



CITY COUNCIL AGENDA REPORT

MEETING DATE: Tuesday, May 13, 2025
TO: CITY COUNCIL
WRITTEN BY: RUDY LOPEZ, SR.
RECOMMENDED BY: FIRE CHIEF LOPEZ
APPROVED BY: TAMARA VIDES, CITY MANAGER
SUBJECT: RESOLUTION AWARDING CONTRACT TO SELDEN & SON FOR THE FIRE STATION 1 RESTROOMS/SHOWERS RENOVATIONS, PROJECT NO. ST-24-15065, IN THE AMOUNT OF \$594,831

RECOMMENDATION:

It is recommended that City Council adopt a resolution awarding a contract to the lowest responsive bidder, Selden & Son, a partnership, for the Fire Station 1 Restrooms/Showers Renovations Project, No. ST-24-15065, in the amount of \$594,831, authorizing and directing the City Manager to execute the same and any amendments thereto of a non-substantive nature subject to legal approval.

BACKGROUND:

In 2009, Watsonville Fire Department (WFD) worked with Beverly Prior Architects to conduct a Fire Facilities Needs Assessment and develop a short term, mid-term and long-term facility master plan. The overall purpose of this assessment was to study the existing buildings and building configurations at both Fire Stations and determine their ability to support current and future operations one of which was providing gender neutral restroom facilities. The current showers/restrooms at both fire stations are locker room style with Fire Station 1 having one large room with glass door showers as the only privacy offered to those showering. If a firefighter of another gender is using the shower, the door to the room is closed to all other personnel until that person is done. This creates a potential delay in readiness impacting operations. This may also impact firefighter health and safety if they need to shower to remove any contaminants they have been exposed to after an incident.

On August 10, 2023, a Request for Qualifications for Architectural Design Services was released to 5 local Architect firms to provide professional services for the design and preparation of construction drawings for proposed tenant improvements to upgrade the shower rooms at Fire Station 1, located at 115 Second

Street in Watsonville. Reid Lerner Architects was selected, and City Manager Rene Mendez approved the contract on September 26, 2023.

The project consists of performing the following, including, but not limited to:

The remodeling of the Fire Station 1 restrooms on the first and second floor including the reconfiguration of a new laundry and shower rooms. Improvements include but are limited to carpentry, plumbing, electrical, drywall, paint, doors and floors.

The project drawings are completed and have been reviewed and approved by the City's Building Department.

DISCUSSION:

The plans and specifications for the Fire Station 1 Restrooms/Shower Renovations Project, No. CB 24-15065, were authorized and directed to call for competitive public sealed bids in accordance with Title 7, Chapter 14 of the Watsonville Municipal Code. Bids were advertised beginning February 20, 2025, and were opened on March 20, 2025, to be tabulated and analyzed.

The results of the bid opening are as follows:

Contractor	Location	Bid
ALS Construction & Renovations Incorporated*	Pacific Grove, CA	\$587,325
Selden & Son	Watsonville, CA	\$594,831
Testorff Construction	Aptos, CA	\$595,383.26
Ausonio Incorporated	Castroville, CA	\$734,307
S&H Construction Inc.	Fremont, CA	\$798,600

*ALS Construction & Renovation Inc. was disqualified due to the submission of incomplete bid documents.

ALS Construction & Renovation was the apparent Lowest Bidder. However, ALS Construction & Renovation failed to list the fire protection subcontractor for the fire sprinkler work on the "List of Proposed Subcontractors" on the bid documents. The value of the fire sprinkler work exceeds one-half of one percent of ALS's total bid prices. ALC was thus nonresponsive.

The lowest responsible bidder is Selden & Son (next lowest bidder in the list), which is based in Watsonville, California. They are a B licensed General Contractor and have extensive experience in libraries, schools and fire stations. References have been checked as well as discussions with consultants who have worked with this firm in the past. Staff recommend that the City Manager authorize the execution of said construction contract on behalf of the City of Watsonville. The anticipated construction will start in June 2025 and last approximately 4 months.

PROJECT COST:

The construction contract is listed here as well as an 8.4% contingency to cover unforeseen conditions, potential change orders, and design changes. Non-construction costs over design fees. Soft costs for the project include permits and other miscellaneous costs. These Items were given a 1% contingency. The total estimated project cost is \$702,779.

Description	Budget	Encumbered/Spent	Balance
Construction Contract- Seldon & Son Inc.	\$594,831.00		\$594,831.00
Construction Contingency (8.4%)	\$50,000.00		\$ 50,000.00
Non-Construction Costs – Design Consultant	\$52,000.00	\$41,600.00	\$ 10,400.00
Non-Construction /Soft Costs Contingency (1%)	\$5,948.00		
Totals	\$702,779.00	\$41,600.00	\$655,231.00

STRATEGIC PLAN:

This recommendation is consistent with the following Council Strategic Goals:

Infrastructure & Environment

Public Safety

Efficient and Well-performing Government

FINANCIAL IMPACT:

The project is included in the current approved budget under Measure Y. The project will be funded from the following funds:

- \$702,779.00 Measure Y Funds (Account # 966-7855-15065)

ALTERNATIVE ACTION:

No reasonable alternatives are known at this time.

ATTACHMENTS AND/OR REFERENCES (IF ANY):

None.