

STAFF REPORT



ITEM NO. **25**

CITY OF OCEANSIDE

DATE: January 10, 2007

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

SUBJECT: AUTHORIZATION TO AWARD A CONTRACT IN THE AMOUNT OF \$7,260,726 TO WESTERN RIM CONSTRUCTORS, INC., OF ESCONDIDO FOR THE MANCE BUCHANON PARK IMPROVEMENTS PROJECT LOCATED SOUTHEASTERLY OF THE SAN LUIS REY RIVER AND SOUTHERLY OF COLLEGE BOULEVARD, AND AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE THE AGREEMENT UPON RECEIPT OF ALL SUPPORTING DOCUMENTS

SYNOPSIS

Staff recommends that the City Council authorize the award of a contract in the amount of \$7,260,726 to Western Rim Constructors, Inc., of Escondido for the Mance Buchanon Park Improvements along the southeasterly side of the San Luis Rey River and southerly of College Boulevard, and authorize the City Manager to execute the agreement upon receipt of all supporting documents.

BACKGROUND

The proposed Mance Buchanon Park (formerly River Park) project, which consists of approximately 29 acres along the southeasterly side of the San Luis Rey River, will include five soccer fields (two of which will be lighted), perimeter walking paths, access to the San Luis Rey River bike path, an access road with a traffic signal at the intersection with College Boulevard, on-site parking, a concession building, two restroom facilities and the necessary facilities to support park operation. The Cesar Chavez Middle School is being constructed on the adjacent property to the southwest.

On April 26, 2004, the City Planning Commission approved the mitigated negative declaration and conditionally approved the Development Plan and Conditional Use Permit for the River Park project. On August 4, 2004, the City Council approved the final conceptual River Park Master Plan and approved a professional services agreement with David Evans and Associates in the amount of \$498,870 for preparation of contract documents for the construction of the park.

On January 18, 2006, the City Council approved the advertisement of Phase 1 of the park rough grading and drainage. On April 5, 2006, the City Council awarded the rough grading and drainage contract to Sierra Pacific West, Inc., for \$2,986,525.37.

The rough grading and drainage construction began on June 5, 2006, and is now complete.

On October 4, 2006, the City Council approved the plans and specifications for the Mance Buchanan Park Improvements and authorized the Public Works Director to call for bids. The Building Division has reviewed and approved the building plans.

On December 12, 2006, the bids were publicly opened. Nine bids were received and are summarized in Exhibit A. The lowest responsible bidder is Western Rim Constructors, Inc., of Escondido with a bid of \$7,260,726. The successful bidder's credentials have been researched and found to meet City requirements. The contract documents are on file in the Capital Improvements Division of the Public Works Department.

ANALYSIS

This phase of the Mance Buchanan Park project will provide for the construction of the 29-acre park including restrooms/concession buildings, precise grading, asphalt concrete entrance roadway and parking lot, five soccer fields, playground equipment, concrete walkways, landscape and irrigation, landscape maintenance, water and sewer services, and a traffic signal on College Boulevard at the entrance.

Staff recommends inclusion of Additive Alternate item 124 for the construction of 5,697 lineal feet of 6"x 9" concrete curb in the amount of \$87,278. The base bid for the project is \$7,173,448 plus \$87,278, for a total contract amount of \$7,260,726.

The balance of the project, through completion, is scheduled as follows:

Award of Phase 2 contract	January	07
Begin soccer fields, buildings and access roads	March	07
Complete soccer fields, buildings and access	March	08

FISCAL IMPACT

The FY 2006-07 Capital Improvement Program (CIP) budget includes an appropriation of \$7.2 million in new funds in the Parks Program (598.845015) for the final improvements for Mance Buchanan Park. Together with the carry forward of \$2.3 million from the previous year and \$600,000 in a drainage program (511.815390) for the project which was previously approved, there is approximately \$10.1 million currently available. The bid of \$7.3 million for construction from Western Rim Constructors, Inc. plus contract administration in the approximate amount of \$0.5 million, the balance of the costs for grading, drainage, sewer, water and SDG&E, and

the \$1.1 million in prior-year expenditures will bring the total project costs up to the \$11.2 million available.

The total project funding and the funding sources are shown below:

FUNDING SOURCES

OUSD Land Sale	\$ 3.4 million
Proposition 12/40	\$ 1.9 million
Drainage Fees	\$ 0.6 million
Park Fees	\$ 4.3 million
General Fund Reserves	<u>\$ 1.0 million</u>
	\$11.2 million

PROJECT COSTS

Grading, Drainage, Sewer, Water, SDG&E	\$ 3.4 million
Park Construction	\$ 7.3 million
Contract Administration	<u>\$ 0.5 million</u>
	\$11.2 million

The project has been allocated \$1,458,000 in grant funds from the State of California Proposition 12 Per Capita Program, and an application in the amount of \$452,754 in grant funds from the State of California Proposition 40 RZH Program has been approved. The \$1.0 million from the General Fund Reserves was a part of the \$7.2 million in new funds for the project approved this fiscal year. Sufficient funds are available to award this contract.

INSURANCE REQUIREMENTS

The City's standard insurance requirements will be provided for the construction contract.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

The bid documents were previously reviewed by the City Attorney and approved as to form. The contract must be awarded to the lowest responsible bidder. The Public Contract Code defines "responsible bidder" as a bidder who has demonstrated the attributes of trustworthiness as well as quality, fitness, capacity and experience to

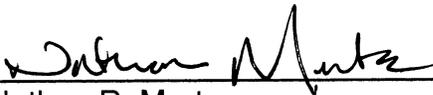
satisfactorily perform a public works contract. The City Council also has the discretion to reject all bids and re-advertise.

RECOMMENDATION

Staff recommends that the City Council authorize the award of a contract in the amount of \$7,260,726 to Western Rim Constructors, Inc., of Escondido for the Mance Buchanon Park Improvements along the southeasterly side of the San Luis Rey River and southerly of College Boulevard, and authorize the City Manager to execute the agreement upon receipt of all supporting documents.

PREPARED BY

SUBMITTED BY:



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REVIEWED BY:

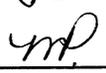
Michelle Skaggs Lawrence, Interim Deputy City Manager



Peter A. Weiss, Public Works Director



Margery M. Pierce, Neighborhood Services Director



Nita McKay, Financial Services Director



MANCE BUCHANON PARK IMPROVEMENTS

BID TABULATION

<u>Bidder</u>	<u>Address</u>	<u>Bid Amount</u>
1. West Coast General	Poway	\$7,535,807.98
2. 3D Enterprises	San Diego	\$7,433,928.30
3. Valley Coast Construction	San Diego	\$8,677,687.36
4. Hazard Construction	San Diego	\$7,951,105.60
5. Griffith Company	Santa Ana	\$8,082,677.22
6. Western Rim Constructors, Inc.	Escondido	\$7,173,448.00
7. OHNO Construction	Seattle, WA	\$7,564,945.27
8. Valley Crest Landscape Dev.	San Diego	\$7,201,549.00
9. Parkwest Landscape	San Marcos	\$7,865,035.00