

DIRECTORS
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AGENDA
NORTH COAST COUNTY WATER DISTRICT
BOARD OF DIRECTORS
Special Meeting Friday, January 5, 2024, 3:00 PM

This agenda and all accompanying materials can be viewed on the North Coast County Water District website at: nccwd.com

This meeting will be conducted both in person and by Zoom Meeting. Members of the public may attend this meeting in person at the District Office located at 2400 Francisco Boulevard, Pacifica.

Members of the public may participate remotely as follows:

REMOTE PARTICIPATION ACCESS VIA ZOOM

Online: <https://us06web.zoom.us/j/86880200372?pwd=KxKg1WZVatQwPejTJNLGTMmnyGSnQa.1>

Webinar ID: 868 8020 0372 **Passcode:** 963147 **By Phone:** (669) 444-9171

Members of the public participating online may use "Raise Hand" function to request to speak.

Those participating by phone, press *9 to request to speak and *6 to mute or unmute.

1. Call to Order
2. Roll Call
3. Public Comment
Members of the public are invited to participate during the public comment period(s) or when a particular item is introduced. Members of the public are encouraged to participate remotely by submitting comments to info@nccwd.com at least one hour prior to the scheduled start time of the meeting. For comments submitted prior to the meeting, please indicate in your email the agenda item to which your comment applies. Comments submitted before the meeting will be provided to the Directors before or during the meeting. Although public comments are generally limited to three minutes per person per comment, the Board President shall have the discretion to manage the Public Comment process in a manner that achieves the purpose of public communication and assures the orderly conduct of the meeting.
4. Award of Contract to Midstate Construction Corporation in the Amount of **ACTION**
\$13,833,000 for Construction of North Coast County Water District Headquarters Project and Maintenance Building Roof, and Authorize the General Manager to Execute Change Orders up to a 10% Contingency of \$1,383,300, for a Total Not to Exceed Amount of \$15,216,300 - Attached
5. Adjournment

Accessible Public Meetings - Upon request, the North Coast County Water District will provide written agenda materials in appropriate alternative formats, or disability-related modification or accommodation, including auxiliary aids or services, to enable individuals with disabilities to participate in public meetings. Please send a written request, including your name, mailing address, phone number and brief description of the requested materials and preferred alternative format or auxiliary aid or service at least three (3) days before the meeting. Requests should be sent to: North Coast County Water District, Attn: Alternative Agenda Request, PO Box 1039, Pacifica, CA 94044-6039.

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STAFF REPORT

DATE: January 5, 2024
TO: Board of Directors
FROM: Adrienne Carr, General Manager
RE: Award of Contract to Midstate Construction Corporation in the Amount of \$13,833,000 for Construction of North Coast County Water District Headquarters Project and Maintenance Building Roof, and Authorize the General Manager to Execute Change Orders up to a 10% Contingency of \$1,383,300, for a Total Not to Exceed Amount of \$15,216,300

BACKGROUND

The North Coast County Water District Headquarters Project (Project) commenced in 2020, when the District contracted with Noll & Tam Architects for a District Office Replacement Study. Following the replacement study, in May 2021, the District contracted with Noll & Tam Architects for the design phase of the Project. Plans included design of a new administration building, new shop building, seismic retrofit the existing maintenance building, and removal of the existing office building and shop, as well as improvements to the corporation yard. Plans were finalized in late 2023, following the approval of the City of Pacifica City Council of the following: Coastal Development Permit CDP-435-22, Permit for Site Development PSD-857-22, Use Permit UP-130-22 and Parking Exception PE-194-22 (Development Permits).

INFORMATION

On November 3, 2023, the Project bid documents were posted on bidnetdirect.com, a database that hosts public works construction projects out to bid. A Notice Inviting Bids was published in the San Mateo Daily Journal on November 9, 2023. Notice of the bid was also placed on the District's website on November 3, 2023.

A pre-bid meeting and tour of the project site was held on November 13, 2023. Questions were received from interested parties and six addendums to the bid documents were published and sent to plan holders between November 15 and December 14, with the last substantive addendum being published on December 11.

In accordance with bid documents, all bids were due electronically to the bidnetdirect.com platform by December 15, 2023 at 3:00 p.m. The bid opening was held in person at 2400 Francisco Blvd. and by teleconference at 3:00 p.m. and each bid was opened and read aloud by the General Manager.

The District received a total of six bids and the total bid amounts are shown in the table below:

Contractor (in alphabetical order)	Total Bid Amount
Azul Works, Inc.	\$14,990,000
CWS Construction, Inc.	\$12,585,000
DL Falk Construction, Inc.	\$13,994,000
Midstate Construction Corp.	\$13,583,000
Rodan Builders, Inc.	\$16,101,445.07
Strawn Construction	\$14,292,931
Engineer's Estimate	\$13,200,000.00

As identified in the bid documents, the District used a “Best Value” scoring system to evaluate the bids. Staff, with support from the Cumming Group, Noll & Tam Architects, and Thomas J. Piccolotti Strategic Counsel, evaluated all the proposals. Contractors were analyzed on numerous criteria established in the bid documents, including experience, project team, project delivery approach, safety history, references, and cost. Interviews of the top two highest scoring firms were conducted on December 19, 2023. After the interview stage, Midstate Construction Corporation (Midstate) had the highest score and thus was determined to provide the Best Value to the District. Based on Midstate’s previous work and positive references, Staff believes that Midstate possesses the necessary qualifications and experience for the construction of the Project. Based on an award date of January 5, 2024, it is anticipated that the Project construction will begin in February 2024 and be completed by summer 2025.

In addition to the construction of the items listed in the initial Project description and plan documents, the District asked bidders to provide a bid for a project alternative to include the replacement of the roof and skylights on the Maintenance Building. In the initial bid solicitation, the Project description did not include replacement of the roof and skylights on the Maintenance Building, however Maintenance Building roof was included as an alternative item through Addendum 2 issued on December 1, 2023 because Staff determined that a new roof is needed and that its replacement can be combined with the Project. Midstate provided a bid of \$250,000 for a new roof on the Maintenance Building, bringing the total Project cost to \$13,833,000.

Staff is recommending approval of a contract in the total amount of \$13,833,000 for the Project, including the Maintenance Building roof, and authorization of a contingency of 10% of the total Project cost or \$1,383,300, for a total of \$15,216,300.

FISCAL IMPACT

The District’s 2021 Financing Project was for a total of \$23,500,000 and included financing for the District Headquarters Project. The fund currently maintains \$19,616,266.90 with approximately \$16,000,000 allocated for this project. This project will be completed over multiple budget years, and the approved FY 2023-2024 CIP budget includes \$9,100,000 for the Headquarters Project.

RECOMMENDATION

Staff recommends the Board of Directors award a contract to Midstate Construction Corporation, in the amount of \$13,833,000 for construction of North Coast County Water District Headquarters Project and Maintenance Building Roof, and authorize the General Manager to execute change orders up to a 10% contingency of \$1,383,300, for a total not-to-exceed amount of \$15,216,300.