



Staff Report

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**File #:** 24-0391

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**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 05/15/2024

**TO:** Honorable Mayor and City Council Members

**FROM:** Public Works Department

**SUBJECT:**

CONSTRUCTION CONTRACT WITH RHOME PROFILE CONSTRUCTION CORP IN THE AMOUNT OF \$1,191,127.49 FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC FACILITIES AND INFRASTRUCTURE IMPROVEMENTS (CORONA SENIOR CENTER) PROJECT NO. FC-2022-11, NOTICE INVITING BIDS 24-068CA, AND BUDGETARY TRANSFERS

**EXECUTIVE SUMMARY:**

This staff report asks the City Council to approve the Construction Contract with Rhome Profile Construction Corp. for the Community Development Block Grant (CDBG) Public Facilities and Infrastructure Improvements (Corona Senior Center) Project, No. FC-2022-11. The project will make various improvements to the Corona Senior Center, including fire sprinkler installation, accessibility improvements, parking lot lighting and accessibility improvements, façade and interior improvements, and enhancements to better utilize the outdoor patio space, all of which will the facility more functional for the community being served.

**RECOMMENDED ACTION:**

**That the City Council :**

- a. Adopt the Plans and Specifications for the CDBG Public Facilities and Infrastructure Improvements (Corona Senior Center) Project, No. FC-2022-11.
- b. Approve the Construction Contract with Rhome Profile Construction Corp. for the CDBG Public Facilities and Infrastructure Improvements (Corona Senior Center) Project, No. FC-2022-11, in the amount of \$1,191,127.49.
- c. Award Notice Inviting Bids 24-068CA to Rhome Profile Construction Corp. the lowest responsive, responsible bidder, for the total bid amount of \$1,191,127.49, and waive any and all minor irregularities in the bidding document as submitted by the said bidder.

- d. Authorize the City Manager, or his designee, to execute the Construction Contract with Rhome Profile Construction Corp. in the amount of \$1,191,127.49, including any non-substantive extensions, change orders, purchase orders, and amendments up to the lesser amount of either \$100,000 or 10% of the original contract as authorized by Corona Municipal Code Section [3.08.050\(H\)](#) which is equivalent to \$100,000.
- e. Authorize a budgetary transfer in the amount of \$510,000 from the Citywide ADA Improvements at Parks Capital Improvement Project No. FC-2020-01 to the CDBG Public Facilities and Infrastructure Improvements (Corona Senior Center) Capital Improvement Project No. FC-2022-11 within the General Fund 110.
- f. Authorize a total budgetary transfer in the amount of \$200,000.45 (\$40,842 from the Community Facilities and Infrastructure Phase II - Sheridan Park Playground Capital Improvement Project No. FC-2024-08 and \$159,158.45 from the CDBG Contingency Project No. 89000) to the CDBG Public Facilities and Infrastructure Improvements (Corona Senior Center) Capital Improvement Project No. FC-2022-11 within CDBG Fund 431.

**BACKGROUND & HISTORY:**

The Corona Senior Center, located at 921 S. Belle Avenue, provides dedicated service to residents aged fifty and older. The Corona Senior Center offers activities to approximately 10,000 participants annually. Services include a variety of activities, both drop-in and structured classes. Assistance is also offered to seniors through partnerships with local businesses in areas such as legal assistance, tax preparation, and lectures on social security and health care.

The current facility was built in the 1960s and originally functioned as a fire station. Some renovations were performed in 1985 and 2009, and the facility was assessed in 2020 by Bureau Veritas as part of a larger project to assess all the City's parks and public facilities. At that time, several accessibility issues were identified, some of which were classified as significant. The assessments also identified facility equipment, such as Heating, Ventilation, and Air Conditioning (HVAC) equipment, that needed to be replaced in the near future. The building also lacked both a fire alarm and sprinkler system.

Based upon these needs and the fact that the Corona Senior Center is located in CDBG Census Tract 041600, Block Group 4, which serves 1,105 low-and-moderate-income population, the City applied for and was granted a CDBG grant to make improvements at the Corona Senior Center.

**ANALYSIS:**

The Plans and Specifications for the Project were completed by Pettit and Salas O'Brien and reviewed by City staff. As specified in the bid package, the City shall award the contract for the Project to the lowest responsive, responsible bidder as determined from the lowest total for the Bid Schedule.

The Project was advertised for bids on September 6, 2023, pursuant to Corona Municipal Code section [3.08.090](#), public projects formal bidding procedure, and purchasing policy through the City's PlanetBids bidding portal. Thirty prospective contractors attended the mandatory pre-bid conference

held at the project site. On September 21, 2023, three (3) bids were received through the PlanetBids bidding service by the bid due date and time of November 2, 2023, at 2:00 p.m. However, all the bidders were deemed non-responsive for various issues, such as failing to provide all the required bid forms, subcontractors with suspended licenses, and failing to meet the self-performance threshold. All bids were subsequently rejected, and bidders were notified of the issues.

A second Notice Inviting Bids (NIB) 24-034CA was re-issued on November 16, 2023. Two changes were made to the bid document, including revising the required license from a General Building 'B' Contractor license to a General Engineering 'A' Contractor license and revising the estimated project costs after review of the original estimate and bids that were submitted. Prospective bidders from the first bid were notified of the re-issued NIB 24-034CA. Seventy-two (72) prospective bidders were notified of the project through PlanetBids, and a non-mandatory bid walk was held on November 30, 2023. Fifteen (15) prospective contractors were in attendance. Three bids were received on the due date of January 30, 2024. Unfortunately, all three bids were rejected. The lowest bidder failed to provide all the proper forms and bonds, and the second lowest bidder withdrew their bid due to an error. The third bidder was over three times the estimates for the project. The bidders were notified about the reasons their bids were rejected and that the project would be re-bid soon.

A third bid, NIB 24-068CA, was posted on February 20, 2024. Sixty-two (62) bidders were notified of the project. Two (2) bids were received by the due date of April 24, 2024.

The Engineer's Estimate for the project was \$950,000 - \$1,140,000. The following is a summary of the bid results:

Contractor	Location	Bid Amount
Rhome Profile Construction Corp.	Bellflower, CA	\$1,191,127.49
Caltec Corp.	Westminster, CA	\$1,988,500

Staff reviewed the bid and recommends awarding the contract to Rhome Profile Construction Corp. (Exhibit 2) as the lowest responsive, responsible bidder based on the Bid Schedule for a total contract amount of \$1,191,127.49. All licenses and references for Rhome Profile Construction Corp. have been reviewed and verified by City staff, and all other documentation is in order.

**FINANCIAL IMPACT:**

With approval of the recommended actions, funding for the project will be available in the CDBG Public Facilities and Infrastructure Improvements (Corona Senior Center) Capital Improvement Project No. FC-2022-11 within the General Fund 110 and Community Development Block Grant (CDBG) Fund 431.

As noted in the recommended actions, budgetary transfers are needed to fund the project. The recommended transfers are shown in the following table:

Project No.	Fund	Current Balance	Requested Transfer	Revised Balance
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FC-2020-01 (Citywide ADA Improvements at Parks)	General Fund 110	\$ 1,382,273	\$ (510,000)	\$ 872,273
89000 (CDBG Contingency)	CDBG Fund 431	159,159	(159,159)	-
FC-2024-08 (Community Facilities Phase II Sheridan Park Playground)	CDBG Fund 431	721,783	(40,842)	680,941
FC-2022-11 (CDBG Public Facilities and Infrastructure Improvements (Senior Center))	General Fund 110	15,051	510,000	525,051
	CDBG Fund 431	470,766	200,001	670,767
	<b>Total</b>	<b>\$ 2,749,031</b>	<b>\$ -</b>	<b>\$ 2,749,031</b>

Project No.	Fund	Revised Balance
FC-2022-11 (CDBG Public Facilities and Infrastructure Improvements (Senior Center))	General Fund 110	525,051
	CDBG Fund 431	670,767
	<b>Total</b>	<b>\$ 1,195,817</b>

**ENVIRONMENTAL ANALYSIS:**

This action is categorically exempt pursuant to Section 15301 of the Guidelines for the California Environmental Quality Act (CEQA), which states that the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the CEQA determination, and is therefore exempt from CEQA. This action involves construction of improvements to an existing facility. Therefore, no environmental analysis is required. A Notice of Exemption has been filed with the County of Riverside.

**PREPARED BY:** TRACY MARTIN, SENIOR PROJECT MANAGER

**REVIEWED BY:** SAVAT KHAMPHOU, PUBLIC WORKS DIRECTOR

**Attachments:**

1. Exhibit 1 - Location Map
2. Exhibit 2 - Construction Contract