VALE ROAD HVAC REPLACEMENT PROJECT; AND (2) APPROPRIATING \$158,882 FROM THE FY 2018/19 GENERAL FUND DESIGNATED RESERVES FOR FUTURE CAPITAL PROJECTS (CITY-OWNED MEDICAL OFFICE BLDG IMPROVEMENTS)

**CITY MANAGER RECOMMENDATION**

Adopt Resolution

**COMPLIANCE STATEMENTS**

Major Policy Goal: Build A Healthy Community - 100.10 Support Lifelong Medical Care, Inc. in Providing Enhanced Medical Services is an adopted policy item under the FY 2019-21 City Council Priority Workplan, effective March 1, 2019.

**CEQA Compliance Statement**

The CEQA review of the proposed project will be completed after the assessment of the building's heating, ventilation and air conditioning (HVAC) system. Depending on the assessment report, it is anticipated to be categorically exempt in accordance with Sections 15301(d) and/or 15301(f) of the CEQA Guidelines, on the basis that this project involves restoration or rehabilitation of deteriorated or damaged structures, facilities or mechanical equipment to meet current standards of public health and safety.

**BACKGROUND**

In 2015, Doctor's Medical Center (DMC) closed, despite the City's financial and other support. To ensure that the Lifelong-Brookside Medical Center, which is located across the street from DMC, will remain stable and be able to continue offering health care to San Pablo residents, the City purchased the lot and facility. The facility at 2023 Vale Road remains operationally viable, and helps maintain critical care services for San Pablo residents, thereby minimizing public safety impacts of the DMC closure.

The 2023 Vale Rd. HVAC Replacement Project (Project) will replace or improve the HVAC system of the existing Lifelong-Brookside Medical Center, also known as Lifelong or the Brookside Community Health Center, located at 2023 Vale Road in San Pablo. The Lifelong structure is a two-story building, approximately 25,500 SF, comprised of medical offices/ suites and a pharmacy. The original building was completed in 1967 and minor renovations were done in 2009. Due to its age, the facility has many components that are in need of replacement, in particular, the HVAC system. The building/roof structure, where the existing HVAC system is currently installed, may also need to be upgraded or

replaced.

On February 5, 2019, the City issued an informal Request for Proposal (RFP) for mechanical engineering consultants or teams to prepare an assessment of the existing HVAC system and building/roof structures. The proposed project will include but not be limited to:

- A comprehensive assessment of the existing Lifelong Medical Care Building HVAC system and its building/roof structure;
- HVAC and building/roof structure recommendations, with alternatives;
- Plans, Specifications, and Estimates (PS&E) for the selected improvements; and
- Bidding and construction support.

The City received proposals from Advance Design Consultants, Inc., Salas O'Brien, Inc. and Kitchell on February 25, 2019. City staff evaluated the proposals and examined the candidates' qualifications. Kitchell presented the best overall proposal and their negotiated contract price is fair for the scope of services required. Kitchell submitted a total cost of \$138,158 for the project assessment report, PS&E and construction support.

#### **FISCAL IMPACT**

The contract amount is \$138,158, with an available 15 percent contingency amount of \$20,724, for a total authorization amount of \$158,882. Full funding of the 2023 Vale Road HVAC Replacement Project at \$1,300,000 was approved by City Council on February 4, 2019 (Resolution 2019-017) under General Fund Designated Reserves for Future Capital Projects & Professional Services Reserves and needs to be appropriated as follows:

<b>ACTION</b>	<b>FROM: Fund / Account Code</b>	<b>AMOUNT</b>	<b>TO: Fund / Account Code</b>	<b>AMOUNT</b>
Appropriate	General Fund Designated Reserves for Future Capital Projects (City-Owned Medical Office Bldg. Improvements) 100-0000-00000	\$158,882	320-3200-43600-VAL-100	\$158,882

#### **ATTACHMENT:**

Agreement for the 2023 Vale Road HVAC Replacement Project between the City of San Pablo and Kitchell, including the project RFP and Kitchell's negotiated proposal