

Agenda Report

TO: CITY COUNCIL

DATE: MARCH 10, 2003

FROM: CITY MANAGER

SUBJECT: LAKE AVENUE BRIDGE ENHANCEMENTS - REJECTION OF BIDS

RECOMMENDATION:

It is recommended that the City Council reject all bids received on January 28, 2003, in response to the construction specifications for the Lake Avenue Bridge Enhancements and authorize the City Manager to call for new bids after the plans and specifications have been revised to eliminate four 18' x 24' concrete decks with decorative trellis areas, replace the standing seam metal roof with photovoltaic integrated roof panels, replace brick pavers with decorative concrete walkways, and modify bicycle parking areas and landscaping, which will allow construction costs within the budgetary estimate for the project.

RECOMMENDATION OF THE LIGHT RAIL STATION DESIGN REVIEW COMMITTEE

On February 18, 2003, the Light Rail Station Design Review Committee recommended approval of the staff recommendation to revise the plans and specifications for the Lake Avenue Bridge Enhancement project. In addition, the Committee requested that the decorative concrete walkway design, including pattern and color, be reviewed by the Committee prior to bid release.

BACKGROUND:

Plans and specifications for the Lake Avenue Bridge Enhancement project are included in the adopted Capital Improvement Program and were prepared for the Department of Public Works by the City's architect/consultant, Miralles and Wu. The project was designed to integrate the entire bridge area with the light rail station design, providing a pedestrian-friendly entrance and creating a landmark, as well as a gateway to the Lake Avenue business district.

The Light Rail Station Design Review Committee approved an original proposal for the station access on Lake Avenue, which included the following enhancements (see Exhibit I):

- A clock tower on the east side of the bridge
- Extended pedestrian canopies on each side of the east and west station entrances
- Enhanced lighting and signs
- Landscaping at four corners with extended planters at east and west station entrance areas
- Walkways with brick pavers on both the east and west sides

The Light Rail Station Design Review Committee at a later meeting approved the following additional enhancements:

- Four 18' x 24' concrete decks with decorative trellis and portico areas
- Added canopy areas

The Department of Public Works tried to accommodate the Committee within the available budget of \$1,700,000.

The project was advertised in the Star-News on January 8, 2003 and was picked up by a number of trade publications. Bid documents were obtained by 26 contractors. Following advertising, bids were opened on January 28, 2003 and were as follows:

1. G-2000 Construction Company	\$1,960,000
2. USS Cal Builders	\$1,978,000
3. Morillo Construction	\$2,060,000
4. Metro Builders and Eng.	\$2,070,000
5. Hayward Construction	\$2,493,000

All bids were greater than the Architect/Consultant construction estimate of \$1,530,000.

The Department of Public Works staff and the Architect/Consultant reviewed the project as to how and what could be built with the available budgeted funds. All agreed that going back to the original approved concept but maintaining the added modest portico entrances at all four entrance areas and supplying bicycle parking at two corners on the west side of the enhancement area would preserve the continuity of the project. By revising the plans and specifications to eliminate four 18' by 24' concrete decks with decorative trellis areas, replacing the standing seam metal roof with photovoltaic integrated roof panels, replacing brick pavers with decorative concrete walkways, modify bicycle parking areas and landscaping, and allowing reasonable time for fabrication and delivery of materials, this project can be built within the approved budget.

The Lake Avenue Bridge Enhancement design integrates photovoltaics into its proposed sidewalk canopy (roofs) and vertical sound walls. Incorporating photovoltaics in this manner (known as "building-integrated photovoltaics") creates a project that will not only be a dramatic pedestrian corridor and visual landmark; the Lake Avenue Bridge photovoltaic promenade will also be a clean, renewable power plant for the City of Pasadena. In this case, the transparent canopy cover will generate electricity (as much as 20 kilowatts of daytime peak load electricity) while keeping pedestrians comfortable.

SCHEDULE IMPACT:

The revised project will be completed in two phases. The first phase will consist of completing the decorative concrete walkways and planters. This phase will be advertised in March and be completed in May 2003. The second phase, consisting of the remainder of the revised project, will be advertised in March, contract awarded in May, and completed in November 2003. This will allow four (4) months for the fabrication of steel materials and the photovoltaic integrated roofs. During construction of Phase 2, the contractor will be required to work on one side of the bridge at a time to allow the Lake Avenue Station to be accessible at all times.

PROJECT COST IMPACT:

The revised plans and specifications, which eliminate the four concrete decks with decorative trellis areas and substitute decorative concrete walkways for brick pavers, result in a revised construction estimate of \$1.25 million. In addition, the photovoltaic integrated roof panel system will cost approximately \$280,000, for a total proposed cost of \$1.53 million. It should be noted that, based on current peak power prices, it is estimated that electricity generation from the system could save the City of Pasadena as much as \$150,000 in power purchases over the life of the system.

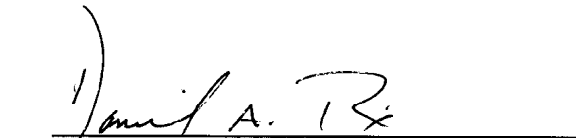
FISCAL IMPACT:

Funds are available in Budget Accounts 75038 (Lake Avenue Bridge Enhancements) and 3163 (Photovoltaic and Microturbine Installation) to complete the revised project.

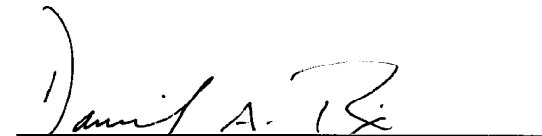
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager


Prepared by:

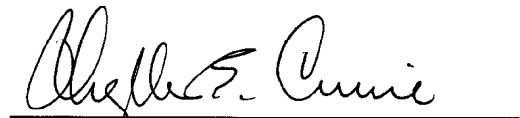

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