

Agenda Report

January 8, 2018

TO: Honorable Mayor and City Council

THROUGH: Finance Committee

FROM: Department of Public Works

SUBJECT: CONTRACT AWARD TO YAKAR FOR DESIDERIO NEIGHBORHOOD PARK PROJECT FOR AN AMOUNT NOT TO EXCEED \$2,020,000 AND AMENDMENT TO FY 2018 CIP BUDGET

RECOMMENDATION:

It is recommended that the City Council:

1. Acknowledge that on October 27, 2014, City Council adopted a resolution to certify the Final Environmental Impact Report for the Reuse of the Desiderio Army Reserve Center, the Environmental Findings, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations, and find that there are no changes to the project, changed circumstances or new information that would warrant further environmental review; and
2. Amend the Fiscal Year 2018 Capital Improvement Program Budget by appropriating \$340,000 in Residential Impact Fees to the Desiderio Park – Development of New Park (78054) project; and
3. i) Accept the bid dated December 20, 2017, submitted by YAKAR in response to the Project Plans and Specifications for Desiderio Neighborhood Park Project, ii) reject all other bids, and iii) authorize the City Manager to enter into such contract for an amount not to exceed \$2,020,000.

BACKGROUND:

The City acquired the former Desiderio Army facility in 2013. The Desiderio property was specifically acquired to provide a neighborhood park for the surrounding residential area. The project provides for the development of 3.8 acres of new park land. Desiderio Park will be a neighborhood park characterized as a passive retreat for individuals and families.

The proposed project consists of neighborhood park components such as walkways, benches, picnic areas, a children's playground, stone retaining walls, site security lighting, and a small parking lot. A dry stream bed and bioswale will promote infiltration and reduce stormwater runoff. The walkways will loop around the park and cross the dry stream with small footbridges in various locations. The park will include meadow-type, drought tolerant landscaping with an emphasis on trees and plants that are consistent with the adjacent Lower Arroyo Seco. An irrigation system with water management technology will be included.

The construction of a new park restroom is not part of this scope of work. The park restroom project is a separate CIP (78059 – Installation of Restroom Building at Desiderio Park – Concept Study and Design) and is currently being designed by a contracted design consultant with the assistance of community outreach. Construction for the park restroom is not yet funded.

The Recreation and Parks Commission supported the design concept for Desiderio Neighborhood Park on July 8, 2014. The Planning Commission held a public hearing and recommended to certify the Final Environmental Impact Report, adopted the Findings for the Zoning Map Amendment, and adopted the Conditions of Approval for the Planned Development on September 10, 2014.

A finding of compliance with the General Plan was previously made and is shown on page 9.3 of the FY 2018-2022 Capital Improvement Program (CIP), *Desiderio Park – Development of New Park* project.

The Department of Public Works and landscape architecture consultant Moore Iacofano Goltsman, Inc. (MIG) prepared plans and specifications for this project. 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 November 16, 2017. In addition, the Notice Inviting Bids was published in five trade publications and listed on the City's website, which generated notices to 762 vendors. One hundred four vendors obtained bid packets, and fourteen prime contractors submitted bids for the project.

Following advertising, bids were received on December 20, 2017, and are as follows:

Bidder	Amount (\$)
1. YAKAR, Covina	\$1,831,000
2. Klassic Engineering Inc., Orange	\$1,834,947
3. Aramexx Group Inc., Claremont	\$1,962,677
4. Pub Construction, Diamond Bar	\$2,154,600
5. FS Contractors Inc., Sylmar	\$2,155,000
6. LBI, La Habra	\$2,162,500
7. Landscape Support Services, Sherman Oaks	\$2,198,322
8. KASA Construction Inc., Chino	\$2,237,800
9. CW Crosser Construction, Anaheim	\$2,259,600
10. IVL Contractors Inc., Rialto	\$2,292,000

11. ARC Construction Inc., La Crescenta	\$2,305,000
12. Act 1 Construction Inc, Norco	\$2,439,075
13. Horizons Construction Inc., Orange	\$2,551,421
14. Green Building Corp., Van Nuys	\$2,970,000

Engineer's Estimate \$1,765,000

At bid opening, YAKAR's total bid amount was announced at \$1,679,000. Upon Staff's review of the line item unit price amounts, it was determined two line items were incorrectly tabulated. The project bid specifications state that unit price amounts take precedence when calculating the final bid total. YAKAR's corrected total bid amount of \$1,831,000 remains as the lowest responsible and responsive bid.

It is recommended that YAKAR be awarded a contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with YAKAR fully complies with the Competitive Bidding and Living Wage Ordinances. In addition, the proposed contract fully complies with the Prevailing Wage Law (Senate Bill 7) per Resolution 9406 adopted by the City Council on December 14, 2014.

The contractor has indicated that the award of this contract will result in five new hires to the present workforce. A Local Hiring Provision to notify the labor unions of the goal to employ qualified Pasadena residents for 75 percent of new labor work hours on the project was included in the project specifications.

YAKAR has performed work for the City in the past on South Lake Streetscape Improvements and Drainage Improvements.

The contract for this project will be set as follows:

Base Bid	\$ 1,831,000
Contingency Allowance	\$ 189,000
Contract "Not to Exceed" Amount	\$ 2,020,000

It is anticipated that construction will begin in March 2018 and be completed in September 2018.

COUNCIL POLICY CONSIDERATION:

This project is consistent with one of the core principals of the Open Space, Recreation and Parks elements of the General Plan which is "Pasadena will be a City that actively creates new green spaces by promoting creative partnerships with local and regional agencies, as well as private institutions in order to provide access to and development of both traditional and non-traditional parks, cultural and recreational opportunities, and open spaces."

ENVIRONMENTAL ANALYSIS:

On October 27, 2014, City Council adopted a resolution to certify the Final Environmental Impact Report for the Reuse of the Desiderio Army Reserve Center (for the construction of nine detached single-family affordable homes and a neighborhood park), the Environmental Findings, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations. Further environmental review would only be warranted if there was a substantial change to the project that would require major revisions to the Environmental Impact Report (EIR), substantial changes to the circumstances under which the project will be undertaken, or new information of substantial importance which was not known or could not have been known at the time of EIR certification. None of those factors are relevant at this time, and therefore no further environmental review is required.

FISCAL IMPACT:

Staff recommends amending the FY 2018 Capital Improvement Program Budget by appropriating \$340,000 in Residential Impact Fees to the *Desiderio Park – Development of New* project and increasing the total estimated cost by a like amount. There is sufficient fund balance of \$744,958 as of November 30, 2017 in the Residential Impact Fee Fund (West and Interest) to support the proposed increase. The additional appropriation of funds is needed for the remaining unfunded portion of the CIP to complete construction of the park playground equipment and site security lighting.

The cost of this construction contract is \$2,020,000 and the total cost of this action will be \$2,260,000. Funding for this action will be addressed by the utilization of existing and recommended budgeted appropriations in the *Desiderio Park – Development of New Park* CIP project (budget account 78054). It is anticipated that all of the construction cost will be spent between FY2018 and FY 2019.

The following table represents the construction project summary.

Base Bid	\$ 1,831,000
Contingency	\$ 189,000
Contract Administration/Inspection	\$ 240,000
Construction Contract Fiscal Impact	\$ 2,260,000

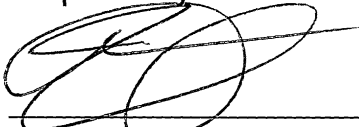
Department of Public Works Parks and Natural Resources staff will be responsible for the operation and maintenance efforts to keep this new 3.8-acre City-owned park functional and attractive for residents and visitors. The projected annual cost for the City to maintain Desiderio Park is \$45,000. Additional annual funding appropriations will need to be made to the operations budget starting in FY 2019.

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



Hayden Melbourn, P.E.
Principal Engineer

Approved by:



STEVE MERMELL
City Manager