



# CITY COUNCIL STAFF REPORT

DATE: July 21, 2010

CONSENT CALENDAR

SUBJECT: PURCHASE, SITE PREPARATION, AND INSTALLATION OF A NEW FIRE DEPARTMENT 36' x 60' MODULAR CLASSROOM

FROM: David H. Ready, City Manager

BY: Blake Goetz, Fire Chief; Thomas Nolan, Executive Director Aviation;  
David Barakian, Director of Public Works/City Engineer

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## SUMMARY

The Fire Department Training Center is in need of replacement and this action will provide for the acquisition and installation of a new modular facility.

## RECOMMENDATIONS:

- 1) Approve the purchase of a 36' x 60' modular classroom from Pacific Mobile Structures, Inc. of Riverside, CA in the amount of \$116,995.00, inclusive of all taxes, delivery and setup costs;
- 2) Approve a contract for the removal of the existing modular building, asbestos abatement and site preparation for the new 36' x 60' modular unit located at 3000 East Alejo Road, by Simon Contracting of Indio, CA in the amount of \$28,700;
- 3) Approve the cost of relocating the existing electrical service to a new 400 amp pedestal by Southern California Edison in the amount of \$2,623.52;
- 4) Authorize the City Manager to execute all necessary documents, subject to review and approval of the City Attorney.

## STAFF ANALYSIS:

The Palm Springs Fire Department currently uses an old 24' x 60' modular building located on the Airport property as its training classroom. This 30 year old modular building was originally used by the Human Resource Department in the early 1980's before being moved to its current airport location as the Fire Department training center. The primary reasons for the airport location is because it is convenient for all units and it

ITEM NO. 2.4

allows the airport crews to train during active duty. The Airport Rescue and Firefighting rules prohibit staff from leaving the airport because it jeopardizes mandated emergency response times to the airfield.

The Fire Department originally had a three phase plan in 1985 to build a training facility that included a classroom, multi-story burn structure, driving course, and apparatus pumping facilities. The first phase included the construction of the underground utilities and pump pit which was completed and continues to function today. Phase two included the construction of a classroom and phase three would have included the construction of a drill tower. Phases two and three were never completed due to budget constraints.

As a result, this surplus Human Resource modular building has been used as a temporary classroom for the past 25 years. The facility has long outlived its useful life and is in disrepair. The estimated costs to repair the roof, outside siding, interior water damage, and the need to bring the building into ADA compliance are simply not practical.

This project has been reviewed and approved by the Architectural Advisory Committee (AAC) on May 10, 2010 and landscaping recommendations have been incorporated into the overall design. The proposed building was reviewed by Planning Department staff under the guidelines of the City's adopted California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines; Section 15332 (Infill Development) and it is categorically Exempt and not subject to any further environmental review.

The proposed project will involve four (4) phases:

- Phase 1: Remove asbestos & lead paint from existing 24' x 60' modular building.
- Phase 2: Removal of the existing 24' x 60' modular building.
- Phase 3: Site preparation for the new modular building and relocation of the existing electrical service of a new 400 amp pedestal.
- Phase 4: Delivery and setup of the new 36' x 60' modular building, construction of concrete sidewalks, construction of ADA approved ramps, parking lot striping and replacement of landscape shrubs around the classroom site.

The Procurement & Contracting Division issued IFB 10-02A for the purchase of a new modular building per Fire Department specifications and received 4 bids by the March 25<sup>th</sup> deadline. Pacific Mobile Structures Inc., of Riverside, CA was the lowest responsive bidder at \$116,995 inclusive of all taxes, delivery and setup.

The Public Works Department bid City Project 09-08 for the demolition of the existing structure and site preparation and received 5 bids by the June 29<sup>th</sup> deadline. Simon Contracting of Indio was the lowest responsive bidder for a lump sum total of \$28,700. The Engineer's estimate was \$24,000.

FISCAL IMPACT:

The Fire Department has budgeted \$75,000 for the replacement of the existing modular classroom and the Airport has also committed \$75,000 to this project. The Airport Executive Director indicates that partial funding by Airport Funds is justified because this facility is utilized by Airport ARFF staff for the FAA mandated Aircraft Rescue and Fire Fighting training, and the Airport's key mutual aid support (City's Structural Firefighting) also receive their ARFF training there.

Funds are budgeted and available for the removal of the existing building, site preparation and purchase of a new 36' x 60' modular building in the following accounts.

Fire Department Account: 261-3600-53030	\$75,000
Airport Account: 415-6500-56109	\$75,000

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Blake G. Goetz,  
Fire Chief



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David J. Barakian  
Director of Public Works/City Engineer



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David H. Ready  
City Manager



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Thomas Nolan  
Executive Director Aviation

Attachments:

1. Cost Proposal - (IFB) 10-02A Purchase of Modular Trailer for the Palm Springs Fire Department.
2. Bid Abstract - Fire Training Center Demolition Bid – City Project 09-08
3. Southern California Edison Invoice # 88195

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ATTACHMENT "A"

IFB 10-02A

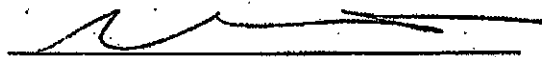
**PURCHASE OF MODULAR TRAILERS**

**\*NOTE: THIS FORM MUST BE COMPLETED AND INCLUDED WITH YOUR BID\***

**SIGNATURE AUTHORIZATION**

NAME OF PROPOSER/FIRM: Pacific Mobile Structures, Inc.

A. I hereby certify that I have the authority to offer this bid to the City of Palm Springs for the above listed individual or company. I certify that I have the authority to bind myself/this company in a contract should I be successful in my bid.

  
\_\_\_\_\_  
SIGNATURE  
Michael Thompson  
\_\_\_\_\_  
PRINT NAME

B. The following information relates to the legal contractor listed above, whether an individual or a company. Place check marks as appropriate:

1. If successful, the contract language should refer to me/my company as:

- An individual;  
 A partnership; Partners' names: \_\_\_\_\_  
\_\_\_\_\_  
 A company;  
 A corporation

2. My tax identification number is: 941579875

**ADDENDA ACKNOWLEDGMENT:**

Acknowledgment of Receipt of any Addenda issued by the City for this IFB is required by including the acknowledgment with your bid. Failure to acknowledge the Addenda issued may result in your bid being deemed non-responsive.

In the space provided below, please acknowledge receipt of each Addendum:  
Addendum(s) # 4 is/are hereby acknowledged.

**Delivery/Schedule for Performance:** The bidder must indicate on this Bid Proposal page the time required for delivery, in number of calendar days, after receipt of order (ARO). Delivery may be a factor in award of bid and may be cause for rejection, as determined by the City. The work and services to be performed by Vendor pursuant to the purchase order shall be completed by Vendor within time required for delivery indicated below, unless City approves in writing a revised delivery schedule. Vendor shall notify City promptly in writing if, at any time, Vendor has reason to believe that delivery of the Modular Trailers will not be made as scheduled stating the cause(s) for anticipated delay. Time is hereby expressly declared to be of the essence, and Vendor is notified that failure to deliver the Modular Trailers on time will result in substantial damage to City. Unless otherwise specified by the purchase order, all goods and services purchased under the purchase order must be tendered in a single delivery and not in phasing or lots from time to time. If delivery is not made as specified in this paragraph, City may terminate the Order as to all or any portion of the goods and services ordered.

**Delivery Time:** Indicate time in calendar days, required for delivery, after receipt of order (ARO):

60 DAYS (ARO) \*Delivery may be a factor in award.

It is understood and agreed that this bid may not be withdrawn for a period of ninety (90) days from the date of opening thereof, and at no time in the case of the Successful Bidder.

**CHECK IF THE FOLLOWING STATEMENT APPLIES:**

My firm/company is a Local Business (Licensed within the jurisdiction of the Coachella Valley). Copy of current business license is required to be attached to this document.

**(Signatures):**

Name of firm submitting bid: Pacific Mobile Structures, Inc.

Authorized signature [Signature]

Printed name Michael Thompson Title Branch Manager

Address 2313 - Hall Ave

City, State, Zip Riverside, CA 92509

Telephone No: 800-441-6125 Fax No: 951-696-9287

E-mail michael@pacificmobile.com

**LATE BIDS WILL NOT BE ACCEPTED - NO EXCEPTIONS!**

**COST PROPOSAL - IFB 10-02 A**

**DUE: THURSDAY, MARCH 18, 2010 at 3:00 p.m. LOCAL TIME**

Bidder's signed proposal and written acceptance by the City shall constitute an agreement and has hereby agreed to all the terms and conditions set forth in all of the sheets which make up this invitation.

In compliance with the invitations for Bids, the undersigned hereby proposes to furnish all necessary tools and equipment, materials, labor, and supervision to provide and purchase a modular classroom and restroom as herein described.

The selected firm will be responsible for all building permits and will identify associated responsibilities of this project to the City of Palm Springs in writing. The City of Palm Springs will provide the following utilities to the project site: water, electrical and sewer connections.

All prices shall be F.O.B. Palm Springs, Fire Department, Palm Springs, California and shall be all inclusive. Sales tax shall be shown as a separate line item at the rate of 8.75%.

**SCHEDULE A: MODULAR CLASSROOM WITH RESTROOM**

~~For all labor, materials & equipment to provide and setup a turnkey, ready for service 36' X 60' classroom trailer with restroom.~~

Purchase Price (building only)	\$ <u>92,618<sup>00</sup></u>
Skirting	\$ <u>2,131<sup>00</sup></u>
Ramps/Steps	\$ <u>7,439<sup>00</sup></u>
Seismic Restraint	\$ <u>1,099<sup>00</sup></u>
Applicable Tax (8.75% for Palm Springs):	\$ <u>8,752<sup>00</sup></u>
Title Transfer Fee	\$ <u>1,603<sup>00</sup></u>
Block/Level Charge	\$ <u>2,257<sup>00</sup></u>
Delivery	\$ <u>1,096<sup>00</sup></u>
<b>GRAND TOTAL SCHEDULE "A"</b>	\$ <u>116,995<sup>00</sup></u>

City of Palm Springs, CA  
 Procurement Contracting Division  
 Bid Abstract

BID ABSTRACT	Vendor & Bid Amount	Vendor & Bid Amount	Vendor & Bid Amount	Vendor & Bid Amount	Vendor & Bid Amount	Vendor & Bid Amount
PROJECT NO CP 09-08	AMPCO Contracting	D's M. Contractors	Center Lumber Company	Design Construction	Simons Contracting	
PROJECT NAME: Fire Training Center Demolition						
DUE DATE: 06/29/2010						
Total Bid Price	\$ 55,155	\$ 38,500	\$ 36,222.70	\$ 64,410	\$ 88,700	
TOTAL	\$ 55,155	\$ 38,500	\$ 36,222.70	\$ 64,410	\$ 88,700	
Witnessed By:						
Date:						





**SOUTHERN CALIFORNIA  
EDISON\***

An EDISON INTERNATIONAL\* Company  
Southern California Edison Company  
36100 CATHEDRAL CANYON DRIVE  
CATHEDRAL CITY CA 92234

CITY OF PALM SPRINGS  
3200 E TAHQUITZ CANYON WAY  
PALM SPRINGS CA 92262 6959

Invoice #	83813
Invoice Date:	06/29/2010
SCE Contact:	Joshua C Leibelt
Telephone:	-( )--3650
Install - Billing Option:	SCE INSTALL -

Description	Amount
Service Request Number: 1325673 RELOCATE EXISTING SERVICE TO 400A PEDESTAL Project Address: 3600 1/2 E ALEJO RD PALM SPRINGS CA 92262 6249	
Item # 88195 282035 449092 - NEW METER & SERVICE	\$2,623.52
Previous Payment	\$0
* Enclosed are 2 copies of our invoice. Please return 1 copy of the invoice with your payment * Final electrical inspection from the local governmental building and safety department must be received before we can energize your service. * All prices are applicable for a period of 90 days from this date and are subject to change thereafter. * An Edison Inspector must approve all underground systems. Please call your designated inspector 48 hours prior to construction to schedule an inspection. * Call the Edison company at 1-800-655-4555 to make application for electrical service.	
Invoice Total	\$2,623.52

Please detach and return payment stub with payment

**Payment  
Stub**

Invoice #: 83813

CITY OF PALM SPRINGS  
3200 E TAHQUITZ CANYON WAY  
PALM SPRINGS CA 92262 6959

Please pay total amount now due:

\$2,623.52

Thank you for paying promptly

Make check payable to Southern California  
Edison  
36100 CATHEDRAL CANYON DRIVE  
CATHEDRAL CITY CA 92234