



Special Board of Directors

Metropolitan Headquarters Courtyard Improvements

Item 7-2

December 5, 2023

Item 7-2 Metropolitan Headquarters Courtyard Improvements

Subject

Award a \$250,974 contract to Access General Contracting, Inc. for improvements of the courtyard area located at the Metropolitan Headquarters Building; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

Purpose

Make repairs in the Headquarters Building courtyard where assessments have shown broken tiles, deteriorated grout, caulking, and courtyard decking. Also including adhesive failures which compromise water proofing system and tile damage.

Recommendation and Fiscal Impact

- Award a \$250,974 contract to Access General Contracting Inc. for the improvements of the courtyard area located at the Metropolitan Headquarters Building.
- **Fiscal Impact:** Expenditure of \$250,974 in capital funds. All expenditures will be incurred in the current biennium and have been previously authorized.

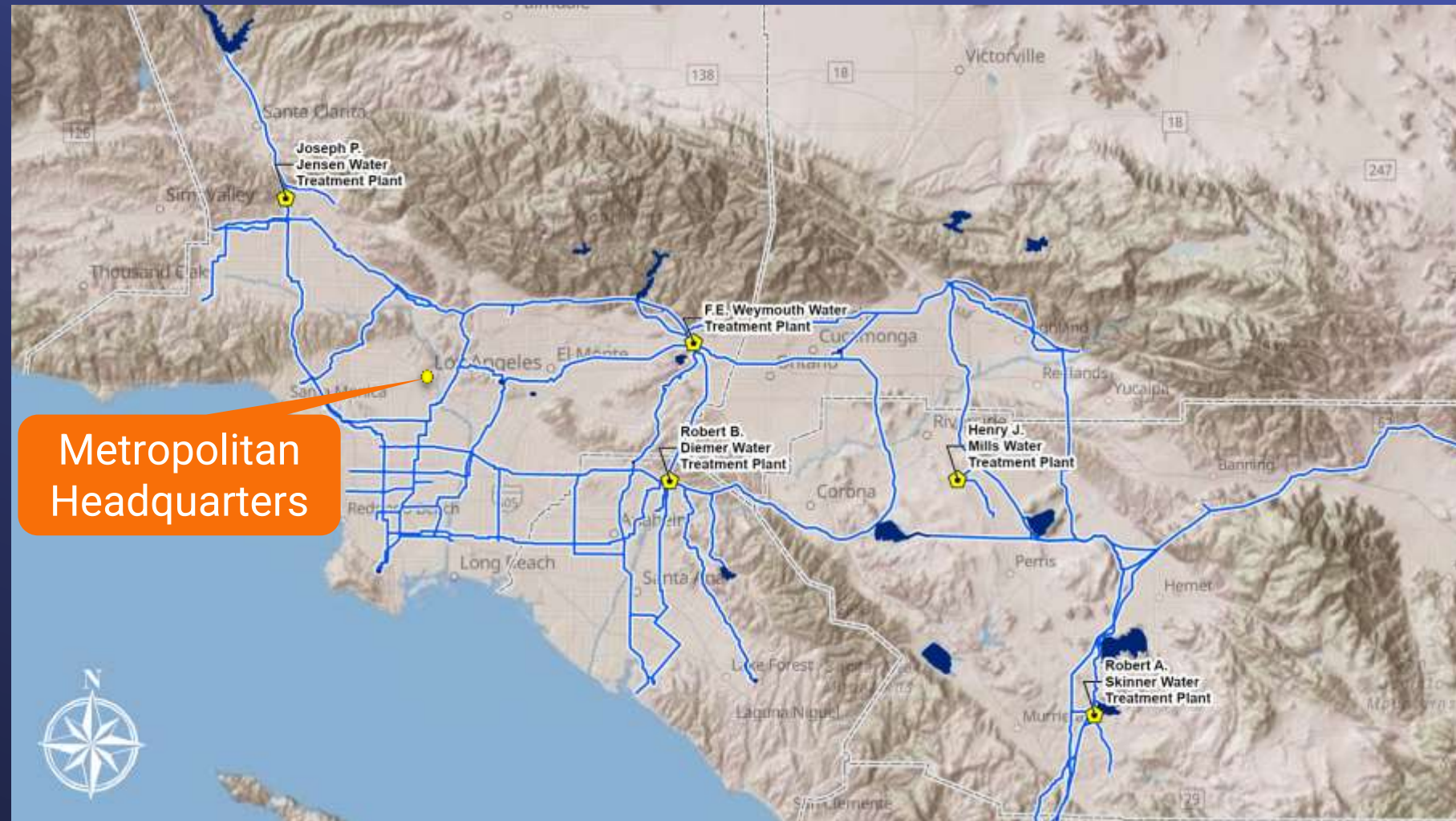
Budgeted

MWD HQ Courtyard Improvement

Current Action

- Award a \$250,974 contract to Access General Contracting, Inc. for improvements to the courtyard area located at the Metropolitan Headquarters Building

General Location Map



Background

Building initially
occupied in 1998

535,000 square
feet

1300 offices and
workstations

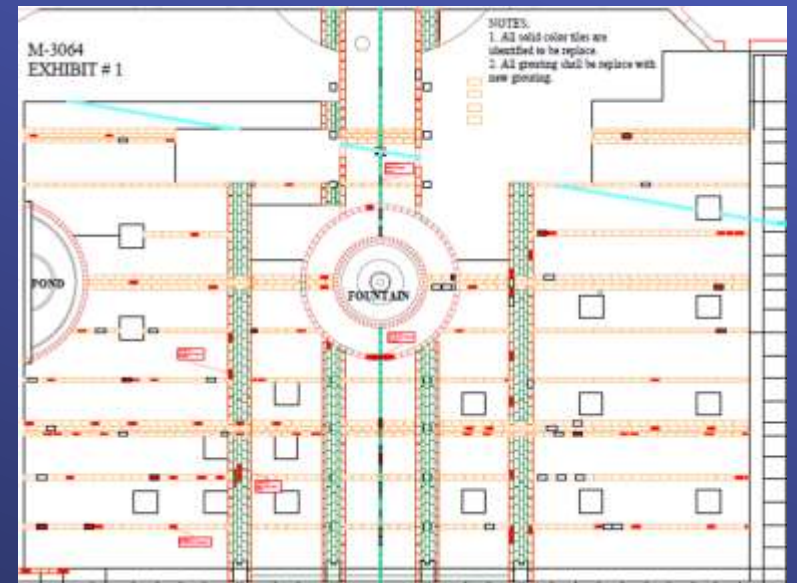
Courtyard is used
for lunch and
internal/external
events



Headquarters courtyard, in foreground

Courtyard Improvements

- Courtyard hardscape showing signs of deterioration
- Condition assessment conducted
 - Safety trip hazards
 - Damaged tiles
 - Waterproofing material has exceeded useful life



Excerpt of Courtyard assessment report



Example of damaged tiles, failed waterproofing, and trip hazard

Bid Results Specifications No. M-3064

Bids Received	September 7, 2023
No. of Bidders	3
Lowest Responsive Bidder	Access General Contracting Inc.
Low Bid	\$250,974
Range of Other Bids	\$286,286 – \$339,325
Engineer's Estimate	\$262,000
SBE Participation*	25%

*SBE (Small Business Enterprise) participation level set at 25%

Board Options

Option No. 1

- Award a \$250,974 contract to Access General Contracting, Inc. for the improvements of the courtyard area located at the Metropolitan Headquarters building.

Option No. 2

- Do not proceed with the improvements at this time.

Board Options

Staff Recommendations

- Option No. 1

