



AGENDA REPORT

Economic Development
Port

DATE:	December 19, 2023
TO:	Mayor Martinez and Members of the City Council
FROM:	Nannette Beacham, Director of Economic Development Charles Gerard, Port Director
Subject:	Processing Building Window Repair – Rejection of Bids
FINANCIAL IMPACT:	N/A
PREVIOUS COUNCIL ACTION:	N/A
STATEMENT OF THE ISSUE:	Bids received to evaluate and repair windows at the Processing Building within the Point Potrero Marine Terminal are inconsistent with budget and staff seeks to reject the received bids.
RECOMMENDED ACTION:	APPROVE the rejection of the bids received for the Processing Building Window Repair – Economic Development Department, Port (Charles Gerard 510-620-6792).

DISCUSSION:

In recent years, numerous glass panes in the Processing Building at the Point Potrero Marine Terminal have sustained damage from bird strikes or high winds. This is primarily attributed to the brittleness of the glazing putty, which secures the single-glass panes to the metal frames. The Processing Building, erected during World War II, likely retains its original glass panes. Over time, the aging process has rendered the glazing putty fragile, contributing to the structural vulnerabilities of the panes.

Earlier this year, the Port initiated a project to evaluate the conditions of the windows, frames, and glazing putty, with the objective of addressing potential hazards such as falling windows and panes. Port staff initially approached Public Works to undertake the necessary repairs, but they declined citing limited resources. Consequently, the Port proceeded to solicit bids for the project through the City's Bids Online system.

Six vendors attended the pre-bid meeting, but only two submitted a cost proposal as of the bid date on April 13, 2023. The two proposals received included:

Item	Pinguelo Construction	NV Construction, LLC
Bid Value	\$630,000	\$951,370
Location of Contractor	Fairfield	Richmond

Both vendors submitted responsive proposals and Pinquelo Construction was the low bidder even with the local incentive afforded to NV Construction, LLC.

The City staff's projected cost for the project amounted to approximately \$400,000, drawing on insights from previous endeavors involving similar windows at the Point Potrero Marine Terminal. Discussions with vendors who participated in the pre-bid meeting revealed apprehensions regarding potential hazardous materials within the window putty, challenges related to accessing the windows, and difficulties associated with working on single-pane glass.

The Port staff has observed that the proposals presented are not aligned with the City staff's comprehension of the necessary work and are incongruent with the Port's budget. Consequently, the Port staff is recommending the rejection of the received bids.

Given the historic significance of the Processing Building, preservation of its architectural character is imperative, prohibiting the removal and replacement of existing windows with modern units. In response to vendor apprehensions regarding hazardous materials, Port staff proactively sent a sample of the putty to a laboratory for thorough evaluation. Upon receipt of the laboratory results, the Port staff intends to adjust the project scope and subsequently issue a revised project for rebidding in 2024.

ENVIRONMENTAL REVIEW:

As this is repair work, the project is exempt from the California Environmental Quality Act (CEQA).

DOCUMENTS ATTACHED:

None