



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: Honorable Mayor and Members of City Council
FROM: Daniel Gho, Parks and Recreation Manager
MEETING DATE: July 17, 2013
SUBJECT: Construction of Two Outbuildings at the Point Pinos Lighthouse
by KR Construction Inc.

CEQA: This action is categorically exempt as defined under the California Environmental Quality Act (CEQA) under Class 2, Article 19, Section 15302 (b). Replacement of a commercial structure with a new structure of substantially the same size, purpose and capacity.

RECOMMENDATION

Approve a resolution authorizing the City Manager to enter into an agreement with KR Construction Inc. for construction of two outbuildings at the Point Pinos Lighthouse in an amount not to exceed \$147,7834 (\$128,507 bid price plus a 15% contingency).

HISTORY

The Point Pinos Lighthouse is the oldest continuously operating lighthouse on the west coast and is an irreplaceable treasure. Since February 1, 1855, its beacon has flashed nightly as a guide and warning to shipping off the rocky California Coast. Historic structures such as the lighthouse are non-renewable cultural resources that we need to preserve and cherish as an asset to the City of Pacific Grove.

The City and the Heritage Society have worked together to complete a multi-year restoration of the Point Pinos Lighthouse, restoring the Lighthouse to the period of 1935-1947. A preservation plan was developed by Lighthouse Preservation, LLC in August of 2009, and has been the main document used to guide the restoration effort.

DISCUSSION

During 1935-1947 two outbuildings stood on the Lighthouse property, used for storage, but these no longer exist. The City and the Heritage Society would like to rebuild the structures to enhance the experience of the thousands of visitors who annually visit our cherished Lighthouse.

The City received working drawings for construction of the two outbuildings and issued a second request for proposals for construction of these two structures. The two outbuildings will function as an ADA compliant restroom and as a gift shop.

The City received four base bids (exclusive of contingency for the project):

KR Construction Inc.	\$128,507
Boronda Construction Inc.	\$138,109
Mark Plainfield Construction Inc.	\$140,174
Travaille Brothers and Others	\$149,886

Staff checked references and qualified KR Construction Inc. as the lowest qualified bidder. The bid is within project range. Staff recommends the Council award a \$128,507 contract to KR Construction Inc. for the base scope of work, plus a 15% contingency fee for a total contract award of \$147,784. The 15% contingency is less than the previously requested contingency requested because changes to the project have reduced costs, and also pose reduced risk for problems or change orders.

FISCAL IMPACT

Funds are available, in the form of donations and grants.

ATTACHMENT

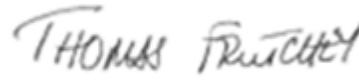
1. Resolution

RESPECTFULLY SUBMITTED:



Daniel Ghossein
Parks and Recreation Manager

REVIEWED BY:



Thomas Frutche
City Manager

RESOLUTION NO. 13-_____

**AUTHORIZING AGREEMENT FOR CONSTRUCTION SERVICES
WITH KR CONSTRUCTION INC. FOR THE CONSTRUCTION OF
TWO OUTBUILDINGS AT POINT PINOS LIGHTHOUSE**

1. The City of Pacific Grove (“City”) is responsible for the operation, maintenance and upkeep of the Point Pinos Lighthouse. The Pacific Grove Municipal Code Chapter 2.16.320 requires that Public Works projects involving an expenditure of more than \$15,000, approved by City Council by resolution.
2. Working in tandem with the Heritage Society of Pacific Grove, to raise funds from donations and grants, to construct two new outbuildings at Point Pinos Lighthouse. The two outbuildings will serve as an ADA compliant restroom and gift shop. A notice inviting sealed bids for the Construction of Two New Outbuildings at the Point Pinos Lighthouse was posted at City Hall, Published in the Monterey Herald, and posted on the City’s Website.
3. The City received four sealed bids for the project with the lowest responsible bidder being KR Construction Inc., \$128,507 for the base bid specified.
4. The Funding has been allocated for this project in fund 27, Lighthouse Maintenance and Improvement fund, and with grants and donations received through the Heritage Society of Pacific Grove.
5. This action is categorically exempt as defined under the California Environmental Quality Act (CEQA) under Class 2, Article 19, Section 15302 (b). Replacement of a commercial structure with a new structure of substantially the same size, purpose and capacity.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF PACIFIC GROVE:**

1. The foregoing Findings set forth above, and by this reference incorporates each as an integral part of this Resolution.
2. The City Manager is authorized to execute all documents and to perform all other necessary City acts to enter into an agreement with KR Construction Inc. for the 2013 Construction of Two New Outbuildings at the Point Pinos Lighthouse, in an amount not to exceed \$128,507, plus a 15% contingency fee.
3. This Resolution shall take effect immediately following passage and adoption hereof.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF PACIFIC GROVE this 17th, day of July, 2013, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

BILL KAMPE, Mayor

ATTEST:

DAVID CONCEPCION, City Clerk

APPROVED AS TO FORM:

DAVID C. LAREDO, City Attorney