

**TOWN OF SAN ANSELMO**  
**STAFF REPORT**  
January 21, 2010

For the meeting of January 26, 2010

TO: Town Council

FROM: Steve Myrter, P.E., Public Works Director

SUBJECT: Award of Construction Contract to United Access & Security to Repair Various Exterior Town Hall Doors and Library Doors

**RECOMMENDATION:**

That Town Council award construction contract for the repair of Various Town Hall Doors (Project) to United Access & Security for the not to exceed amount of \$22,893.

**BACKGROUND**

Approximately 11 years ago the various exterior Town Hall Doors and Council Chamber doors were retrofitted with all new ADA hardware. At that time Dave Segal Construction was hired to perform this work. Due to the unique nature of these large heavy double door sets, Mr. Segal chose to subcontract out this portion of the work to a specialized door contractor who elected to install Rixson door hardware.

Currently these exterior doors are not operating properly and are in need of repair. In addition the entrance doors servicing the Council Chambers, the Library connecting hallway, and the west end of the Police Station are also malfunctioning and/or required ADA upgrades.

**DISCUSSION:**

In order to expedite these door repairs staff initially requested Rockaway Construction, the Town Hall Flood Mitigation General Contractor, to incorporate repair of these doors as part of their Town Hall Flood Mitigation work last year. Rockaway Construction agreed to accept this additional work and to seek bids from specialty door contractors. Unfortunately, after several months of attempting to solicit bids from door contractors, Rockaway's representative informed staff that he had not been successful in finding a subcontractor willing and/or qualified to perform these repairs and stated that he no longer would be able to accept this additional work.

Staff then contacted Dave Segal Construction, the contractor who initially upgraded the doors approximately 11 years ago, in attempt to obtain references of door contractors that could perform this specialty work. He stated it was essential that we hire a contractor with Rixson