ITEM NO. 17

STAFF REPORT

CITY OF OCEANSIDE

DATE: April 5, 2006

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

SUBJECT: **AUTHORIZATION TO AWARD A CONTRACT IN THE AMOUNT OF $2,986,525.37 TO SIERRA PACIFIC WEST, INC., OF ENCINITAS FOR MANCE BUCHANON (RIVER) PARK GRADING, DRAINAGE AND UTILITIES PROJECT LOCATED ALONG THE SOUTHEASTERLY SIDE OF 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 $2,986,525.37 to Sierra Pacific West, Inc., of Encinitas for the Mance Buchanon (River) Park Grading, Drainage and Utilities project located 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, (previously known as River Park) 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 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 Mance Buchanon (River) Park project. On August 4, 2004, the City Council approved the final conceptual Mance Buchanon (River) Park Master Plan and approved a professional services agreement with David Evans and Associates to prepare contract documents for the construction of Mance Buchanon (River) Park. At that time, it was assumed that all the construction work would be done under one contract. However, because demolition, grading, drainage and utility construction is expected to take about six months, it was later decided to issue one contract for these items and another contract later for the landscaping, buildings, access roads and parking areas.

On January 18, 2006, the City Council approved the plans and specifications for the Mance Buchanon (River) Park Grading, Drainage and Utilities project and authorized the City Engineer to call for bids.

ANALYSIS

This phase of the Mance Buchanon (River) Park project will provide for the demolition of some very large steel trash racks remaining from when the site was a portion of the San Luis Rey River, for the installation of the storm drain facilities, for the import of soil and the rough grading. Because this area was a former portion of the San Luis Rey River banks before the Army Corps built the levee system, it is substantially lower (about six to fifteen feet lower), than the surrounding residential area. The project will raise the site about two to ten feet in order to eliminate flooding of the proposed soccer fields or of the buildings. This will require the import of about 233,000 cubic yards of soil. This soil will come from the excavation of the access road and pad for the El Corazon Senior Center. The demolition, grading, and drainage construction is expected to take about six months. The construction of the soccer fields, buildings, access road, parking lots and landscaping will follow as phase 2.

The bids were publicly opened on March 7, 2006. Eighteen bids were received and are summarized in Exhibit A. The lowest responsible bidder is Sierra Pacific West, Inc., of Encinitas with a bid of $2,986,525.37. 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.

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

City Council award grading contract	April	06
Begin demolition, grading and utilities	April	06
Grading and utilities completed	October	06
Begin soccer fields, buildings and access roads	November	06
Complete soccer fields, buildings and access	November	07

During the bid process the length of time for phase 1 was increased from 75 working days to 100 working days to reduce the number of trucks on any day hauling dirt from the El Corazon site to the Mance Buchanon (River) Park site. The haul route specified in the contract document directs the trucks to travel Rancho Del Oro Drive to Oceanside Boulevard, then to El Camino Real through to Douglas Drive, then to North River Road to College Boulevard and into the park site. The return trip would travel College Boulevard to Highway 76 to Rancho Del Oro Drive to the El Corazon site.

FISCAL IMPACT

The FY 2005-06 Capital Improvement Program budget includes an appropriation of $600,000 in the Drainage Program for the storm drain system and $2,970,416 in the Parks Program for the grading and utilities. The estimated total cost of the first phase of the project is $3,250,000, including construction, construction management, inspection and administrative support. Therefore, sufficient funds are available.

The balance of the project including the buildings, parking areas and field development is estimated to cost an additional $10 million. A detailed estimate and funding options will be developed once the final designs are completed.

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 referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council authorize the award of a contract in the amount of $2,986,525.37 to Sierra Pacific West, Inc., of Encinitas for the Mance Buchanon (River) Park Grading, Drainage and Utilities project located 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:

Jeanette E. Peck
Senior Civil Engineer

SUBMITTED BY:

Steven R. Jepsen
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Assistant to the City Manager

Peter A. Weiss, Public Works Director

Exhibit A

Exhibit A

Mance Buchanon (River) Park Rough Grading

BID TABULATION

	Bidder	Address	Bid Amount Base
1.	Sierra Pacific West, Inc.	Encinitas	$2,986,525.37
2.	Greg J. Harris Const.	Corona	$2,989,931.00
3.	TC Construction Co. Inc.	Santee	$3,021,124.00
4.	Valley Coast Const.	San Diego	$3,126,647.70
5.	Ross A. Guy & Son, Inc.	Fallbrook	$3,129,971.00
6.	Perry & Shaw, Inc.	El Cajon	$3,349,330.00
7.	Fleming Environmental Inc.	Buena Park	$3,353,963.00
8.	Doja, Inc.	La Puente	$3,375,665.00
9.	Western Rim Constructors, Inc.	Escondido	$3,446,798.00
10.	Diamond Lane Contractors	Solana Beach	$3,449,600.00
11.	Excel Commercial Constructors	San Marcos	$3,486,183.50
12.	Beador Construction Company	Corona	$3,575,700.00
13.	Griffith Company	Santa Ana	$3,612,463.00
14.	Road Builders, Inc.	Murrieta	$3,618,199.00
15.	Erreca's Inc.	Lakeside	$3,658,850.00
16.	Sema Construction	Lake Forest	$3,766,147.00
17.	Palp, Inc. DBA Excel Paving Co.	Long Beach	$3,990,739.00
18.	Heffler Company, Inc.	National City	$4,801,670.00