

MEMO

**Consent
Item #: 8**



Meeting Date: October 21, 2022

To: Board of Directors
From: Senior Engineer, David Ramirez
Approved by: General Manager, Felipe Melchor

Subject: Scale House and Public Restroom Improvement Project Request for Bids

RECOMMENDATION: That the Board authorize staff to prepare a Request for Bids (RFB) and solicit construction bids from qualified public works contractors for the Scale House and Public Restroom Improvement Project.

BACKGROUND

ReGen Monterey's current Scale House was constructed in 1993 and was originally designed for two (2) scale attendants serving four (4) scales. The Scale House was built as a 2-story structure with the ground level housing the scale attendants and the second level providing a small work space, a small storage area, both a computer and camera system equipment area, and the ability for elevated inspection of vehicles by the scale attendants. Since construction in 1993, the scale traffic has increased significantly. The average daily tonnage in 1996 (a few years after the Scale House was built) was roughly 700 tons per day compared to an average of about 2,500 tons per day in 2021. Similarly, the average traffic volume has increased from around 200 vehicles per day to approximately 800 vehicles per day. The traffic volume increase required that the staffing increase to four (4) scale attendants to address busy periods. With the increased traffic and additional scale attendants, the workstations inside the scale house have become crowded. In addition, the COVID-19 coronavirus has daylighted new goals for business operations such as allowing for relatively larger space per person, more space between employees, and the benefits of exterior, open air conditions over that of an enclosed space.

Staff worked with Spector Corbett Architects Inc. to take measurements of the existing building and provide conceptual planning discussions of alternative improvement schemes. The conceptual planning effort yielded a plan that provides more space in the scale house for the attendants and provides an office for the scale house supervisor to perform various oversight and related functions associated with the business transactions of the Scale House operations. Currently the supervisor performs these tasks in the main administration building away from the scales.

Physical Address

14201 Del Monte Blvd.
Salinas, CA 93908

Mailing Address

P.O. Box 1670
Marina, CA 93933

Phone / Fax

831-384-5313 PHONE
831-384-3567 FAX

Web / Social

ReGenMonterey.org
@ReGenMonterey

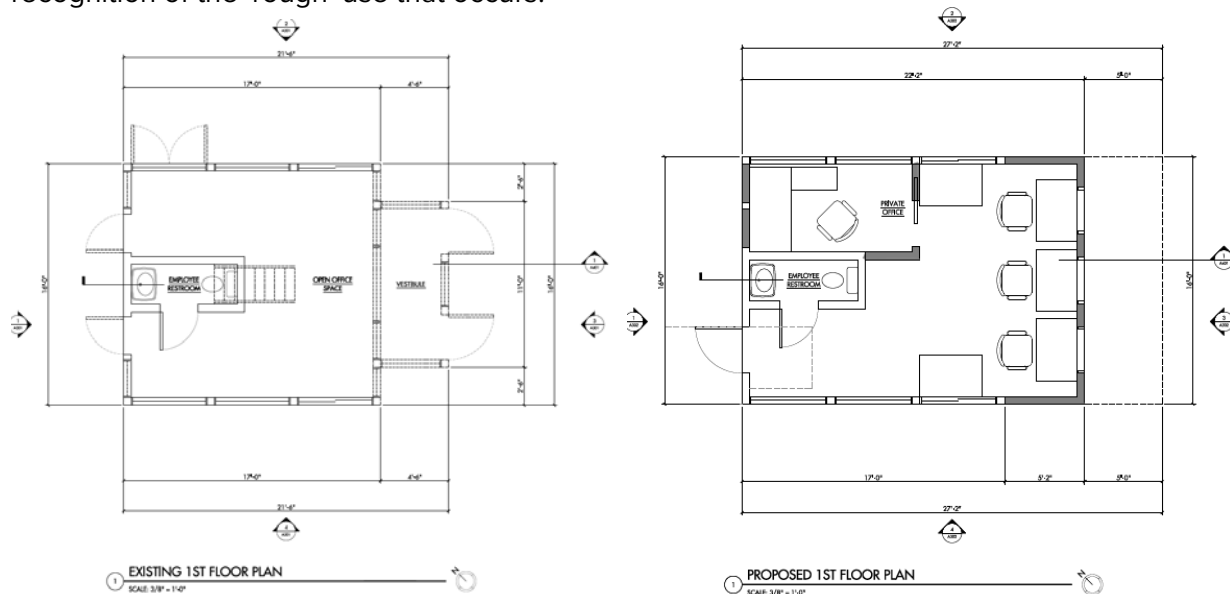
Let's not waste this.

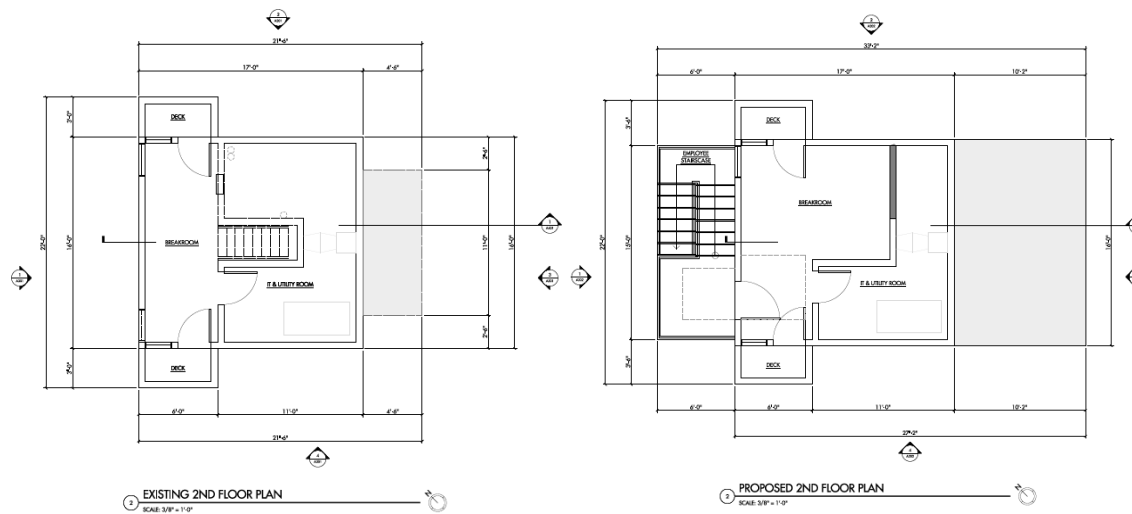


In December of 2021 the Board of Directors authorized Staff to contract with Spector Colbert Architects to prepare construction drawings for the Scale House Improvement Project. The design drawings have been completed and are being reviewed by the Monterey County Building Department for issuance of a building permit.

After evaluation of the various options for Scale House Improvements, Staff decided to design an expansion of the existing Scale House footprint to the east to allow space for all existing functions plus add a small supervisor office. The design would provide increased space in the staff work areas and provides an office area for the supervisor that is integral to the scale house functions. Refer to the figures below for the existing and proposed floor plan diagrams.

The public restrooms located next to Scale A on the exterior end of the Administration Building is included in this project to address Americans with Disabilities Act (ADA)/Accessibility upgrades required for new construction projects or significant modifications. The existing restrooms are not currently ADA accessible, and this project would remodel the two existing men's and women's restrooms to a single uni-sex ADA accessible restroom. Durable fixtures and finishes for this restroom have been chosen to increase the cleaning efficiency and accessibility of the space in recognition of the 'rough' use that occurs.





DISCUSSION

The Scale House Project construction is anticipated to commence in Spring of 2023 and last approximately 4 months. A temporary scale house will be used during the construction period to allow for the proposed improvements to be completed. This is included in the construction plan for the project. With the Board's authorization a formal request for bids will be issued to local public works contractors and the local contractor Builder's Exchange. It is anticipated that bids will be received in December of 2022 and that a qualified bid would be brought to the Board for approval at the January 2023 meeting.

FINANCIAL IMPACT

The current construction climate in the United States and, more specifically, Monterey County, is difficult to predict at this time except to generally state that price escalations have been occurring significantly during the past year. Supply chain issues, labor shortages, economic uncertainty, and COVID-19 impacts make it difficult to accurately forecast what construction costs will be prior to receiving actual bids for the project. Given the preliminary cost estimates that have previously been developed conceptually for this project, staff is anticipating the scale house renovation project with the scope noted above could cost on the order of \$750,000 to \$850,000; of which approximately \$175,000 are the result of ADA improvements.

To date ReGen Monterey has spent \$133,505 on, conceptual planning, preliminary design options, and preliminary cost estimating and design drawing. The proposed scope of work for the construction phase of the project is \$900,000 and is covered in the Capital Improvement Budget for Fiscal Year 2022/2023 for the Scale House project.



CONCLUSION

MRWMD's Scale House is an essential part of the ReGen Monterey's recycling and disposal operations. Customer volumes and staffing numbers have increased over the years without a corresponding change in the Scale House building infrastructure. The current work space does not provide adequate customer and staff amenities to accommodate the increased business activities and work space needs. Staff therefore recommends that the Board authorize staff to prepare a Request for Bids (RFB) and solicit construction bids from qualified contractors for the Scale House and Public Restroom Improvement Project.

-

-