



CITY OF INGLEWOOD

OFFICE OF THE CITY MANAGER



DATE: February 14, 2023

TO: Mayor and Council Members

FROM: Library Services Department

SUBJECT: Renovation of the Morningside Park Library Project, Bid No. 0154

RECOMMENDATION:

It is recommended that the Mayor and Council Members take the following actions:

1. Reject all bids submitted for the Renovation of the Morningside Park Library Project, per Bid No. 0154; and
2. Authorize Staff to rebid the project.

BACKGROUND:

The Morningside Park Library building was transferred to the City of Inglewood on October 19, 1945, as a generous gift from Raymond V. and Ivey B. Darby. The current structure is described as a one-story 2,660 square-foot building located at 3202 West 85th Street. The interior and exterior of the building has fallen into disrepair and requires a major renovation to reopen to the public.

On November 16, 2021, the Mayor and Council approved an agreement with Gwynne Pugh Urban Studio, Inc., to provide architectural and construction management services for the renovation of the Morningside Park Library.

On December 1, 2022, Bid No. 0154 was posted to PlanetBids.com, soliciting the services of a competent general contractor to renovate the Morningside Park Library. Bid packages from interested entities were due in the City Clerk's Office on January 12, 2023, at 12:00 p.m.

DISCUSSION:

The project will encompass the renovation of a small community library located at 3202 West 85th Street. The existing structure is approximately 2,660 square feet and there will be an 850 square-foot addition to the rear of the building. The renovation will consist of the following:

- Outside of the property line, the driveway apron, curb, gutter, and sidewalk will be replaced, and a drop-off lane will be added to the street, per the civil drawings.
- The front entry ramp, stairs, and landscaping will need to be removed and replaced.
- The existing building structure will be gutted and taken down to the subfloor, and the interior plaster and existing drop ceiling panels will be removed.
- The existing roofing will be removed and replaced with a new standing seam roof.

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- All interior walls and existing bathrooms will be removed, and two new bathrooms will be added.
- All windows and doors will be replaced.
- A new electrical panel, lighting, and electrical outlets are to be provided.
- New security, Information Technology, and Audio/Visual are to be provided.
- All new interior finishes are to be provided and include a 2 1/2 inch raised floor system, flooring, drywall and paint, and acoustical ceiling panels.

The contract will also include commissioning and training of City Staff.

On January 13, 2023, the City received three (3) bid packages that include both a pre-qualification application and a bid. The selection process requires that staff open only the pre-qualification packet first to determine if an applicant is qualified prior to the opening of the bid. Listed below are the packages that were received in the City Clerk’s Office and a determination by staff if the minimum qualifications were met to move forward with the bid opening process.

Applications Received For Pre-Qualification (Alphabetical Order):

Name	Address	Pre-Qualified
Kazoni Construction	150 Paularino Ave, Suite D160 Costa Mesa, CA 92626	Yes
KG Axis, Inc.	21 Gramercy, Unit 221 Irvine, CA 92626	Yes
MLC Construction	710 Rimpau Ave, Suite 208 Corona, CA 92879	No

On January 18, 2023, the City Clerk’s Office opened the two Pre-Qualified bids. Pre-qualification scores were not carried over to determine the lowest competitive bid submitted. Pursuant to City Municipal Code and applicable law requirements, the recommended Award is based on the Lowest Competitive Bid from Pre-Qualified Bidders:

Bidder Name	Bidder Address	Base Bid Amount	City Controlled Contingency 20%	Total Bid Amount
KG Axis, Inc.	21 Gramercy, Unit 221 Irvine, CA 92612	\$1,793,000	\$358,600	\$2,151,600
Kazoni Construction	150 Paularino Ave, Suite D160 Costa Mesa, CA 92626	\$2,237,782	\$447,556	\$2,685,338

Staff reviewed the two bid proposals and determined that the lowest bidder, KG Axis, Inc., did not include an amount for the fire sprinkler system, which has a cost in excess of \$100,000. Staff also does not recommend accepting the second lowest bidder, Kazoni Construction, as the bid amount is too high for a project of this size and scope. For this reason, staff is requesting that the Mayor and Council Members authorize the rejection of RFB No. 0154 and rebid the project.

FINANCIAL/FUNDING ISSUES AND SOURCES:

None.

DESCRIPTION OF ANY ATTACHMENTS:

None.

PREPARED BY:

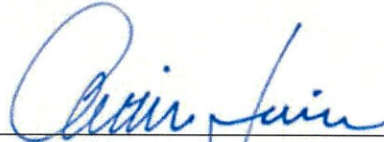
Harjinder Singh, Deputy to the City Manager *H.S.*

COUNCIL PRESENTER:

Harjinder Singh, Deputy to the City Manager

APPROVAL VERIFICATION SHEET

DEPARTMENT HEAD APPROVAL: 
Harjinder Singh, Deputy to the City Manager

CITY MANAGER APPROVAL: 
Artie Fields, City Manager