

Agenda Report

TO: CITY COUNCIL

DATE: APRIL 11, 2005

THROUGH: FINANCE COMMITTEE

FROM: CITY MANAGER

SUBJECT: INCREASE THE BUDGET OF THE *EATON WASH PARK – IMPLEMENT MASTER PLAN* CAPITAL IMPROVEMENT PROJECT AND AWARD OF CONTRACT TO FLEMING ENVIRONMENTAL INCORPORATED FOR DESIGN, CONSTRUCTION AND INSTALLATION OF A PREFABRICATED RESTROOM BUILDING AT EATON WASH PARK

RECOMMENDATION

It is recommended that the City Council:

1. Amend the FY 2005 Capital Improvement Program to increase the budget of the *Eaton Wash Park – Implement Master Plan* project (budget account 78289) from \$1,473,454 to \$1,695,421;
2. Approve a journal voucher recognizing and appropriating \$66,967 of unencumbered Residential Impact Fee Funds to the *Eaton Wash Park – Implement Master Plan* project (budget account 78289);
3. Approve a journal voucher recognizing and appropriating \$70,000 of Pasadena Center Operating Company (Ice Rink) Funds to the *Eaton Wash Park – Implement Master Plan* project (budget account 78289);
4. Approve a journal voucher recognizing and appropriating \$85,000 from BRE Properties, Inc. to the *Eaton Wash Park – Implement Master Plan* project (budget account 78289);
5. Accept the bid, dated March 8, 2005, submitted by Fleming Environmental Incorporated in response to the specifications for Eaton Wash Park Restroom Building; reject all other bids received; and
6. Authorize the City Manager to enter into such contract as required, in the amount of \$155,900.00, that includes a base bid of \$148,453.00 and \$7,447.00 for any additional work the City may order pursuant to the project specifications.

BACKGROUND

Eaton Wash Park is the first new park to be constructed by the City of Pasadena in 30 years. The park will be constructed at 3026 East Orange Grove Boulevard on property owned by both the City of Pasadena as dedicated parkland and on property owned in fee by Southern California Edison Company. This project provides for the design of a new park restroom to be constructed off-site, delivered to the park via tractor-trailer, and installed on a prepared building pad (Attachments "A" and "B"). This project is included in the City's Capital Improvement Program.

Due to the need for additional design work necessitated by the location of an ice rink on this property, some unforeseen environmental factors, and the need for larger play equipment, the cost to complete the project has increased by \$221,967.

The park design has been reconfigured to allow the placement of the ice rink on the southern section of the park and the expansion of the park to the east into the adjacent SCE property. This requires the installation of a grounding system to the park's fence and the addition of climbing discouragers around the transmission towers as required by SCE.

Methane was detected on the project site during geotechnical investigations conducted during the design phase of the work. The methane is being generated by the biodegradation of plant material buried on the site many years ago and requires mitigation. This additional geotechnical work cost \$30,000 and mitigation measures may be as high as an additional \$30,000.

Finally, BRE properties, the developer of the Stuart Pharmaceutical site, has agreed to fund an upgrade to the play equipment at a cost of \$85,000. A picnic shelter will be relocated from the former Stuart Pharmaceutical Plant to Eaton Wash Park. The upgrade of the playground equipment will provide a greater balance of scale between the playground equipment and the picnic shelter. The City Council approved a revision of the park's master plan to include the shelter and the upgraded equipment on March 14, 2005.

The recommended revised project budget and funding recommendation is listed below.

REVISED REVENUES/APPROPRIATIONS	
Appropriations to date	\$1,473,454
<u>Requested Additional Appropriations</u>	\$221,967
Private Capital - BRE for play equipment upgrade	\$85,000
Pasadena Center Operating Company (Ice Rink)	\$70,000
Residential Impact Fees	\$66,967
RECOMMENDED TOTAL REVENUE	\$1,695,421

Eaton Wash Park Restroom Building

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EATON WASH PARK REVISED BUDGET		
Project Design		\$324,100
Phase 1 - Pre Ice Rink Design	\$123,800	
Phase 2 - Design	\$120,000	
Re-design due to Ice Rink	\$50,000	
Geotechnical Studies	\$30,300	
Construction		\$1,274,321
Site preparation work prior to construction	\$25,000	
Park Construction Contract	\$878,184	
Restroom Construction Contract	\$155,900	
Play Equipment Upgrade (Developer Funded)	\$85,000	
Water and Electric utility fees	\$30,600	
Electrical Service (provided by BSFMD)	\$36,637	
SCE-required climb discouragers/inhibitors and fence grounding	\$20,000	
Methane Mitigation Contingency	\$30,000	
Permit Fees	\$13,000	
Project Management/Inspection		\$97,000
TOTAL		\$1,695,421

Contract Award

The project was advertised in the Pasadena Star News on February 11, 2005. In addition, the Notice Inviting Bids was published in four trade publications. Bid packets were obtained by 21 contractors, five of whom submitted bids for the project.

<u>Bidder</u>	<u>Amount</u>
1. Fleming Environmental Incorporated, Buena Park, CA	\$148,453.00
2. Pima Corporation, Los Angeles, CA	\$151,500.00
3. Orange Builders, Inc., Laguna Hills, CA	\$151,849.00
4. 4-Con Engineering, Inc., Fontana, CA	\$155,649.00
5. Ava Builders & Remodeling, Valley Glen	Non-Responsive
 Engineer's Estimate	 \$130,000.00

Staff has reviewed and contacted relevant project references for the recommended contractor and believes Fleming is the lowest bidder and is capable of performing the work in a professional manner. It is anticipated that construction will begin in April 2005, and will be completed by October 2005.

Fleming has indicated that there will not be any new hires as a result of this contract. The proposed contract with Fleming Environmental Incorporated will be as follows:

Base Bid	\$ 148,453.00
Contingency Allowance	\$ 7,447.00
Contract "Not to Exceed" Amount	\$ 155,900.00


ENVIRONMENTAL COMPLIANCE

On December 20, 2004, the City Council approved the Initial Study and adopted a Mitigated Negative Declaration for the Eaton Wash Master Plan.

FISCAL IMPACT

With the approval of the recommended journal voucher, sufficient funding will be available in Capital Improvement Program budget account number 78289, Eaton Wash Park – Implement Master Plan, to cover the cost of this contract. Sufficient Residential Impact funds are available to cover its portion of the budget amendment, and the \$70,000 provided by the Pasadena Center Operating Company (PCOC) is part of the \$2 million commitment made by PCOC towards the relocation of the ice rink from the Civic Auditorium.

Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:



Todd Holmes
Landscape Architect

Reviewed by:

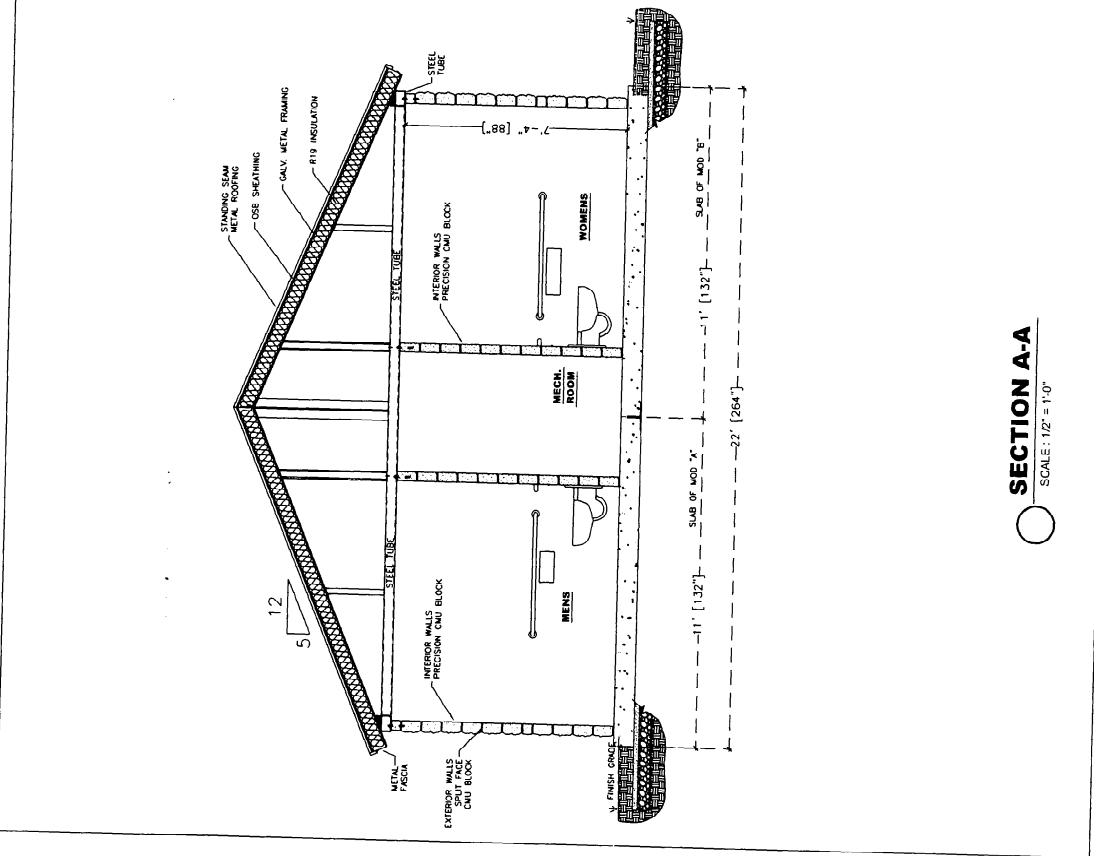


Kathleen Woods, Administrator
Parks and Natural Resources

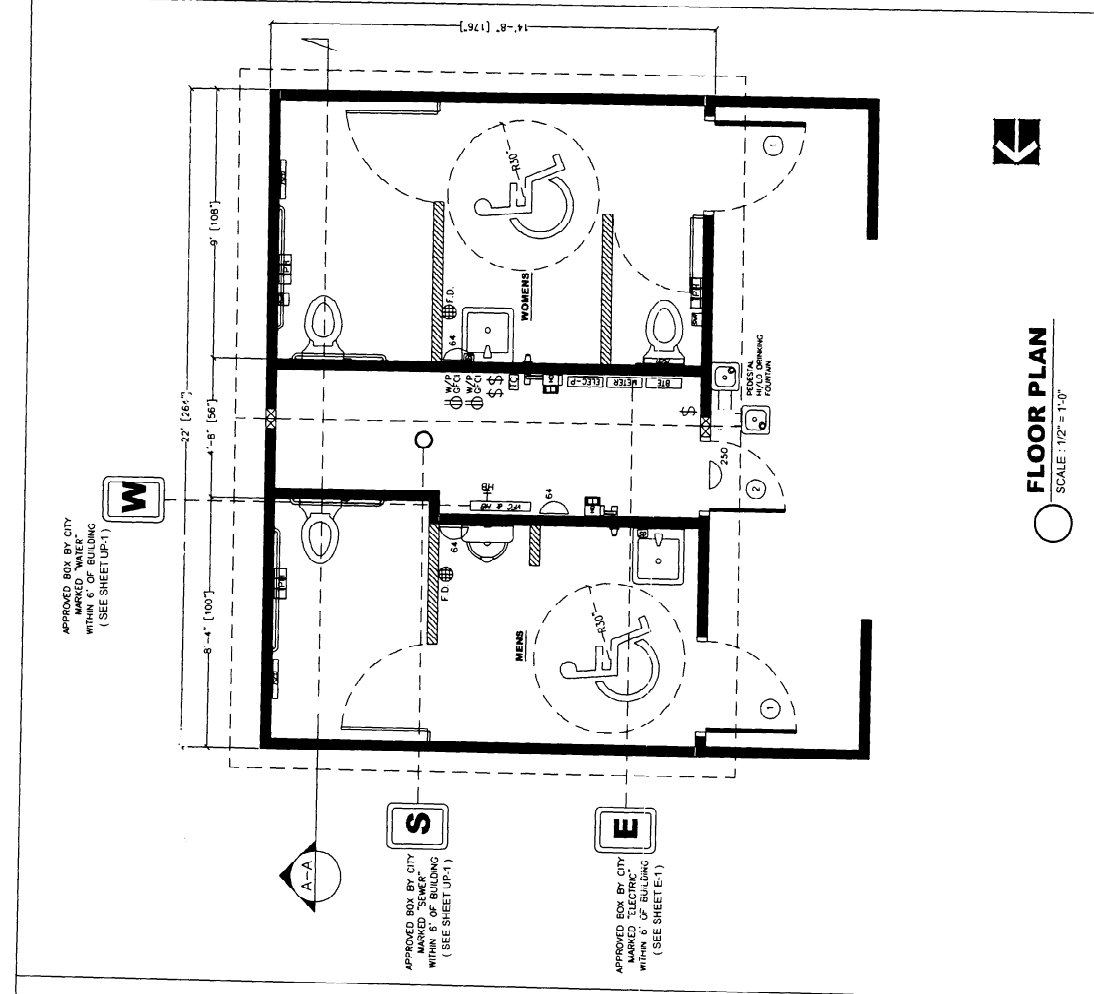
Approved by:



Martin Pastucha, Director
Department of Public Works



SECTION A-A
SCALE: 1/2" = 1'-0"



FLOOR PLAN
SCALE: 1/2" = 1'-0"

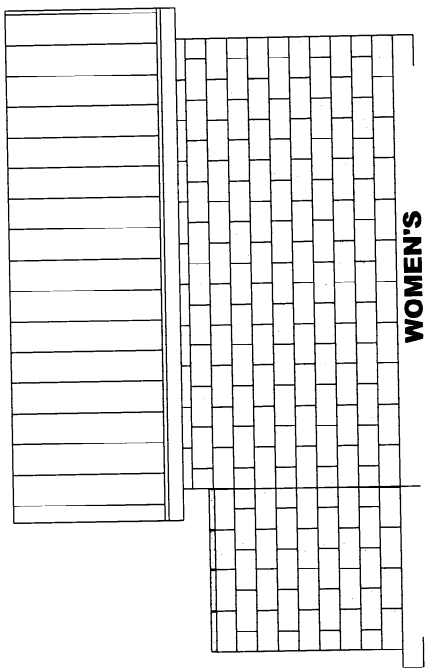
EATON WASH PARK RESTROOM BUILDING
April 11, 2005
Attachment "A"

APPROVED BOX BY CITY
 MARKED "WATER"
 WITHIN 6' OF BUILDING
 (SEE SHEET UP-1)



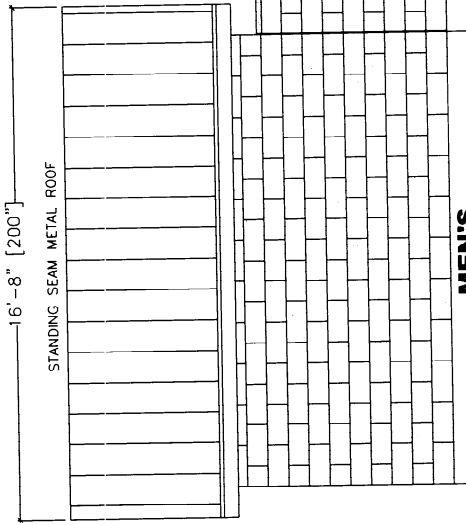
APPROVED BOX BY CITY
 MARKED "ELECTRIC"
 WITHIN 6' OF BUILDING
 (SEE SHEET UP-1)





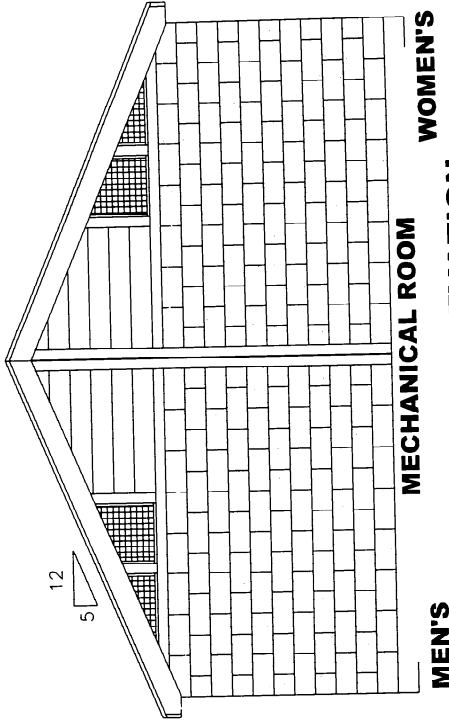
SOUTH ELEVATION

SCALE : 1/4" = 1'-0"



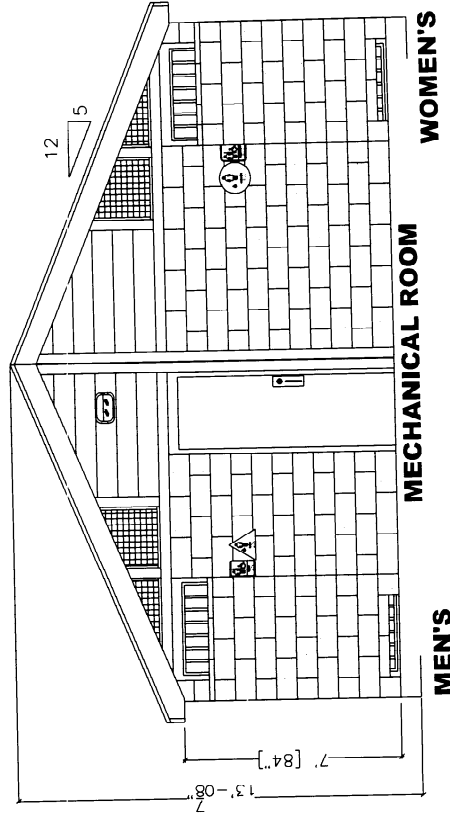
NORTH ELEVATION

SCALE : 1/4" = 1'-0"



EAST ELEVATION

SCALE : 1/4" = 1'-0"



WEST ELEVATION

SCALE : 1/4" = 1'-0"

EATON WASH PARK RESTROOM BUILDING

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Attachment "B"