



Staff Report

Date: November 1, 2016
To: City Council
From: Valerie J. Barone, City Manager
Reviewed by: Victoria Walker, Director of Community and Economic Development
Prepared by: Mark Migliore, Associate Civil Engineer
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Subject: **Considering award of a sitework construction contract in the amount of \$160,580 to McNabb Construction of Lafayette for the Meadow Homes Park Playground Installation (sitework), Project No. 2352; approve a related budget transfer; and authorize staff to utilize the available project contingency for contract change orders up to 10% of the contract amount. (Parkland Funds, Measure WW Grant funds)**

The project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act Guidelines Sections 15303 – New Construction and 15304 – Minor Alterations to Land.

Report in Brief

The Meadow Homes Park Playground Installation Capital Improvement Program (CIP) project (Project No. 2352) provides for the construction of a new playground at Meadow Homes Park. The playground will include separate play areas for older and younger children, connected by an area containing swings.

Project construction is comprised of two contracts. The first contract, for the procurement of equipment, was previously approved by the City Council on September 13, 2016. This second contract includes site preparation, construction of the playground area and concrete seatwall, installation of the play equipment purchased under the procurement contract, installation of wood fiber playground surfacing and

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fencing. The bid documents also included two additive bid alternates: 1) installation of rubberized poured-in-place playground surfacing; and 2) installation of four (4) benches.

McNabb Construction of Lafayette (McNabb) was the low bidder and submitted a responsive and responsible bid. The total bid from McNabb (Base Bid plus Additive Alternates) is \$223,930.00. McNabb has an appropriate and valid contractor's license and satisfactory work references.

The available project funds are insufficient to cover the full costs of the designed improvements, the estimated construction management and inspection services, and an appropriate construction contingency, therefore staff recommends proceeding with Base Bid items only at this time. The total sitework funding for this project will include the \$160,580 Base Bid, plus the costs for construction management and inspection services and a ten percent construction contingency, all of which totals \$365,000. In addition to the available project funds, approximately \$40,000 more will be needed to fully fund construction of the sitework project.

If approved by the City Council, site preparation is anticipated to begin in early December 2016 to accommodate the delivery of the equipment and be completed in March 2017, weather permitting.

Recommended Action

Staff recommends that the City Council take the following actions:

1. Award the sitework construction contract in the amount of \$160,580 for the Base Bid to McNabb Construction of Lafayette for Meadow Homes Park Playground Installation (sitework) (Project No. 2352), and authorize the Mayor to execute the agreement subject to approval of the City Attorney; authorize staff to utilize the available project contingency for contract change orders that become necessary (up to 10% of the contract amount).
2. Approve a budget transfer of \$40,000 from Parkland Dedication Funds – fund balance (Fund 450) to Meadow Homes Park Playground Installation (Project 2352).

Background

The project was first developed as a result of site assessments and surveys by the Monument Community Park Assessment Committee and was identified as a priority project.

The Meadow Homes Park Playground Installation project (Project No. 2352) was approved by the City Council with the adoption of the Fiscal Year 2015-2016 Capital Improvement Program (CIP) Budget. At that time, funding was provided for playground

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design only. The City Council later authorized staff to seek additional funding to support implementation of the project from the East Bay Regional Parks District (District) through reallocation of Measure WW funds. Staff submitted the reallocation application in March 2016 and the District approved the reallocation request in June 2016.

The project will include the installation of a new playground including an area with play equipment for children ages 2 to 5, and a nearby play area with play equipment for children ages 5 to 12, with a connecting area with swings (Attachment 1).

The project involves two contracts. The first contract was for the procurement of the playground equipment. The play equipment was selected with significant input received from the community, with procurement authorized by the City Council on September 13, 2016. The purchase agreement for the playground equipment has been executed and the equipment has been ordered. Equipment delivery is expected in late December 2016. The second contract which is under consideration by the City Council in this agenda report, is for the site improvement contract.

This second contract includes site preparation, construction of the playground area and concrete seatwall, installation of the play equipment purchased under the procurement contract, installation of wood fiber playground surfacing and fencing, collectively known as "sitework". The bid documents also included two additive bid alternates: 1) installation of poured-in-place playground surfacing; and 2) installation of four (4) benches.

The basis of award determining the lowest bidder is the Total Bid, which includes the Base Bid for Meadow Homes Park Playground Installation, and the two Additive Alternate Bid Items.

Analysis

Construction Contract

The project was solicited as required by State law and City policy. Bids were opened on September 20, 2016. Six (6) bids were received in amounts ranging from \$223,930.00 to \$291,722.45 for the Total Bids as shown on the Bid Summary (Attachment 2). The Engineers Estimate for the total bid was \$219,686; the estimate for the base bid was approximately \$165,000. McNabb Construction was the low bidder and submitted a responsive and responsible bid. A summary of the lowest three bids by schedule is as follows:

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BID SCHEDULE	Engineer's Est.	McNabb Construction	Breneman, Inc.	Community Playgrounds, Inc.
BASE BID – SITE PREP, GRADING, SEATWALL, SURFACING, FENCING. PLAY EQUIPMENT INSTALLATION	\$164,974	\$160,580	\$183,363.00	\$206,299.50
ADDITIVE BID 1 – Poured-in-place RUBBERIZED SURFACING	\$43,000	\$49,000	\$35,790.00	\$39,633.00
ADDITIVE BID 2 - BENCHES	\$11,712	\$13,713	10,000.00	\$9,624.00
Total	\$219,686	\$223,293	\$229,153.00	\$255,556.50

Staff contacted the low bidder to obtain confirmation of their bid amount. McNabb confirmed that they are ready to perform the work as bid. Staff completed analysis of McNabb's bid, determining that they possess an appropriate and valid license, and is not on any debarred list. Additionally, they and all of their subcontractors are registered with the Department of Industrial Relations as required by SB 854, have satisfactory references and have successfully completed CIP projects before for the City of Concord including the Bocce Courts at Baldwin Park (Project 2177); and the ADA Barrier Removal at Baldwin Park (Project 2179).

As noted above, the Total Bid includes the Base Bid and Additive Alternates #1 and #2. The City reserved the right to award the additive alternates depending on the available project budget. The project budget is insufficient to award either Additive Alternate #1, poured in place playground surfacing, or Additive Alternate #2, installation of four (4) benches. Because of this, staff recommends proceeding with the Base Bid work only at this time.

The Base Bid includes wood fiber play surfacing for the playground and basic seating is provided on the seatwall in the playground area. Additional benches can be installed after the project is complete as funds permit.

Environmental Review

At the September 13, 2016 meeting, the City Council found that the overall project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act Guidelines Sections 15303 – New Construction and 15304 – Minor Alterations to

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Land. A Notice of Exemption was filed with the County Clerk's office subsequent to the Council award of the equipment procurement contract.

Financial Impact

The available funds in the project account after accounting for the project design and bidding is approximately \$279,000, including \$14,000 in Parkland Dedication funds and \$265,000 in Measure WW funds which have been appropriated by the East Bay Regional Parks District for project construction. To award the Base Bid, provide for construction management, inspection and testing services, staff oversight and an appropriate contingency of 10%, a total available budget of \$365,000 is required. Additional funding in the amount of \$40,000 is required to fully fund construction of this project.

Staff recommends that the City Council approve a budget transfer of \$40,000 from the Parkland Dedication fund – fund balance (Fund 450) to the Meadow Homes Park Playground Installation Project (Project No. 2352) to cover the funding shortfall. This fund transfer is recommended to allow for construction of the Base Bid contract and leverage City funds for project implementation.

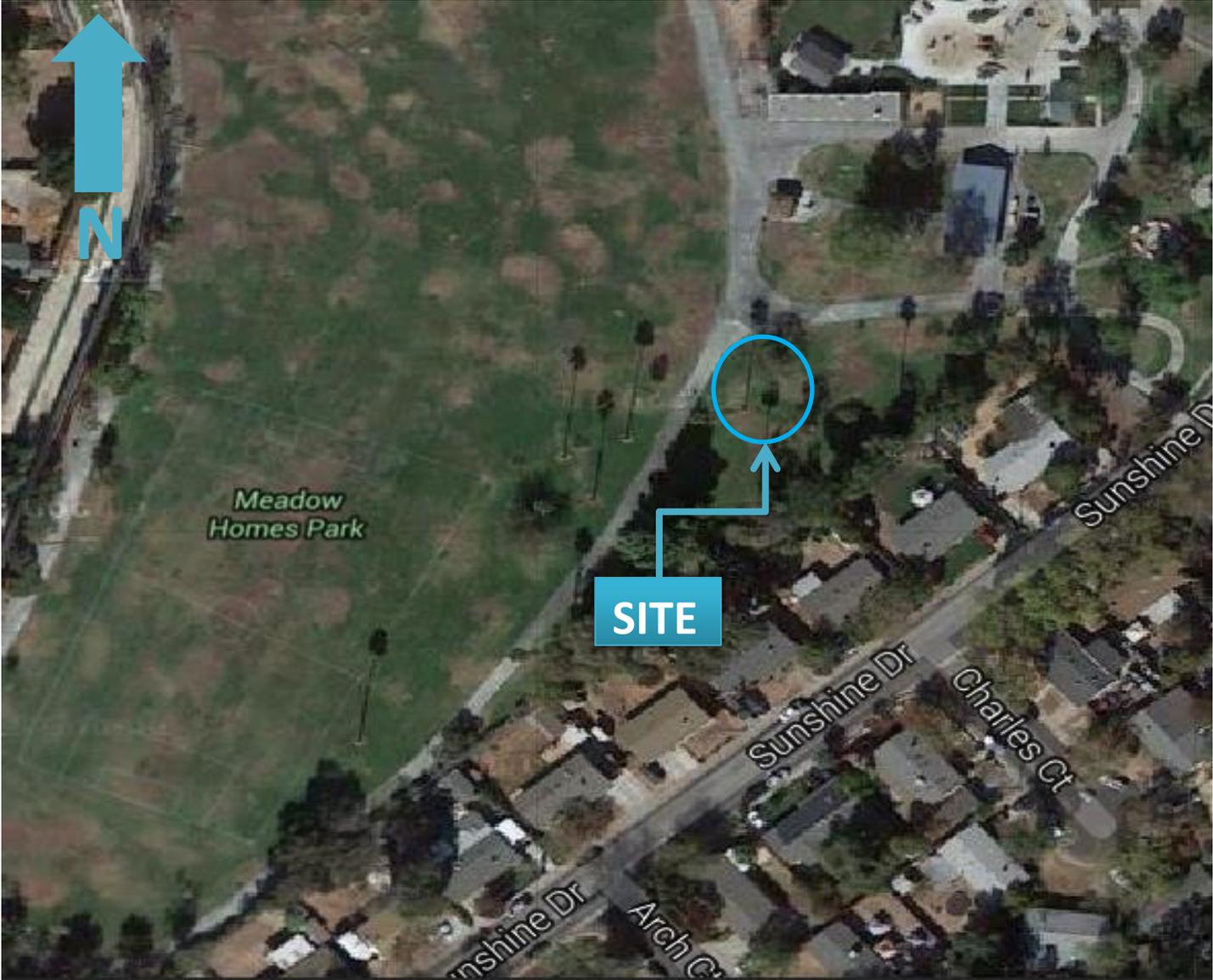
Public Contact

The City Council Agenda was posted.

Attachments

1. Location Map
2. Bid Summary

LOCATION MAP
PJ 2352 MEADOW HOMES PLAYGROUND INSTALLATION
MEADOW HOMES PARK, CONCORD, CA



**City of Concord
Bid Sheet**

**PROJECT #2352
Meadow Homes Park Playground
Installation (Sitework)**

**Bid Opening:
Thursday,
Sept 20, 2016
2:00 p.m.**

City Manager's Conference Room

Engineer's Estimate: \$150K to \$225K

To be awarded:

COMPANY	TOTAL BID
McNabb Construction 3286 Gloria Terrace Lafayette, CA 94549	\$223,930.00
Breneman Inc. P. O. Box 1055 Concord, CA 94522	\$229,153.00
Community Playgrounds, Inc. 200 Commercial Street Vallejo, CA 94589	\$255,556.00
Grace Construction 1480 Wharton Way Concord, CA 94524	\$258,800.00
Suarez & Munoz Construction, Inc. 2490 American Avenue Hayward, CA 94545	\$272,918.00
G&G Builders 4542 Contractors Place Livermore, CA 94551	\$291,722.45

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