

Agenda Report

TO: CITY COUNCIL July 10, 2000
FROM: City Manager
SUBJECT: Covering the East Side Storm Drain West of Harkness Avenue:
Construction Contract Award to Parsans Construction Company
for \$203,500

RECOMMENDATION:

It is recommended that the City Council:

- (1) Accept the bid, dated May 30, 2000, submitted by Parsans Construction Company in response to the specifications for covering the East Side Storm Drain west of Harkness Avenue, reject all other bids received, and authorize the City Manager to enter into such contract as is required. The amount of the proposed contract is \$203,500.
- (2) Acknowledge the project to be categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301(b) of the State CEQA Guidelines (repair and minor alteration of an existing storm drain system with no expansion of use beyond that previously existing) and authorize the City Manager to execute and the City Clerk to file a Notice of Exemption therefor with the Los Angeles County Clerk.

BACKGROUND:

Plans and specifications for the subject project, which is included in the adopted Capital Improvement Program, were prepared by the Public Works and Transportation Department. In accordance with Section 4.08.070 of the Pasadena Municipal Code, bids have been requested and received.

The project calls for the construction of a reinforced concrete deck over an existing concrete open channel located within a 25-foot wide storm drain easement. Deteriorated channel wall sections will be replaced and the eroded channel invert will be repaired. Unclassified fill will be imported and placed over the covered channel, compacted, covered with concrete pavement to match an adjacent parking area or left uncovered to facilitate planned site redevelopment.

The project also calls for the construction of grating catch basins, connector pipes, and flap gate valves, the construction of a 6-foot high concrete block wall, the installation of 6-foot high chain link fences, the modification of an existing irrigation system, and minor landscaping work. Trees, shrubs, vines, walls, and fences interfering with construction of the proposed deck, placement of fill, and construction of the surface improvements will be removed; all other improvements and landscaping will be protected in place.

In order to carry out the proposed construction, it was necessary to obtain written permission from the owners of the properties traversed by the channel to pass over and use portions of their lots. These consist of the boarded-up Hillcrest Laundry at 162-168 North Hill Avenue, the vacant property at 149-155 Harkness Avenue, and the two-story apartment house at 135-145 Harkness Avenue. Signed Right of Entry forms have been obtained from the owners of these three properties.

The project is designed to provide improved security for local residents, eliminate maintenance problems due to illegal dumping and overgrown vegetation, extend the useful service life of the channel, and allow the directly affected property owners to enjoy full use and control of their properties. It is anticipated that the laundry building together with buildings on the adjacent Hill Avenue lots that are in common ownership will be razed and the lots consolidated to facilitate redevelopment of the enlarged site. It is also anticipated that the vacant property, which is divided into two portions by the open channel, will be redeveloped with medium-high density housing in accordance with its existing RM-32 zoning designation.

A finding of compliance with the Public Facilities Element of the General Plan was previously made and is shown on Page 6.5 of the adopted FY 1999-2004 Capital Improvement Program.

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301(b) of the State CEQA Guidelines (repair and minor alteration of an existing storm drain system with no expansion of use beyond that previously existing), and it is recommended that the City Manager be authorized to execute and the City Clerk to file a Notice of Exemption therefor with the Los Angeles County Clerk.

The project was advertised in the Pasadena Journal on May 18, 2000. In addition, the Notice Inviting Bids was published in three trade publications, listed on two web sites, and letters sent to 15 minority contracting organizations informing them of the project and requesting that members of their organizations submit bids. Bid packets were obtain by 17 contractors, four of which submitted bids for the project.

Following advertising, bids were opened on June 7, 2000 and were as follows:

	<u>Bidder</u>	<u>Amount</u>
1.	Parsans Construction Company, Glendale	\$185,061.00
2.	Pacific Construction Company, Granada Hills	\$196,640.00
3.	A&R Construction Corporation, Northridge	\$228,520.75
4.	Masters Contracting Corporation, Glendale	\$240,574.00
	Engineer's Estimate	\$221,663.00

The bid submitted by Parsans Construction Company is the lowest responsive bid received. It is, therefore, recommended that the firm be awarded a contract for the project.

The proposed contract with Parsans Construction Company complies fully with the Affirmative Action in Contracting Ordinance and the rules and regulations promulgated thereunder as did the contractor selection process. The contractor has indicated that there will not be any new hires as a result of this contract.

The proposed contract with Parsans Construction Company will be set up as follows:

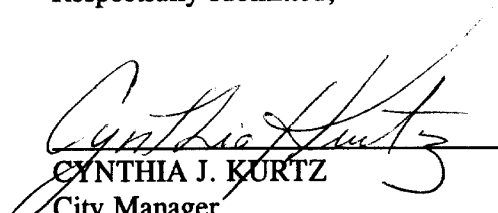
Base Bid	\$185,061
Contingency Allowance	<u>18,439</u>
Contract "Not to Exceed" Amount	\$203,500

It is anticipated that construction will begin in August 2000 and be completed in October 2000.

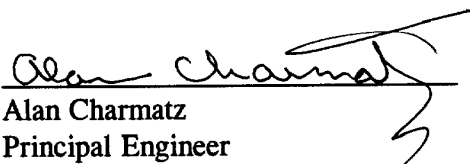
FISCAL IMPACT:

There are sufficient funds available in Budget Account 76325 (East Side Storm Drain) to complete the present project.

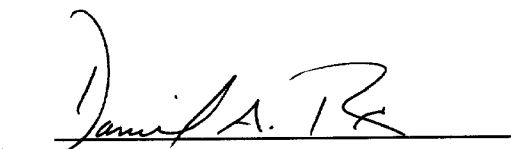
Respectfully submitted,


 CYNTHIA J. KURTZ
 City Manager

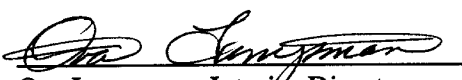
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