



City of Sierra Madre Agenda Report

Kelly Kriebs, Mayor
Robert Parkhurst, Mayor Pro Tem
Kristine Lowe, Council Member
Gene Goss, Council Member
Edward Garcia, Council Member

Michael Amerio City Treasurer

TO: Honorable Mayor and Members of the City Council

FROM: Arnulfo Yanez, Director of Public Works

REVIEWED BY: Jose Reynoso, City Manager

DATE: September 24, 2024

SUBJECT: CONSIDERATION OF AWARD OF GENERAL CONTRACTOR SERVICES CONTRACT TO AMG & ASSOCIATES, INC., FOR THE MEANINGFUL LIBRARY IMPROVEMENT PROJECT NO. FC82306 IN AN AMOUNT NOT TO EXCEED \$10,547,000, AND ADOPTION OF THE 2024-2025 BUDGET ADJUSTMENT AND APPROPRIATING THE AMOUNT PROJECTED.

STAFF RECOMMENDATION

Staff recommends the City Council approve Resolution 24-58 amending the 2024-25 Fiscal Year Budget to include \$1,800,000 from General Fund Reserves for the Meaningful Library Improvement Project and that the City Council award a professional general contractor services contract to AMG & Associates, Inc., which includes a base bid of \$9,542,000, alternative #2 in the amount of \$45,000 and a 10% contingency of 960,000 for a total not to exceed \$10,547,000.

ALTERNATIVES

- 1.) Award the bid contract to AMG & Associates Inc., not exceeding \$10,547,000, for the Professional General Contractor Services and Adopt Resolution 24-58 Amending the 2024-25 fiscal year budget.
- 2.) The City Council may decline all bid proposals and provide staff direction.

SUMMARY

The Meaningful Library Improvement Project aims to address several deferred maintenance needs dating back to the library's original construction in 1955. The building now requires comprehensive renovations to ensure seismic safety and ADA compliance and provide better community services.

FOR CITY COUNCIL AGENDA_____

ITEM NUMBER_____

The city received four proposal document packets on the closing date of September 13, 2024. Upon review of all proposals submitted, the firm of AMG & Associates Inc. was selected with a base bid of \$9,542,000.

The City will use funding from the California State Library Grant and the California State Library Building Forward Infrastructure Grant, matched with federal ARPA (American Rescue Plan Act of 2021) funds. In addition, the City will use \$1,800,000 from General Fund Reserves to fund the project.

ANALYSIS

The Meaningful Library Improvement Project aims to address several deferred maintenance needs dating back to the library's original construction in 1955. The building now requires comprehensive renovations to ensure seismic safety and ADA compliance and provide better community services.

Key objectives of the meaningful improvements include:

- Seismic retrofitting to ensure structural safety in case of earthquakes.
- Expansion of the library’s interior space, enhancing book collection and meeting spaces, and providing an outdoor community area for public use.
- Green space improvements.
- Replacing the Library's windows and improving energy efficiency.
- Upgrading the fire suppression systems to meet current safety standards.
- Addressing HVAC needs, providing a more comfortable environment for staff and patrons while also contributing to energy efficiency.
- Asbestos abatement is a crucial step to ensure the health and safety of all who use the facility.

The city received four proposal document packets on the closing date of September 13, 2024. Upon review of all proposals submitted, the firm of AMG & Associates Inc. was selected. The list of bidders and their corresponding bids are listed in Table A.

TABLE A

Firm	Total Bid	
Archico Design Build	\$9,338,382	Disqualified Contractor did not comply with submitting an RFQ accordingly.
AMG & Associates Inc.	\$9,542,000	
Swinerton	\$9,725,533	
S.J. Amoroso Co.	\$12,277,000	

TABLE B

For Alternate No. 1	Add \$60,000
For Alternate No. 2	Add \$45,000
For Alternate No. 3	Add \$300,000
For Alternate No. 4	Add \$40,000
For Alternate No. 5	Add \$25,000

The following Alternate information is in accordance to the plan specifications in preparation of the project cost, subject to additions and deductions.

Alternate 1: Story time casework – custom millwork in the children’s area with a carved woodland scene.

Alternate 2: Monument Sign – monument sign at the south entrance along Mariposa (concrete with thin veneer and metal letters).

Alternate 3: Site Furniture – new custom outdoor furniture only – (new pavers/ADA compliance included in the base bid).

Alternate 4: Planting Pots – concrete pots scattered throughout the site with irrigation and drainage.

Alternate 5: Future EV Charging Electrical – installation of underground infrastructure to be utilized at a future date for EV charging station.

The City’s construction management team, which consists of the Public Works Director, Vertex Engineering, and architecture firm TSK, recommend AMG & Associates Inc. The construction management team pre-qualified construction firms and conducted further assessment AMG & Associates Inc. ability to complete the project. Staff received positive references from the City of La Habra, County of Ventura, and City of Santa Maria. All references stated that AMG and Associates completed the work on schedule without excessive change orders. The references stated the professionalism and a clear understanding of the work met their expectations. All references indicated that they would use them again.

AMG was selected based on various factors such as experience, reputation, expertise, and project fit. They have an extensive track record of successfully completing similar projects in scale and complexity, a clear understanding of communication channels, responsiveness, and their approach to project management. They hold the State of California's top category review for best safety practices, protocols, and compliance with occupational health and safety regulations.

FINANCIAL REVIEW

The City will use funding from California State Library Grant and the California State Library Building Forward Infrastructure Grant, matched with federal ARPA (American Rescue Plan Act of 2021) funds. In addition, the City will use \$1,800,000 from General Fund Reserves to fund the project.

CEQA REVIEW

This improvement project is categorically exempt from CEQA. California Code of Regulations Title 14, Chapter 3, Section 15301 describes Class 1 exemptions that include the repair, maintenance, or minor alteration of existing of existing facilities. Specifically, Section 15301(c) exempts the repair and maintenance of existing streets, highways, sidewalks, gutters, etc.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies of this report are available at the City Hall public counter and at the Sierra Madre Public Library and can be accessed on the City's website at www.cityofsierramadre.com.

ATTACHMENTS

1. Form for General Bid from AMG & Associates, Inc.
2. Resolution No.24-58 Adopting the fiscal year 2024-2025 budget adjustment and appropriating the amount projected.

FORM FOR GENERAL BID

To the Awarding Authority:

A. The Undersigned proposes to furnish all labor and materials required for Sierra Madre Library for the City of Sierra Madre in Sierra Madre, CA in accordance with the accompanying plans and specifications prepared by TSK Architects for the contract price specified below, subject to additions and deductions according to the terms of the specifications.

B. This bid includes addenda numbered ,1,2,3,4

C. The proposed contract price is nine million five hundred forty-two thousand dollar \$9,542,000.00

For Alternate No. 1	Add \$60,000.00	Subtract \$0.00
For Alternate No. 2	Add \$45,000.00	Subtract \$0.00
For Alternate No. 3	Add \$300,000.00	Subtract \$0.00
For Alternate No. 4	Add \$40,000.00	Subtract \$0.00
For Alternate No. 5	Add \$25,000.00	Subtract \$0.00

D. The subdivision of the proposed contract price is as follows:

Item 1. The work of the general contractor, being all work other than that covered by Item 2.
\$9,542,000.00

Item 2. Sub-bids as follows:

There are no Sub bids for this project.

RESOLUTION NO. 24-58

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE
ADOPTING THE FISCAL YEAR 2024-2025 BUDGET ADJUSTMENT AND
APPROPRIATING THE AMOUNT PROJECTED**

WHEREAS, on June 11, 2024 the City Council adopted the Fiscal year 2024-2025 budget; and

WHEREAS, the City Manager requests an amendment to the City's 2024-2025 budget to transfer \$1,800,000 from the General Fund Reserve account to Targeted State Grants - Library to fund additional costs related to the Library Meaningful Improvements Project

NOW, THEREFORE, THE CITY OF SIERRA MADRE DOES RESOLVE AS FOLLOWS:

SECTION 1. Amendment. The budget, as amended, is adopted by the City of Sierra Madre for the Fiscal Year commencing July 1, 2024 and concluding June 30, 2025.

SECTION 2. Appropriations for the City were adopted for the fiscal year commencing July 1, 2024, and concluding on June 30, 2025.

APPROVED AND ADOPTED this 24th of September 2024.

ORIGINAL SIGNED

Kelly Kriebs, Mayor

I hereby certify that the foregoing Resolution No. 24-58 was adopted at a regular meeting of the City Council of the City of Sierra Madre held on this 24th day of September 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Laura Aguilar,
City Clerk