

# STAFF REPORT



ITEM NO. 13  
CITY OF OCEANSIDE

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DATE: October 10, 2007

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

SUBJECT: **AWARD OF CONTRACT FOR THE EL CORAZON SENIOR CENTER AND APPROVAL OF A BUDGET APPROPRIATION IN THE AMOUNT OF \$1,000,000 FROM THE PARK FACILITIES FEES FUND**

## **SYNOPSIS**

Staff recommends that the City Council award a contract in the amount of \$8,414,840.97 to Jaynes Corporation of San Diego for the construction of El Corazon Senior Center project and authorize the City Manager to execute the agreement upon receipt of all supporting documents; and approve a budget appropriation in the amount of \$1,000,000 from the Park Facilities Fees Fund 598 to the project account.

## **BACKGROUND**

On May 21, 2003, the City Council approved a conceptual plan that arranges the individual buildings of the El Corazon Senior Center complex around a central courtyard. The selected building layout was preferred by the members of a citizens' steering committee and the general public over other alternatives that placed the buildings along a central axis or around a circular parking and drop-off area.

On October 15, 2003, the City Council approved conceptual exterior wall elevations for the El Corazon Senior Center in the style of Irving Gill. The architectural design of the El Corazon Senior Center by Roesling Nakamura Architects of San Diego matches the exterior architectural appearance of Oceanside's Civic Center.

On February 18, 2004, the City Council adopted a budget resolution in the amount of \$277,285 from the General Fund for the engineering and architectural services to design the El Corazon Senior Center site and its supporting infrastructure.

On October 3, 2006, the City Council approved the plans and specifications, and authorized a call for bids. For the next several months, staff made a number of value engineering additions to the access road, utilities, and grading design. The additions include a traffic signal at Rancho del Oro Drive, new SDG&E plans for the utility service to the building, and a geotechnical investigation to verify that the site can be excavated with normal earthmoving equipment. The building itself remains as approved.

## ANALYSIS

The first phase of the El Corazon Senior Center provides 15,000 square feet of building space for classrooms/meeting rooms, a dining room, kitchen space, administrative offices, a fitness room, lobby/reception area, and bathrooms. The site development plan accommodates a second 15,000-square-foot expansion in the future.

The El Corazon Senior Center is located several hundred feet west of Rancho del Oro Drive and north of Oceanside Boulevard. To provide paved access from Rancho del Oro Drive, a half-street section of a yet-to-be-named "Senior Center Drive" is included as part the first-phase construction. Later, as other parcels develop, "Senior Center Drive" will be completed as a loop road between Rancho del Oro Drive and Oceanside Boulevard consistent with the El Corazon Master Plan.

Bids were publicly opened on September 5, 2007. The lowest responsive bidder is Jaynes Corporation of San Diego. Their credentials have been researched and are satisfactory. These are the six bids submitted:

Jaynes Corporation	San Diego	\$8,414,840.97
Solpac Construction	San Diego	\$8,646,455.00
Morrissey Construction	Oceanside	\$9,213,866.00
PCL Construction Services	San Diego	\$9,244,152.00
GC Builders	Rancho Cucamonga	\$9,546,307.00
Wier Construction Corporation	Escondido	\$10,953,264.55

Construction will finish in spring 2009 with the El Corazon Senior Center and its access road opening at the same time.

An upcoming City Council agenda will include a recommendation for professional services agreements and service agreement amendments for the following tasks: construction management, construction surveying, geotechnical and grading inspection, and architectural submittal review. The project budget is sufficient to include these construction support services.

An additional appropriation in the amount of \$1,000,000 is requested from the Park Facilities Fees Fund 598. A total of \$9,138,856 was carried forward from FY 06-07 in the El Corazon Senior Center CIP Project Accounts 598.845657 and 501.874048. Of that amount, \$1 million originated from Facilities Fees, \$6 million from the General Fund, \$1.3 million from Park fees and \$.7 million from Prop 40 funds. Staff is requesting that the City Council appropriate an additional \$1.0 million from the Park Facilities Fees Fund 598 to the Senior Center CIP Project Account 598.845657. Use of Park Facilities Fees is justified for the access road portion of the El Corazon Senior Center Project because it provides access to the future El Corazon Park, which comprises 80 percent of El Corazon's land area. Of the \$8,414,841 construction bid price, \$6,000,000 is for the Senior Center building and the parking lot, and the \$2,414,841 balance is for the access road, grading, storm drains, and utilities.

**FISCAL IMPACT**

With the adoption of the FY 2007-08 CIP budget, project funding is appropriated as follows:

<u>Existing Appropriations from FY 06-07 Carry Forwards</u>		
Account 598.845657	\$8,113,177	
Account 501.874048	<u>\$1,025,679</u>	
		\$9,138,856
<u>Proposed New Appropriation</u>		
Fund 598 (Park Facilities Fees)		<u>\$1,000,000</u>
Total Requested Funding		\$10,138,856

The beginning fund balance for the Parks Fees Fund 598 is \$6.7 million, and \$9.3 million is due the fund from several sources, including the General Fund’s obligation of \$6.6 million. Several projects under construction at this time will reduce that available balance, but there are sufficient unreserved funds to fund this additional \$1 million advance.

The project received a \$595,000 Economic Development Initiative grant from HUD and costs incurred amount to \$149,115, leaving an available balance of \$445,885. The Seagate development project on the east side of Rancho del Oro Drive will reimburse the City one-half of the \$175,130 price of the traffic signal, or \$87,565. The combined total of the grant funds and the Seagate reimbursement total \$533,450 and will be used to partially reimburse the \$1,000,000 funding provided by the Park Facilities Fees Fund 598.

Construction-phase project costs are budgeted as follows:

<u>Direct Construction Costs</u>		
Bid Award Amount	\$8,414,841	
10% Construction Change Order Contingency	\$841,484	
Water Service Capacity Fees	<u>\$67,814</u>	
Total Direct Construction		\$9,324,139
<u>Construction Support Costs</u>		
Consultant Construction Mgmt. & Bldg. Special Inspect.	\$456,000	
Construction Surveying and Civil Engineering	\$120,000	
Geotechnical Engineering Testing & Grading Inspection	\$57,100	
Architectural Submittal Review	<u>\$25,000</u>	
Total Construction Support	\$658,100	
City Staff Time and Administration	<u>\$ 96,000</u>	
Total Project, Construction Phase Cost		\$10,078,239

**INSURANCE REQUIREMENTS**

The City’s standard insurance requirements will be met.

**COMMISSION OR COMMITTEE REPORTS**

The City Council invited participation of citizen groups at various times during the project development process. The El Corazon Planning Committee and the Second Senior Center Steering Committee reviewed and approved the conceptual alternatives for the building’s architectural appearance and floor space planning. Citizen participation is now provided from the El Corazon Oversight Committee, and they are supportive of the project.

**CITY ATTORNEY’S ANALYSIS**

Pursuant to Public Contract Code section 20162, a contract for a public project in excess of \$5,000 must be awarded to the lowest responsible bidder. A “responsible bidder” is 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 discretion to reject all bids and re-advertise.

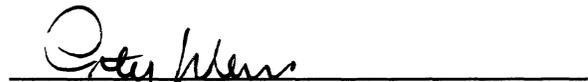
**RECOMMENDATION**

Staff recommends that the City Council award a contract in the amount of \$8,414,840.97 to Jaynes Corporation of San Diego for the construction of El Corazon Senior Center project and authorize the City Manager to execute the agreement upon receipt of all supporting documents; and approve a budget appropriation in the amount of \$1,000,000 from the Park Facilities Fees Fund 598 to the project account.

PREPARED BY:

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