

Agenda Report

September 27, 2021

TO: Honorable Mayor and City Council

FROM: Department of Public Works

SUBJECT: CONTRACT AWARD TO GOLDEN SUN ENTERPRISE, INC. FOR LAMANDA PARK LIBRARY POCKET PARK FOR AN AMOUNT NOT TO EXCEED \$365,000

RECOMMENDATION:

It is recommended that the City Council:

1. Find the project proposed herein to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines in accordance with Title 14, Chapter 3, Article 19, Section 15303, Class 3, New Construction or Conversion of Small Structures and Section 15332, Class 32, In-Fill Development Projects, and that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances; and
2. i) Accept the bid dated August 12, 2021, submitted by Golden Sun Enterprise, Inc. in response to the Project Plans and Specifications for the Lamanda Park Library Pocket Park Project, ii) reject all other bids received August 12, 2021, and iii) authorize the City Manager to enter into such contract for an amount not to exceed \$365,000 which includes the base contract amount of \$332,777 and a contingency of \$32,223 to provide for any necessary change orders.

BACKGROUND:

Lamanda Park Library is a one-story, 6,200-square-foot building situated on a 38,500-square-foot site located on the southeast corner of South Altadena Drive and East Morningside Street. A pocket park will be located within an approximately 13,000 square-foot existing landscaped portion of the site to the east of the existing library building. The project will maintain the existing 10 parking spaces in the surface parking lot to the north of the library building. The park will contain a children's play area with a rubberized play surface and a 1,240-square-foot solid shade structure, three picnic tables and an expanded refuse storage facility in the northeastern portion of the site fronting on East Morningside Street.

In addition, spread out throughout the remainder of the park will be a water fountain, six park benches, and landscaped areas. An eight-foot security fence will be installed along the park's south perimeter.

On July 7, 2021, the project was presented to the City Hearing Officer. At the recommendation of the Planning & Community Development Department staff, the environmental determination was adopted and Conditional Use Permit #6777 was approved with conditions that have been implemented into the project design.

A finding of compliance with the General Plan was previously made and is shown in the FY 2022 - 2026 Capital Improvement Program on page 8.8 – Lamanda Park Library Pocket Park – Construction.

The Department of Public Works prepared plans and specifications in coordination with staff from the Parks, Recreation and Community Services Department for the subject contract. In accordance with Section 4.08.070 of the Pasadena Municipal Code, bids were requested and received. On July 22, 2021 and July 29, 2021, a Notice Inviting Bids was advertised in the local papers as well as posted on PlanetBids. The posting generated notices to vendors who have previously registered with the City for this particular commodity class. Bid packages were obtained by 88 vendors of which three were local. A total of eight bids were received by the bid opening date, one from a local firm. One bid was deemed non-responsive and one bid was deemed non-responsible.

At time of the bid deadline, the apparent low bidder's proposal was below the Engineer's Estimate. Upon review of the Bidder's Proposal, it was deemed to be non-responsive.

Following advertising, bids were opened on August 12, 2021 and are as follows:

Bidder	Amount (\$)
1. Golden Sun Enterprise, Inc., Van Nuys	\$ 332,777
2. California Landscape & Design, Inc., Upland	\$ 419,244
3. KASA Construction, Inc., Chino	\$ 449,744
4. Organic Scapes, Eastvale	\$ 467,344
5. Access Pacific, Inc., Pasadena	\$ 499,144
6. ARC Construction, Inc., La Crescenta	\$ 500,474
Engineer's Estimate	\$ 261,000

The lowest responsive and responsible bidder's proposal is 27% higher than the Engineer's Estimate. This is due to the substantial increase in construction material costs associated with COVID-19 pandemic.

It is recommended that Golden Sun Enterprise, Inc. be awarded the contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with Golden Sun Enterprise, Inc. 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 two new hires to the present work force. A Local Preference Provision to recruit Pasadena residents initially and to give them preference, if all other factors are equal, for any new positions for this project was included in the project specifications.

Golden Sun Enterprise, Inc. has not previously performed work for the City of Pasadena. Staff has confirmed the contractor's license and Department of Industrial Relations status is in good standing.

The contract will be set up as follows:

Base Bid	\$	332,777
Contingency Allowance	\$	<u>32,223</u>
Contract Not-to-Exceed Amount	\$	365,000

A contingency of 10 percent is allocated to this contract given possible unforeseen conditions that may be encountered.

It is anticipated that construction will begin in Spring 2022, and the work will be completed Summer 2022.

COUNCIL POLICY CONSIDERATION:

This contract is consistent with General Plan Land Use Element Policy 2.13 (Parks), which encourages the development of new parks and recreational facilities within walking distance of residents, supporting healthy lifestyles. The proposed park is located adjacent to residential developments and has been designated as a "pocket" neighborhood park to serve these nearby residents. The proposed park is also consistent with General Plan Land Use Element Policy 10.12 (Urban Open Spaces) which encourages the development of urban open spaces such as landscaped parklets, paseos, courtyards, and community gardens, and requires adequate public access to these open spaces. The proposed park would be consistent with the intent of an urban open space and would be accessible to the general public.

Furthermore, the proposed park is consistent with the General Plan Green Space, Recreation and Parks Policies 6.8 (Pocket Parks) and 7.5 (Neighborhood Centers) by utilizing an identified location for a pocket park and by utilizing existing public lands to provide for a neighborhood activity center.

ENVIRONMENTAL ANALYSIS:

This project has been determined to be categorically exempt from environmental review pursuant to the guidelines of the CEQA Title 14, Chapter 3, Article 19, Section 15303, Class 3, New Construction or Conversion of Small Structures; and Section 15332, Class 32, In-Fill Development Projects.

Section 15303 specifically exempts the construction of small accessory structures. Section 15332 exempts from environmental review in-fill development where: 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; 2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services

FISCAL IMPACT:


Additional funding in the amount of \$80,000 in Residential Impact Fees is being appropriated to the project as part of the Amendments to Fiscal Year 2022 Capital Improvement Program Budget presented to City Council on September 27, 2021.

The cost of this contract is \$365,000 and the total cost of this action will be \$420,000. Funding for this action will be addressed by the utilization of existing budgeted appropriations in the *Lamanda Park Library Pocket Park – Construction* (78078) CIP project. It is anticipated all costs will be spent in FY 2022.

The following table represents a project summary.

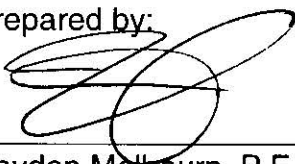
Base Bid	\$	332,777
Contingency	\$	32,223
Contract Administration/Inspection	\$	55,000
Total Fiscal Impact	\$	420,000

Respectfully submitted,



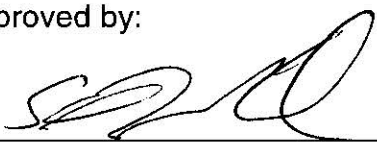
KRIS MARKARIAN, P.E.
Acting Director of Public Works

Prepared by:



Hayden Melbourne, P.E.
Principal Engineer

Approved by:



STEVE MERMELL
City Manager

Attachment A: Lamanda Park Library Pocket Park – Site Plan