

**REPORT TO MAYOR AND COUNCIL****TO THE HONORABLE MAYOR AND COUNCIL:**

DATE: November 17, 2008

**SUBJECT: AUTHORIZING THE REJECTION OF ALL BIDS FOR PHASE 1 OF PROJECT NO. 2067, CITYWIDE ENTRYWAY AND WAYFINDER SIGNAGE IMPROVEMENTS; AND DIRECTING STAFF TO RE-BID THE PROJECT****Report in Brief**

In bidding Phase 1, Wayfinder Signage, of Project No. 2067, Citywide Entryway and Wayfinder Signage Improvements, staff required a Class "A" (General Engineering), or Class "B" (General Building) contractor's license. This is customary for projects such as this, where concrete sidewalks will be removed or repaired. However, the construction of the wayfinder signs is highly specialized and staff anticipated that class C-45 (signage) contractors would bid on this project in association with a general contractor. This did not happen. Only one contractor, who did not have a C-45 license, submitted a bid.

Staff recommends that the Council reject bids for Phase 1 of Project No. 2067, Citywide Entryway and Wayfinder Signage Improvements, and direct staff to re-bid the project.

**Background**

On February 6, 2007, the Redevelopment Agency (**RDA**) entered into an agreement with Debra Nichols Design (**DND**) to prepare a Signage Program for the City of Concord, which included wayfinder, gateway and entryway signs. Gateway signs are those located at major freeway entries to the City, entryway signs are located at City boundaries on arterial streets, and wayfinder signs provide directional signage to key recreational, transit, parking, public, commercial, and retail locations in the downtown.

At its July 24, 2007 meeting, the Council formed an Ad Hoc Committee (hereinafter "**Committee**") on signage, and empowered the Committee to review and approve sign concepts for the wayfinder signs (including gateway/entryway signs).

At the Committee's August 8, 2007 meeting with staff and the Todos Santos Business Association (**TSBA**), DND presented a proposed wayfinder sign design. The design included vehicular signs to direct traffic in and around the downtown area, pedestrian directories at the BART station, directories at two public parking structures located on Salvio Street and informational kiosks with an area map and business directory information (**Attachment 1, Vicinity Map**). After a review of the proposed designs, the Committee, with input from the TSBA, approved the wayfinder sign designs with minimal changes. The TSBA has agreed to update the business directories and maps of the downtown which will be included in the wayfinder signs.

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The Committee, at a June 11, 2008 meeting of the Infrastructure and Franchise Committee (the ad hoc Committee and the Infrastructure and Franchise Committee are comprised of the same Council members), reaffirmed its approval of all wayfinder signage designs and locations, and directed staff to move forward with preparation of a construction contract.

The Committee also approved the final design and locations of three Gateway signs. Due to permitting requirements, design issues, and construction time, the installation of the Gateway signs will take considerably longer than the Wayfinder signs, and the TSBA has requested that the Wayfinder signage be completed as quickly as possible. Accordingly, to ensure that the Wayfinder signs were installed as soon as possible, staff decided to divide the installation of the Gateway signs and the Wayfinder signs into 2 phases. By bidding the wayfinder signage separately from gateway signage, the wayfinder signage can be completed much earlier.

Accordingly, Phase 1, Downtown Wayfinder Signage, of Project 2067, Citywide Entryway and Wayfinder Signage Improvements, was publicly bid. Bids were opened on Friday, October 10, 2008 at 10:00 a.m. A single bid of \$161,500 was received (**Attachment 2**, Bid Sheet).

**Discussion**

In bidding Phase 1 of this project, staff required a Class “A” (General Engineering), or Class “B” (General Building) contractor’s license. The requirement of a Class A or B license is customary for projects where concrete sidewalks will be removed or repaired, which is a component of the subject project. However, the construction of the wayfinder signs is highly specialized. The signs are housed in custom fabricated metal frames which must be made to order, and a specially fabricated tile system must be mounted into the metal frames. Additionally, custom graphics must be provided and installed as part of this contract. To provide a durable product capable of withstanding years of use specialized fabrication skills are required. This type of work is generally done by signage companies with a C-45 license. Contractors with the C-45 license specialize in outdoor signs custom fabricated for display purposes.

Staff anticipated that signage contractors with C-45 licenses would bid on this project in association with a general contractor. However, this did not happen, and the pool of potential bidders was significantly reduced.

Staff received one request for a change of licensing qualifications during the bid process. However, this request came just prior to the bid opening date. There was insufficient time to issue an addendum modifying the bid proposal requirements. At that time, staff still expected that bidders with C-45 licenses would team with a general contractor and bid on the project. This did not happen and only one bid was received. The single bid received was submitted by a Class A contractor, who will not be working in conjunction with a subcontractor with a C-45 license.

As discussed, it is necessary to have a contractor or subcontractor with a C-45 license fabricate the signs to ensure that the quality of signs as set forth in the contract is met. Accordingly, staff recommends that the sole bid be rejected and that this project be re-bid with the proper licensing requirements.

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**Fiscal Impact**

Re-bidding the project may increase the project cost slightly due to increased administrative cost. This cost could be offset if the bids come in low due to increased competition. However, as noted, the recommendation to reject the sole bid is not based on cost, but to ensure that the appropriate licensed contractor (C-45 license) will fabricate and install the signs.

**Public Contact**


The Notice to Contractors describing the project and scheduled bid opening was published in the Contra Costa Times on September 17, 2008 and September 23, 2008. The Notice to Contractors was posted on eBidboard.com on September 9, 2008. The Council Agenda was posted.

**Recommendation for Action**

Staff recommends the Council reject all bids for Project No. 2067, Citywide Entryway and Wayfinder Signage Improvements – Phase 1, Downtown Wayfinder Program, and direct staff to re-bid the project.

Prepared by: Robert W. Vedovi  
Assistant Civil Engineer  
[rob.vedovi@ci.concord.ca.us](mailto:rob.vedovi@ci.concord.ca.us)

Reviewed by: Alex Pascual, PE,  
Director of Building, Engineering &  
Neighborhood Services  
[Alex.pascual@ci.concord.ca.us](mailto:Alex.pascual@ci.concord.ca.us)

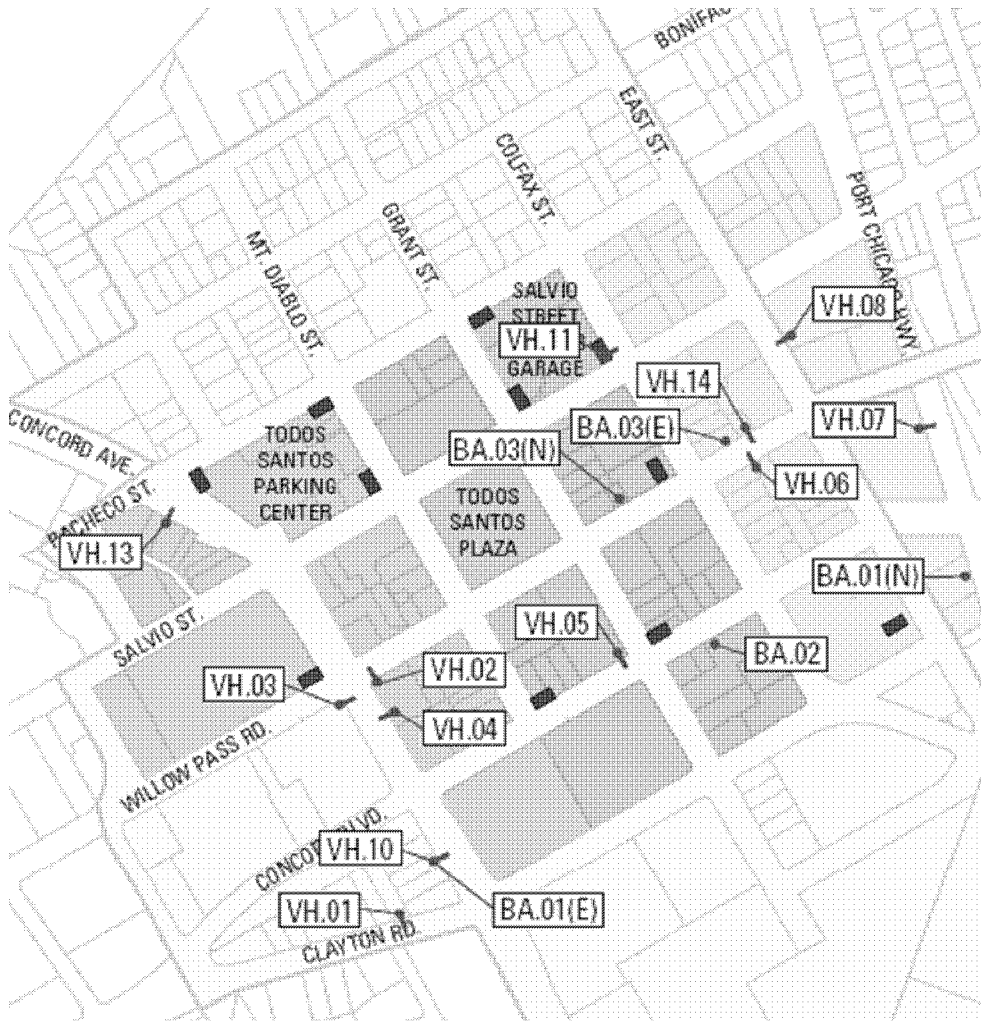


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Daniel E. Keen  
City Manager  
[Daniel.keen@ci.concord.ca.us](mailto:Daniel.keen@ci.concord.ca.us)

Attachment 1 – Vicinity Map  
Attachment 2 – Bid Sheet

Vicinity Map



KEY	
→	VH - VEHICULAR WAYFINDING HORIZONTAL
■	WK - PEDESTRIAN WAYFINDING KIOSK
■	WW - PEDESTRIAN WAYFINDING WALL MOUNT
■	PE - PARKING ENTRANCE LETTERS
■	PF - PARKING DIRECTIONAL FLAG



CITY OF CONCORD  
**Bid Analysis Sheet**

Bidder	Bid Amount
1. Reynaldo C. Tagle, of Antioch, CA	\$161,500.00
<b>Engineer's Estimate</b>	\$188,000.00
<b>Project Title: CITYWIDE ENTRYWAY AND WAYFINDER SIGNAGE IMPROVEMENTS – PHASE 1 – WAYFINDER SIGNAGE</b>	
<b>Project Number: 2067</b>	
<b>Project Description:</b> This project will install vehicular signs and pedestrian wayfinder kiosks and directories in the downtown area.	
Bids were opened on: Friday, October 10 <sup>th</sup> , 2008 at 10:00 a.m.	