



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: November 6, 2007

SUBJECT: Revised Project Programming Summary Sheets and Award of
Construction Contract for the Community/Senior Center, Phase 2,
Project No. 08-01

Report in Brief

Bids were opened on October 16, 2007 for the Community/Senior Center Phase 2, Project No. 08-01. Staff has prepared documents and related information to facilitate the City Council's consideration of additional action in association with this project.

Staff recommends the City Council approve the revised Project Programming Summary Sheet, in the amount of \$6,135,400, for the Community/Senior Center, Phase 2, Project No. 08-01; deem C&C Construction and Carter Kelley, Inc. as non-responsive and reject their bids; authorize the City Manager to execute a Construction Contract with Kenridge Builders, Inc., in the amount of \$3,496,000 for the Base Bid plus Additive Alternate No. 1; and authorize expenditures in the amount of \$3,775,700 for construction.

Background

The voters approved Measure E in June 2006 and the top vote-getter was Parks Projects at almost a 70% approval rating. The Community & Senior Center, Phase 2, and Sports Park, Phase 1 projects were deemed a top priority in the Parks Capital Program, and design contracts were executed in April 2007.

The Community/Senior Center Phase 2 project includes an 8,000 s.f. building and restroom for dance, aerobics and fitness, parking, as well as a 2-acre dog park, which was awarded previously as a separate construction contract. The project also includes several elements that were left-over from the Phase 1 project, including the front fountain, gym bleachers, A/V equipment, security cameras, and other amenities.

On September 4, 2007, Council approved the plans and specifications for the Phase 2 project, and the documents were put out to bid.

Discussion

Plans and Specifications were advertised for bids and the bid opening was held on October 16th. The Restroom was included as an Additive Bid Item although the basis of award was the Base Bid with the Additive. Bids were received from 13 contractors and the bid results are attached for review.

The Contract Documents require the bidder to acknowledge each Addendum by signing the cover sheet and returning it with their bid package. It is clear that failure to do so will result in disqualification of the bid. Unfortunately, the first two lowest bidders – C&C Construction and Carter Kelley, Inc. – did not submit signed copies of the two Addenda that were issued. Based on this information, the City Attorney recommends C&C Construction and Carter Kelley, Inc. be found non-responsive and their bids therefore rejected.

The apparent responsive/responsible bidder is Kenridge Builders, Inc. out of Petaluma, with a Base Bid plus Additive Alternate No. 1 of \$3,496,000. The Architect’s estimate for the work is \$3,764,665. Staff recommends award of the Base Bid plus Additive Alternate No. 1. The requested amount for authorization includes an 8% contingency to cover unanticipated changes in the construction.

Construction should commence in early December and could be completed by October 2008, depending on the weather this winter.

Fiscal Impact

A revised PPSS was approved in September 2007 in the amount of \$6,327,900. Staff has reviewed funding with the Finance Department and determined that funds needed for closeout of the Community/Senior Center, Phase 1 project will result in the adjusted (reduced by \$192,500) budget of \$6,135,400 for the Phase 2 project. The attached revised PPSS contains up to-date costs for design, project management, construction management, and construction. The Council awarded the Dog Park contract in September and some of the Phase 1 carry-over costs have been committed, resulting in the following budget breakdown.

Project Budget \$6,135,400

Projected Costs

CM/Inspection	\$ 319,000
FF&E	\$ 500,000
Admin./PM	\$ 190,000
Design	\$ 480,000
Dog Park	\$ 328,000
Other/Contingency	\$ 320,000
Construction	\$3,496,000

Balance for Separate Items \$502,400

Committed Items

Sliding Partitions \$ 56,000

Programmed Items

Front Fountain \$100,000

Donor Signs \$ 5,000

Bus Shelter \$ 25,000

Black-Out Shades \$ 38,000

Front Landscaping \$ 50,000

Bleachers \$ 60,000

Wainscot \$ 70,000

Balance for Remaining Work \$98,400

Uncommitted Items

Monument Sign \$300,000

Staff will continue to implement the additional Programmed Items and will evaluate procurement of the Uncommitted Item if funds become available.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends the City Council approve the revised Project Programming Summary Sheet, in the amount of \$6,135,400, for the Community/Senior Center, Phase 2, Project No. 08-01; deem C&C Construction and Carter Kelley, Inc. as non-responsive and reject their bids; authorize the City Manager to execute a Construction Contract with Kenridge Builders, Inc., in the amount of \$3,496,000 for the Base Bid plus Additive Alternate No. 1; and authorize expenditures in the amount of \$3,775,700 for construction.

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Project Manager
Ponticello Enterprises

Daniel W. Gentry
Parks & Recreation Director

Mark G. Deven
City Manager

Attachments:
Bid Results
Current approved PPSS and revised PPSS

Engineering

Current Revision:

19-Oct-07

Project Summary

2

Revision #	C.C. Date
1	1/16/2007
2	9/4/2007
3	Pending

Project No.: Revision #: Project Title:

PM: Owner:

Admin & PM	\$190,000.00	Design	\$490,000.00
Construction	\$3,824,000.00	CM/Insp	\$319,000.00
Other/Contingency	\$662,400.00	FF&E	\$650,000.00
Project Total:			\$6,135,400.00

Project Description:

The Phase 2 project will add the dance/aerobics room and complete the parking lot and landscaping around the Community & Senior Center. The project includes a dog park which was originally slated for Phase 1. The original project included the amphitheater, gymnasium, outside basketball courts, youth center and a synthetic turf soccer/softball field all of which were constructed with Phase 1.

Project Justification:

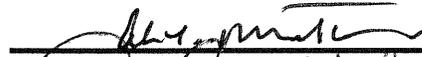
The Community & Senior Center projects were supported with Measure H and Measure E Sales Tax funding approved by the voters in March 2000 and June 2006, respectively. This project is necessary to meet parks level of service requirements identified in the General Plan and 2004 Parks Master Plan Update. This project completes the Community & Senior Center and Sports Complex project (CC-1).

Project Staging:

Design (Prepare PSE)	06-07	07-08
Construction	07-08	07-08

Fund No.	Fund Name	Program No.	MPFP No.	Total / Partial	Total Amt, \$K	Percent
502	State Bond Act-Parks Projects	0801			135.4	2.21
506	Measure E	0801	Park 5	P	1,133.8	18.48
540	PRCS Development	0801	Park 5	P	3,933.9	64.12
940	Recreation Foundation	0801			932.3	15.19
Project Total:					6,135.4	

Recommended for Submittal

 Date 10/18/07

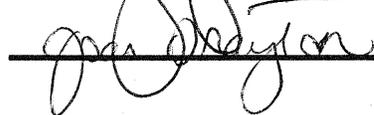
Recommended for Approval (Dept Head)

 Date 10/18/07

MPFP Approval (Public Works)

 Date 10/19/07

Finance Department Approval

 Date 10/19/07

Project No.: *Revision #:* *Project Title:*

City Manager Approval

Date
