



Agenda Report

December 15, 2025

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MICON CONSTRUCTION, INC. FOR THE BRENNER PARK PLAYGROUND PROJECT FOR AN AMOUNT NOT-TO-EXCEED \$1,037,398**

RECOMMENDATION:

It is recommended that the City Council:

1. Find the contract proposed herein to be categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Title 14, Chapter 3, Article 19, Section 15301, Class 1 – Existing Facilities, 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. Authorize the City Manager to enter into a contract as a result of the competitive bid process as specified by Section 4.08.045 of the Pasadena Municipal Code, with Micon Construction, Inc. for the Brenner Park Playground project for an amount not-to-exceed \$1,037,398 which includes the base contract amount of \$864,498 and a contingency of \$172,900 to provide for any necessary change orders.

BACKGROUND:

Brenner Park, located at 235 Barthe Drive, spans approximately 2.0 acres and serves as a well-used neighborhood recreation hub. The park includes a baseball field primarily used for tee-ball games, a basketball court, a tennis court, and a playground installed in 2009 in the lower west section of the site. The existing playground features climbing-themed equipment that has become outdated and is now seldom used by the community.

To assess options for modernizing the park's play amenities, the City held two public meetings to gather community input on the replacement of the playground. Community members overwhelmingly supported locating the new playground in the upper east section of the park, where visibility, accessibility, and year-round usability are expected

to improve. This feedback guided the development of the project design, which provides for construction of a new, modernized play area in the preferred location.

The Department of Public Works prepared specifications for the subject project. Bids were requested and received, in accordance with Section 4.08.060 of the Pasadena Municipal Code. On October 6, 2025, a Notice Inviting Bids for Brenner Park Playground was published in 22 trade journals, as well as posted on OpenGov Procurement. The posting generated notices to all vendors who have previously registered with the City for this particular commodity class. A total of 86 vendors downloaded the specifications, one was local. A total of 18 bids were received by the bid opening date, one local. One bidder withdrew their proposal and a second bidder was deemed non-responsive due to insufficient project experience.

Following advertising, bids were electronically received on November 3, 2025, and are as follows:

<u>Bidder</u>	<u>Amount (\$)</u>
1. Micon Construction, Placentia	\$ 864,498
2. Western State Builders, Inc., Escondido	\$ 926,587
3. DD Systems, Inc. dba Ace Cd, Inc., Glendora	\$ 992,927
4. NoHo Constructors, Studio City	\$ 998,700
5. RE Schultz Construction, Inc., Orange	\$ 1,040,000
6. Ramsa Construction, Inc., Sherman Oaks	\$ 1,044,000
7. Crosby Plumbing, Inc., Altadena	\$ 1,049,500
8. AVA Builder, Inc., North Hollywood	\$ 1,077,530
9. Kasa Construction, Inc., Chino	\$ 1,078,800
10. Environmental Construction Inc., Woodland Hills	\$ 1,115,109
11. Solex Construction, Inc., Los Angeles	\$ 1,119,444
12. Monet Construction, Inc., Tujunga	\$ 1,129,636
13. Urban Professional Builders, Inc., Pasadena	\$ 1,160,817
14. Axiom Group, Los Angeles	\$ 1,144,584
15. Edra Construction Corporation, Glendora	\$ 1,160,817
16. HMF Construction, Glendora	\$ 1,184,800
17. Ramirez Company, Azusa	Withdrawn
18. Varn Painting Inc., Tujunga	Non-Responsive
Engineer's Estimate	\$ 1,062,000

The lowest and best bid received is approximately 18 percent lower than the Engineer's Estimate.

It is recommended that Micon Construction, Inc. be awarded the contract for this project as they are the lowest and best bidder. The proposed contract with Micon Construction, Inc. fully complies with the Competitive Bidding and Living Wage Ordinances and 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 awarding of this contract will result in no new hires to the present work force. In accordance with Local Preference provisions of the contract, the contractor is encouraged to recruit Pasadena residents initially and to give them preference, if all other factors are equal, for any new positions generated from this contract.

Micon Construction, Inc. has not previously performed work for the City. Staff has confirmed the contractor's license, and their Department of Industrial Relations status is in good standing. The contractor received favorable reference checks from other agencies.

The contract will be set up as follows:

Base Bid	\$ 864,498
Contingency	\$ 172,900
Contract Not-to-Exceed Amount	\$ 1,037,398

A contingency of 20 percent is allocated to this contract given possible unforeseen conditions that may be encountered in performance of the contracted work including, but limited to, conflicts with undocumented utilities and irrigation lines, subsurface conditions affecting grading and drainage, additional demolition needs at connections to existing improvements, and field-design adjustments required for play-equipment installation. It is anticipated that construction will begin in Spring 2026 and be completed in Summer 2026.

COUNCIL POLICY CONSIDERATION:

This contract is consistent with the City Council's goal to improve, maintain, and enhance public facilities and infrastructure throughout the City.

ENVIRONMENTAL ANALYSIS:

The contract award has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines in accordance with Title 14, Chapter 3, Article 19, Section 15301, Class 1, Existing Facilities. Class 1 consists of minor alterations of existing public facilities involving negligible or no expansion of use. There are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.

FISCAL IMPACT:

The cost of this contract including contingency is \$1,037,398 and the total cost of this action will be \$1,117,898. Funding for this action will be addressed by the utilization of existing budgeted appropriations in the *Brenner Park Playground Improvements (78200)* CIP project. It is anticipated all costs will be expended in FY2026 and FY2027. There is no impact to the General Fund.

The following table represents a project summary.


Base Bid	\$ 864,498
Contingency	\$ 172,900
Construction Administration, Materials Testing, and Inspection	\$ 80,500
Total Fiscal Impact	\$ 1,117,898

Respectfully submitted,



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Approved by:



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