



Agenda Report

December 12, 2016

TO: Honorable Mayor and City Council

FROM: Department of Public Works

SUBJECT: CONTRACT AWARD TO AWI BUILDERS INC. FOR ROBINSON PARK RECREATION CENTER RENOVATION FOR AN AMOUNT NOT TO EXCEED \$7,259,000

RECOMMENDATION:

It is recommended that the City Council

- 1 Find that on October 28, 2002, the City Council approved the Robinson Park Master Plan and the Initial Study (IS) and Negative Declaration (ND) prepared for the Master Plan, that the scope of project construction has been reduced from that studied in the ND, but such changes do not constitute changed circumstances or new information which would trigger further environmental review pursuant to the California Environmental Quality Act (CEQA),
- 2 Acknowledge the addendum to the Initial Study and Negative Declaration (adopted on October 28, 2002) prepared for the proposed Robinson Park project. The addendum found that the project was in substantial conformance with the environmental analysis that was conducted for the Robinson Park Master Plan as part of the adopted IS and ND and there are no changed circumstances or additional information which would require further review,
- 3 Find that the activities proposed are categorically excluded under Department of Housing and Urban Development (HUD) regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements, and
- 4 Accept the bid dated November 18, 2016, submitted by AWI Builders Inc in response to the Project Specifications for Robinson Park Recreation Center Renovation, and authorize the City Manager to enter into a contract not to exceed \$7,259,000 which includes the base contract amount of \$6,599,000 and a contingency of \$660,000 to provide for any necessary change orders

ADVISORY COMMISSION/COMMITTEE REVIEW:

The project was presented to the Human Services and Recreation and Parks Commissions at a Special Joint Meeting on May 7, 2013. The Project's Conditional Use Permit application was approved by the Hearing Officer on November 4, 2015, and the project received Final Design Review approval by the Design Commission on June 15, 2016. On March 9, 2016 the Urban Forestry Advisory Committee supported the Department of Public Works recommendation to remove two Public Trees in conjunction with the project, and on March 16, 2016 the request for tree removal was approved by the City Manager's designee.

BACKGROUND:

Conceptually approved by City Council in October 2002, the Robinson Park Master Plan anticipated a revitalization effort involving expansion of the park, construction of state-of-the-art sports fields and rehabilitation of the Center buildings. Phase I of the Master Plan Implementation was designed and constructed from 2008 to 2010. The \$5 million project included expansion of the park by 2.5 acres, Pasadena's first synthetic turf sports fields, additional off-street parking, new restroom facilities, and sport field lighting. The project was guided by the Robinson Park Master Plan Committee whose members participated in the earlier park master planning effort, the City's Northwest Commission, and other interested individuals.

In early 2011, the Robinson Park Master Plan Committee was reconstituted for discussions on Phase II of the Master Plan. The main objectives were to gather public input on the proposed funding for the project, presentation of conceptual plans, and to invite public comment regarding a Substantial Amendment to the City's approved U.S. Department of Housing and Urban Development (HUD) 2010-2015 Consolidated Plan to include an application to HUD for a Section 108 Loan to help fund the project. Phase II of the Robinson Park Master Plan Implementation was added to the Capital Improvement Program (CIP) budget in 2011 and the loan was approved by HUD in February 2013.

On March 3, 2014, following the results of a Competitive Selection process, the City Council authorized a contract with GKKworks for architectural and engineering services for the Robinson Park Recreation Center Renovation Project in an amount not to exceed \$802,000.

In working with City staff from the City Manager's Office, Human Services and Recreation Department and Public Works Department, and guided by input from the Robinson Park Recreation Center Renovation Project Steering Committee, GKKworks undertook an extensive community engagement process to both inform the community of the rehabilitation project and gain feedback that would guide the design of the rehabilitated center. This effort included 15 community workshops and drop-in meetings targeted to users, 17 Robinson Park Recreation Center Renovation Steering Committee meetings, six community events, creation of a project website, use of social media to survey the

public and provide project information, and distribution of flyers, press releases, published notices in local newspapers and mailers in order to garner public input on the project

This project consists of the demolition and reconstruction of the Recreation Center's approximately 9,000 square foot multipurpose room, administrative offices, kitchen, open court yard, restrooms and conference room, an approximately 4,900 square foot addition of fitness and dance rooms, storage and common areas, and an intensive structural upgrade of the Recreation Center's existing 7,300 square foot gymnasium. The design is fully accessible and includes energy efficient lighting, technology and security upgrades and new drought tolerant landscaping. The proposed Robinson Park design is shown in Attachment A.

In that HUD's federal contracting provisions forbid the use of geographic preferences in the award of construction contracts, the City's current Local Subcontracting and Local Hiring Provisions could not be implemented on this project. However, in order to maximize local business's participation in the bidding process, the Public Works and Finance Departments undertook the following local participation measures: (1) The City's project community outreach consultant distributed notices regarding the project and sent out emails to alert local residents and businesses regarding the project, (2) Distributed via City website, mail and email a notice to over 830 Pasadena Businesses informing them of the requirements that would make them eligible to compete for this bid opportunity as a Prime Contractor or subcontractor, and inviting them to a Meet and Greet meeting with Prime Contractors, (3) Conducted a mandatory pre-bid conference and Meet and Greet meeting with Prime Bidders and Pasadena businesses to facilitate bidding opportunities, (4) The Meet and Greet was attended by the local Small Business Development Center to provide technical assistance to Pasadena businesses, (5) Established a public Plan Room at Robinson Park for local contractors to review plans and specifications, and (6) Provided Bidding Documents and addenda to all potential Prime Bidders and subcontractors via Planet Bids website, Public Works Permit counter and email distribution lists compiled by Public Works staff.

AWI Builders Inc submitted their bid under HUD Section 3 Program requirements wherein they made a Written Commitment to (1) Hire at least 30% aggregate new-hires that are qualified low-income residents, or (2) Subcontract 25% or more of the bid amount to qualified Section 3 Business Concern(s). Also submitted with their bid was a written Section 3 Economic Opportunity Plan which details their specific employment and training commitment. The City and HUD will monitor AWI's Economic Opportunity Plan for ongoing compliance with HUD's requirements.

A finding of compliance with the General Plan was previously made and is shown on page 9.1 of the FY 2017 Capital Improvement Program, Robinson Park – Recreation Center Renovation.

The Department of Public Works prepared plans and specifications for the project and in accordance with Section 4.08.070 of the Pasadena Municipal Code, bids were requested and received. The project was advertised in the *Pasadena Journal* on October 6, 2016.

In addition, the Notice Inviting Bids was published in five trade publications and listed on the City's website, which generated 141 notices to local vendors. Bid packets were obtained by 116 contractors in person and via the website, five of whom submitted bids for the project.

Following advertising, bids were received on November 18, 2016, and are as follows:

Bidder	Amount (\$)
1 AWI Builders Inc , Burbank, CA	\$6,599,000
2 Saifco Construction Company, Westlake Village, CA	\$6,899,900
3 Mallcraft, Inc , Pasadena, CA	\$6,986,123
4 Morillo Construction Inc , Pasadena, CA	\$8,190,000
5 Woodcliff Corporation, Los Angeles, CA	Bid Withdrawn
Engineer's Estimate	\$6,000,000

The lowest responsive and responsible bid received was 10 percent higher than the Engineer's Estimate of \$6,000,000.

It is recommended that AWI Builders Inc be awarded a contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with AWI Builders Inc fully complies with the Competitive Bidding and Living Wage Ordinances. In addition, the proposed contract fully complies with Prevailing Wage Law (Senate Bill 7) per Resolution 9406 adopted by the City Council on December 15, 2014. The Contractor has indicated that they currently employ one Pasadena resident and that award will result in four new local hires to their present workforce.

Department of Public Works staff conducted reference checks to verify the contractor's recent project experience. AWI Builders Inc has previously performed work for the City of Pasadena: Glenarm Power Plant Seismic Repairs - Phase II (\$3,257,349).

The contract will be set up as follows:

Base Bid	\$ 6,599,000
Contingency	\$ 660,000
Contract "Not to Exceed" Amount	\$ 7,259,000

It is anticipated that construction will begin in February 2017 and the work will be completed by Spring of 2018.

COUNCIL POLICY CONSIDERATION:

This project is consistent with the City Council's goals to improve, maintain and enhance public facilities and infrastructure and support and promote the quality of life and local economy. It also supports the Public Facilities and Land Use Elements of the General Plan.

ENVIRONMENTAL ANALYSIS:

CEQA

On October 28, 2002, the City Council approved the Robinson Park Master Plan and the Initial Study and Negative Declaration prepared for the Master Plan. Public comment was received on the IS during October 2002. The scope of project construction is in substantial compliance with that studied in the ND, and does not constitute changed circumstances or new information which would trigger further environmental review pursuant to CEQA.

An addendum to the Initial Study and Negative Declaration was adopted by the Hearing Officer on November 4, 2015 for the proposed project in conjunction with the approval of a Conditional Use Permit for the expansion of the Robinson Park Recreation Center Facility. The addendum found that the project was in substantial conformance with the environmental analysis that was conducted for the Robinson Park Master Plan as part of the adopted IS and ND and there are no changed circumstances or additional information which would require further review.

NEPA

An Environmental Review Record that documents the environmental determinations for this project, an Environmental Review for Activity/Project and a Section 106 Review of Federally-Funded Robinson Park Recreation Center Renovation Project were prepared for the project. The City implemented mitigation protocol requirements and published a Notice of Intent to Request Release of Funds from HUD in the *Pasadena Journal* on August 11, 2016. A seven day public comment period on the project was open from August 12, 2016 through August 18, 2016. During that time, no comments were received regarding the project.

The project is determined to be Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5. 24 CFR Part 58.35(a)(3)(iii) states, "In the case of non-residential structures, including commercial, industrial, and public buildings (A) The facilities and improvements are in place and will not be changed in size or capacity by more than 20 percent, and (B) The activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from one industrial use to another." Therefore, a determination that the project is Categorically Excluded is appropriate.

FISCAL IMPACT:

The cost of this contract is \$7,259,000 and the total cost of this action will be \$8,111,000. Funding for this action will be addressed by the utilization of budgeted appropriations in the CIP project, Robinson Park – Recreation Center Renovation (budget account 78043). It is anticipated that all of the costs will be spent during the third quarter of fiscal year 2017 through the fourth quarter of fiscal year 2018.

The following table presents a summary of the sources of funds that will be used for the entire project. The remaining project balance is \$10,074,194. Although the bid price exceeds the Engineer's Estimate, there are sufficient funds to move forward with construction. However, the project still lacks funding for the estimated \$1,000,000 in furniture, fixtures and equipment costs. Staff continues to pursue additional funding opportunities to close this gap. On December 12th, staff will be appropriating an additional \$317,850 in State of California Housing-Related Parks grant funding to the project and in January, the Department of Housing will be applying for a \$250,000 grant from the State of California Department of Community Development.

CDBG Funds	\$ 650,000
Housing-Related Parks Program Grant	\$ 113,250
Residential Impact Fee	\$ 1,347,750
Section 108 HUD Loan	\$ 6,000,000
Total Sources	\$ 8,111,000

The following table represents a contract summary.

Base Bid	\$ 6,599,000
Contingency	\$ 660,000
Contract Administration/Inspection	\$ 852,000
Total Fiscal Impact	\$ 8,111,000

Respectfully submitted,



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Approved by



STEVE MERMELL
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Attachment A – Robinson Park Recreation Center Design