



Agenda Report

November 17, 2014

TO: Honorable Mayor and City Council

FROM: Department of Public Works

SUBJECT: **AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH LOS ANGELES COUNTY TO RECEIVE A PROPOSITION A CITIES EXCESS FUNDS GRANT IN THE AMOUNT OF \$500,000, AMEND THE FISCAL YEAR 2015 CAPITAL IMPROVEMENT PROGRAM BUDGET TO INCREASE THE TOTAL ESTIMATED COST OF THE SOCCER FIELD – MUIR HIGH SCHOOL PROJECT, PURCHASE FIELD LIGHTING EQUIPMENT FROM MUSCO SPORTS LIGHTING, PURCHASE A PREFABRICATED RESTROOM BUILDING INCLUDING INSTALLATION FROM CXT INCORPORATED, AND ENTER INTO A CONTRACT WITH MALLCRAFT, INC. FOR THE RENOVATION OF MUIR HIGH SCHOOL ATHLETIC FIELD**

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 – New Construction;
2. Authorize the City Manager to enter into an agreement with Los Angeles County to receive a Proposition A Cities Excess Funds grant in the amount of \$500,000;
3. Recognize and appropriate \$500,000 in Proposition A grant funds to the Soccer Field – Muir High School Project (budget account 78055);
4. Amend the Fiscal Year 2015 Capital Improvement Program Budget to increase the total estimated cost of the Soccer Field – Muir High School Project (budget account 78055) by \$500,000 to \$2,000,000, change the name to Muir High School South Sports Field Improvements and modify the description to include softball field renovations;

5. Find that the purchase order contract with Musco Sports Lighting is exempt from competitive bidding pursuant to City Charter section 1002(H), contracts with other governmental entities or their contractors for labor, material, supplies or services;
6. Authorize the City Manager to enter into a purchase order contract with Musco Sports Lighting for the purchase of field lighting equipment for Muir High School for an amount not to exceed \$191,000;
7. Find that the purchase order contract with CXT Incorporated is exempt from competitive bidding pursuant to City Charter section 1002(H), contracts with other governmental entities or their contractors for labor, material, supplies or services;
8. Authorize the City Manager to enter into a purchase order contract with CXT Incorporated for the purchase and installation of a prefabricated restroom building for Muir High School for an amount not to exceed \$240,000; and
9. Accept the bid, dated October 15, 2014, submitted by Mallcraft, Inc. in response to the Project Specifications for Muir High School Athletic Field Renovation for installation and construction of project, reject all other bids received, and authorize the City Manager to enter into a contract not to exceed \$1,064,000.

BACKGROUND:

As authorized by the City Council on July 28, 2014, the Department of Public Works submitted a grant application to the Los Angeles County Regional Park and Open Space District for Proposition A funds in the amount of \$500,000 for improvements to the south sports field at Muir High School. On October 14, 2014, the Los Angeles County Board of Supervisors awarded these funds to the City.

The proposed project consists of reconfiguration and improvement to an existing sports field on the campus of John Muir High School in Pasadena. The project consists of removal and replacement of an existing softball field including relocation of the softball field from the southeast portion to the northwest and the addition of a full-size soccer field overlay to provide for youth or adult play. The field improvements will include new sports lighting for evening use and a new pre-fabricated restroom structure will be provided for community use during non-school hours. New perimeter fence will be installed as required for both softball and soccer use. Site amenities will include new dugout and player seating areas, spectator bleachers, site furnishings such as additional trash receptacles and a drinking fountain, and new landscape planting. Parking will be accommodated in an existing Muir High School parking lot located immediately adjacent to the project site (Attachment A).

Over the past several years, the City has installed Musco Sports Lighting in five sports fields. In an effort to simplify sports field lighting projects, the City has standardized all sports field lighting designs to require Musco Sports Lighting equipment. This standardization has allowed the City to approach each new lighting project with a clear

understanding of what the end result will be. After installation, the standard provides for improved continuity of maintenance supplies and procedures. Musco is considered a premier manufacturer of quality, energy efficient sports field lighting.

Musco Sports Lighting recently provided services to the City of Los Angeles and Cathedral City through the TIPS/TAPS cooperative purchasing system for public agencies (Contract #8022813). Due to the time-critical, grant-funded and expedited project process for the renovation of the Muir High School athletic field, as well as the City's standardization on Musco Sports Lighting products, it would be in the best interest of the City to purchase the sports lighting equipment from Musco Sports Lighting.

For the restroom component of this project, the Department of Public Works has gathered information on prefabricated restroom buildings from a variety of sources and conducted evaluations and research, including discussions with other public agencies and various potential manufacturers. As a result of this research, Department of Public Works recommends CXT Incorporated (CXT) as the prefabricated restroom building supplier. CXT is a leader in prefabricated concrete restrooms and has installed restrooms worldwide. In addition, CXT demonstrated extensive experience producing plans for submittal to the Division of the State Architect (DSA) for approval, which is a requirement for school projects. The restroom roof and walls are fabricated with high strength precast concrete and textured to match local architectural details. All CXT buildings are designed to meet ADA, structural, and seismic requirements. The buildings are prefabricated and delivered complete, including plumbing and electrical.

CXT recently provided services to the City of Los Angeles through the National Joint Powers Alliance, a competitive procurement cooperative for public agencies (Contract # 022113-CXT). Due to the time-critical, grant-funded and expedited project process, it would be in the best interest of the City to purchase the restroom building from CXT.

The Department of Public Works prepared plans and specifications for this project in accordance with Section 4.08.070 of the Pasadena Municipal Code, and bids have been received. The Notice Inviting Bids was published in the *Pasadena Journal* on September 18, 2014, in four trade publications, and on the City's website. Bid packets were obtained by 29 contractors, eight of whom submitted bids for the project.

Following advertising, bids were received on October 15, 2014, and are as follows:

Bidder	Amount (\$)
1. Mallcraft, Inc., Altadena, CA	\$925,143
2. Green Giant Landscape, Inc., La Habra, CA	\$978,479
3. Los Angeles Engineering, Inc., Covina, CA	\$999,000
4. Kasa Construction Inc., Ontario, CA	\$1,065,644
5. Union Engineering Company, Inc., Ventura, CA	\$1,070,749
6. ARC Construction Inc., La Crescenta, CA	\$1,110,061
7. Masters Contracting Corporation, Glendale, CA	\$1,111,920
8. Oceanstate Development Inc., Alhambra, CA	\$1,316,218
 Engineer's Estimate	 \$810,000

The total bid price of the improvements from the lowest responsive bidder is 14 percent higher than the Engineer's Estimate of \$810,000.

The Department of Public Works recommends that Mallcraft, Inc. be awarded a contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with Mallcraft, Inc. fully complies with the Competitive Bidding and Living Wage Ordinances. The contractor has indicated that the award of this contract will result in no new hires to their present workforce and will comply with the City's Local Hiring Program requirements. Mallcraft, Inc. is currently contracted to perform the Rose Bowl Entry project. Work has been completed on the project and the contract is nearing close-out.

The contracts will be set as follows:

Musco Sports Lighting

Base Cost	\$ 168,000
Sales Tax	\$ 15,120
Contingency Allowance	<u>\$ 7,880</u>
Contract "Not to Exceed" Amount	\$ 191,000

CXT Incorporated

Prefabricated Restroom Base Cost	\$ 216,169
Sales Tax	\$ 15,758
Contingency Allowance	<u>\$ 8,073</u>
Contract "Not to Exceed" Amount	\$ 240,000

Mallcraft, Inc.

Base Bid	\$ 925,143
Contingency Allowance	<u>\$ 138,857</u>
Contract "Not to Exceed" Amount	\$1,064,000

Contingency amounts vary due to the nature of the three contracts. For Musco Sports Lighting, the contract provides for the purchase of the lighting products only and

installation would be performed by Mallcraft, Inc. For the CXT restroom, CXT will provide the structure and the installation, but all site work and utilities would be performed by Mallcraft, Inc. Mallcraft's contract reflects a larger contingency amount due to the nature of the work they would perform and the aggressive construction schedule.

It is anticipated that construction will begin in December 2014 and will be completed by April 2015. The schedule is driven by the \$1,000,000 State of California grant. Although the City was successful in securing the grant funds for this project, the original grant deadline remains intact. Work must be completed by April 2015.

COUNCIL POLICY CONSIDERATION:

This project is consistent with the City Council's goal to improve, maintain and enhance public facilities and infrastructure. It is also consistent Green Space, Recreation and Parks Element Objective 9 by promoting the shared use of public and private recreational land and facilities for community recreational uses, and/or as neighborhood recreation centers or community centers of focus. It is further consistent with Policy 9.2 by enhancing school district facilities to benefit students and the community.

ENVIRONMENTAL ANALYSIS:

The State CEQA Guidelines, at Section 15303, exempt from environmental review those projects which are construction and location of a limited number of new, small facilities or structures, and related installation of new equipment and facilities. In general, this exemption covers minor modifications or projects. Improvements to and renovation of an existing sports field, including the addition of restrooms and lighting, falls under this exemption.

FISCAL IMPACT:

The cost of the three contracts is \$1,495,000 and the total cost of these actions is \$1,688,000. Funding for these actions will be addressed by the utilization of existing budgeted appropriations in the Soccer Field – Muir High School CIP project (budget account 78055). Including the new appropriation, the balance of this project is \$1,872,149. It is anticipated that all of the cost will be spent during fiscal year 2015. Surplus Residential Impact Fee funds remaining at the end of the project would be returned to the fund at project close out.

The following table presents a summary of the sources of funds that will be used.

2004 Youth Soccer & Recreational Development Program	\$1,000,000
Residential Impact Fee	\$ 500,000
Proposition A Cities Excess Grant	\$ 500,000
Total Sources	\$2,000,000

The following table represents the contract summaries.

Musco Sports Lighting	
Base Bid	\$ 183,120
Contingency	\$ 7,880
Contract Administration/Inspection	\$ 19,000
Fiscal Impact	\$ 210,000

CXT Incorporated	
Base Bid	\$ 231,927
Contingency	\$ 8,073
Contract Administration/Inspection	\$ 24,000
Fiscal Impact	\$ 264,000

Mallcraft, Inc.	
Base Bid	\$ 925,143
Contingency	\$ 138,857
Contract Administration/Inspection	\$ 150,000
Fiscal Impact	\$1,214,000

