



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: November 27, 2007

SUBJECT: Revised Project Programming Summary Sheet and Prioritization of the Base Bid and Additive Alternatives for the Construction Contract for Sports Park, Phase 1, Project No. 08-03.

Report in Brief

Bids were opened on November 6, 2007, for the Sports Park, Phase 1, Project No. 08-03. Staff has prepared documents and related information to facilitate the City Council's consideration of additional action in association with this project.

Staff recommends that the City Council approve the revised Project Programming Summary Sheet (PPSS), in the amount of \$8,603,000, for the Sports Park, Phase 1, Project No. 08-03; and provide staff a prioritization of the Additive Alternates, (1) through (6), for award with the Base Bid as described herein.

Background

The voters approved Measure E in June 2006 and the top vote-getter was Parks Projects. 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 Sports Park, Phase 1, Project No. 04-37 includes synthetic multi-use soccer/softball fields with lighting, additional parking, site furnishings, walkways, landscaping, and a portable restroom facility. The new facility will be used to house the softball programs currently occupying Dubach Park.

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

Discussion

Plans and specifications were advertised for bids and the bid opening was held on November 6th. Six Additive Alternative Bid Items were included to allow the City flexibility in awarding the project, based on bid prices for the Base Bid and Additive Alternates.

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Those items are as follows:

Base Bid

Additive/Alternate #1a
Additive/Alternate #1b
Additive/Alternate #2
Additive/Alternate #3
Additive/Alternate #4
Additive/Alternate #5
Additive/Alternate #6

Three Multi-Use Softball/Soccer Fields A, C, and D, Other Building and Landscape Improvements

Multi-use Senior Softball/Soccer Field E
Soccer-only for Field E
Colored/Stamped concrete to match Community Center
Shade Structures
Site Amenities
Multi-use Softball/Soccer Field B
Road 24A Ped/Bike Path and Landscaping

Public Contract Code section 20103.8 sets forth the procedures an agency must follow in determining the lowest bid when the agency has asked for prices for items to be added to or deducted from the scope of work in the contract. One such procedure is called the “blind bid process.” Under this bid process, the lowest bid must be determined in a manner that prevents any information that would identify any of the bidders or proposed subcontractors or suppliers from being revealed to the public agency before the lowest monetary bidder has been determined.

In order to determine the low bid, the bids must be ranked from the lowest to the highest based on the local agency basis of award of the Base Bid alone or the Base Bid plus any or all additive alternates as determined by the blind bid process. Prioritizing the Additive Alternates will allow staff to rank the bids based on what City Council determines to be the priority for award of the Base Bid only, or any one or more of the Additive Alternates within the available funding for the project.

Bids were received from eight contractors and the bid results are attached for review. The Bid Summary Sheets for each Bid were opened using a blind bid process, so names of the bidders were unknown. This approach was used so that staff and Council could evaluate the bids and different combinations of base bid plus none, one, or more of the additive alternate items, without bias of knowing who the contractors are and who would be the apparent low bidder with each combination. In the case of this blind bid process, it so happens that any combination of base bid and additive alternates results in Bidder #7 being the apparent low bidder.

Should the apparent low bidder be determined to be a non-responsive and/or non-responsible bidder by not complying with specified requirements, staff will recommend award to the next ranked responsive and responsible low bidder complying with the bid requirements, based on the City Council approved budget and prioritized ranking of the Base Bid and Additive Alternates.

On December 18, 2007, staff will return to City Council with a recommendation for award to the low bidder based on the City Council’s determination of the priorities for the award of the Base Bid only, or any one or more of the Additive Alternates within the available funding for the project and whose bid complies with the specified bidding requirements. If awarding the bid is not possible due to funding constraints or other factors, then staff would recommend putting the project out to bid a second time in order to seek more competitive bids.

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Revised Project Programming Summary Sheet and Prioritization of the Base Bid and Additive Alternatives for the Construction Contract for Sports Park, Phase 1, Project No. 08-03.

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To facilitate the ranking of Additive Alternates based on available budget for construction in the revised PPSS, staff has included an excerpt of the minutes from the September 4, 2007 Council Meeting wherein the Council approved the priorities for the Sports Park Phase I. The excerpt is provided below:

“It was moved by Council Member Pimentel and seconded by Council Member Monroe to move forward with A, C, D and a soccer only field in Phase I. Vice Mayor Davies said B is not part of the base bid and Director Gentry said it would be in the add alternates and would be the soccer only. Item B will need to wait. Items A, C, D and a soccer only will be done first. Council Member Monroe and Council Member Pimentel amended their motion to approve the revised Project Programming Summary Sheet for the Sports Park, Phase I Project 04-37; approved the Sports Park Phase I Plans and Specifications; authorized the public bid. Motion carried unanimously.”

Based on the minutes of the September 4 Council meeting, staff believes that the following ranking of the Base Bid plus Additive Alternates reflects the City Council’s direction:

- Priority 1 Base Bid plus Additive Alternative #1b, Soccer-only for Field E
- Priority 2 Base Bid plus Additive Alternate#5, Multi-use Softball/Soccer Field B
- Priority 3 Base Bid plus Additive Alternate #1a, Multi-use Senior Softball/Soccer Field E
- Priority 4 Colored/Stamped concrete to match Community Center
- Priority 5 Shade Structures
- Priority 6 Road 24A Ped/Bike Path and Landscaping

Staff believes that the motion presented by Councilmember Pimentel and seconded by Councilmember Monroe clearly ranks the Base Bid plus a soccer only field as the top priority. Priority 2 reflects the Council’s general direction to provide multi-use fields and the fact that Additive Alternate #5 will complete a complex that effectively replaces Dubach Park. The balance of the rankings reflects Additive Alternates that may be considered if sufficient funds are available.

Fiscal Impact

The original PPSS was approved in the 2004 Capital Budget. A Phase 1 PPSS, in the amount of \$11,976,200, was approved on March 20, 2007, and included an additional soccer/softball field. The March 2007 PPSS also included land acquisition costs, which were previously contained in a separate PPSS. A separate PPSS (PN 04-37) for the land costs was prepared in September 2007 since funding allocations are different between the land acquisition and the actual project. A revised PPSS was approved in September, which created a new CIP Project Number (08-03) and increased the project (w/o land) budget to \$8,912,000. Staff has reviewed available funding with the Finance Department and determined that a portion of the funds from an adjacent development project (Parkside) were previously allocated to the Community/Senior Center Phase 1 project. The updated PPSS reflects that change, as well as up to date costs for design, project management, construction management, and construction. The funding is summarized as follows:

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Project Budget \$8,603,000

Projected Costs

CM/Inspection	\$213,000
Admin./PM	\$200,000
Design	\$395,000
Other/Contingency	\$547,103

Balance for Construction \$7,247,897

Proposed Award Amount \$7,247,897

Council needs to be aware that the Major Projects Financing Plan (MPFP) includes an insufficient cost for the approved Sports Park as master-planned. Construction costs have increased dramatically over the last few years, and staff either must update the MPFP costs to reflect those changes, or project elements will be eliminated to stay within the MPFP budget. Staff will facilitate the Council future consideration of these options as part of the FY 2008-09 budget and development of a 10-Year Capital Improvement Plan.

Public Contact

Posting of the City Council agenda.

Council Committee Recommendation

The Council Subcommittee endorses the staff recommendation to rank:

Priority 1	Base Bid plus Additive Alternative #1b, <u>Soccer-only</u> for Field E
Priority 2	Base Bid plus Additive Alternate#5, Multi-use Softball/Soccer Field B

Recommendation for Action

Staff recommends that the City Council approve the revised Project Programming Summary Sheet (PPSS), in the amount of \$8,603,000, for the Sports Park, Phase 1, Project No. 08-03; and provide staff a prioritization of the Additive Alternates, (1) through (6), for award with the Base Bid as described herein.

Prepared by:
Alan Mitchell, P.E.

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ITEM:

Project Manager
Ponticello Enterprises

Daniel W. Gentry, Director
Parks and Recreation

Nick Ponticello
Principle and Owner
Ponticello Enterprises

Reviewed by:
Ann Siprelle
City Attorney
BB&K

Paula DeSousa
Public Works Attorney
BB&K

Mark G. Deven
City Manager

Attachments:
Bid Results
Current approved PPSS and revised PPSS
Site Layout for Base Bid plus Alternate #5

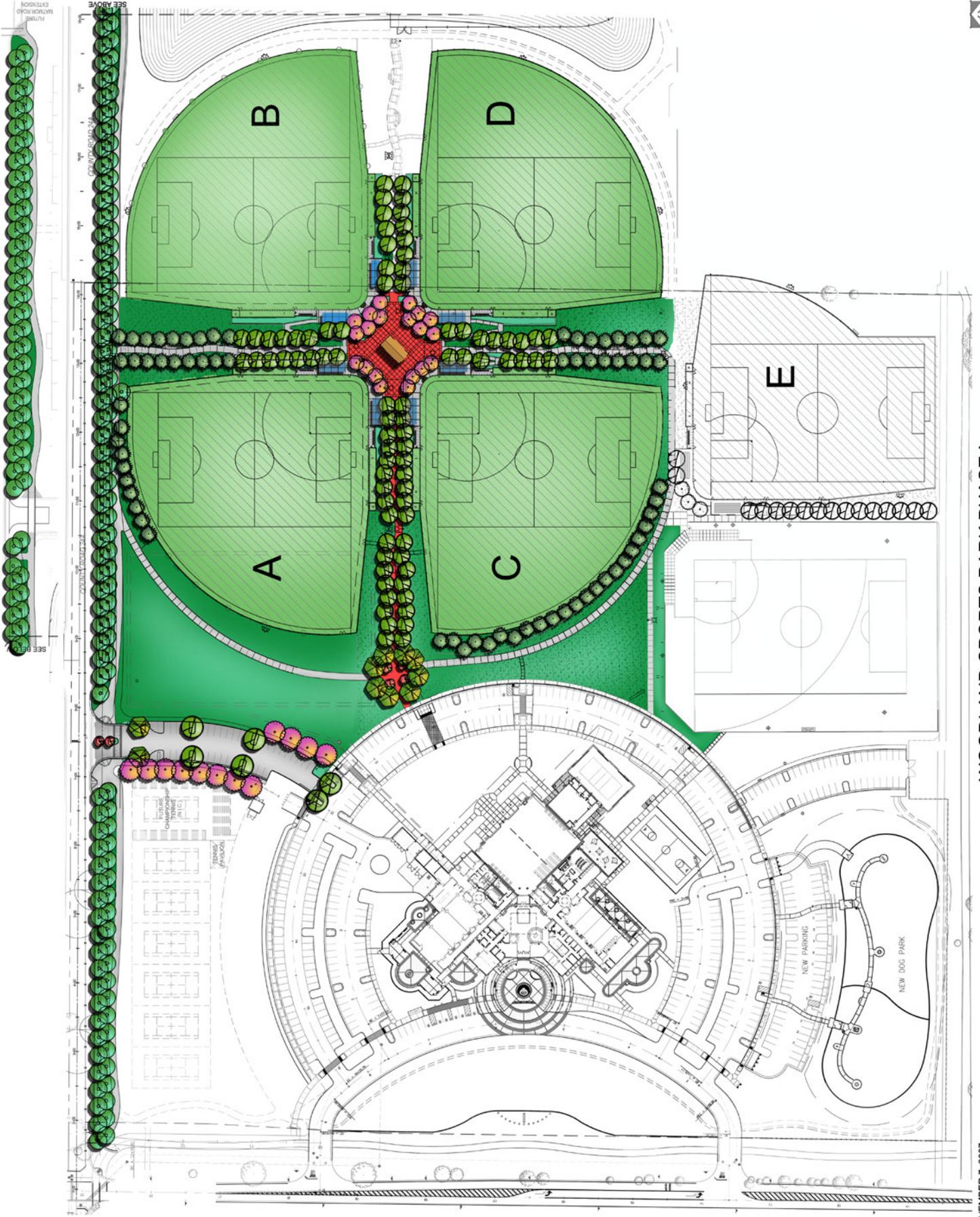
**PROJECT NO. 08-03, COMMUNITY SPORTS PARK PHASE 1
 BID OPENING - TUESDAY, NOVEMBER 6, 2007 at 2:00 P.M.**

CONTRACTOR	A. TOTAL BASE BID	B. ADD ALT # 1A	C. ADD ALT #1B	D. ADD ALT #2	E. ADD ALT #3	F. ADD ALT #4	G. ADD ALT #5	H. ADD ALT #6
1	\$6,770,244.87	\$1,126,608.29	\$568,485.22	\$50,721.24	\$314,808.64	\$133,110.68	\$1,384,604.92	\$364,816.05
2	\$6,677,713.59	\$1,105,788.33	\$615,378.74	\$182,232.00	\$310,400.00	\$213,158.00	\$1,439,379.48	\$372,904.84
3	\$7,487,411.89	\$1,212,566.59	\$695,833.38	\$37,965.00	\$320,000.00	\$182,200.00	\$1,446,786.78	\$369,853.06
4	\$6,855,054.64	\$1,160,512.06	\$600,418.18	\$258,162.00	\$332,800.00	\$165,488.00	\$1,321,385.84	\$429,223.25
5	\$6,419,956.30	\$1,346,872.90	\$583,216.00	\$81,245.10	\$120,000.00	\$177,600.00	\$1,263,623.08	\$377,940.10
6	\$6,944,543.45	\$1,351,750.85	\$721,652.00	\$133,636.80	\$360,000.00	\$157,474.00	\$1,510,500.50	\$486,015.93
7	\$5,997,769.96	\$1,052,230.38	\$524,693.10	\$151,860.00	\$304,000.00	\$157,640.00	\$1,249,147.43	\$306,970.81
8	\$7,279,035.92	\$1,236,330.31	\$681,473.40	\$136,674.00	\$332,776.00	\$192,816.00	\$1,547,065.67	\$344,279.45
ARCHITECT'S ESTIMATE	\$7,167,851.12	\$1,441,078.74	\$924,376.18	\$124,155.00	\$280,000.00	\$114,219.88	\$1,709,490.33	\$344,639.24

OPENED BY: Sue Vannucci

READ BY: Sue Vannucci

WITNESSED BY: Dan Gentry Kent Perkes



WOODLAND SPORTS PARK PHASE I
 CITY OF WOODLAND PARKS AND RECREATION

Engineering

Current Revision:

07-Nov-07

Project Summary

{none}

Revision # C.C. Date
1 Pending

Project No.: 08-03 Revision #: 1 Project Title: Community Sports Park, Phase 1

PM: Ponticello-Mitchell, Alan Owner: Parks

Admin & PM	\$200,000.00	Design	\$395,000.00
CM/Insp	\$213,000.00	FF&E	\$0.00
Construction	\$7,248,000.00	Other/Contingency	\$547,000.00
Project Total:			\$8,603,000.00

Project Description:

Project includes design and construction for Phase 1 of the Sports Park. The Phase 1 project includes three or four synthetic multi-use soccer/softball fields with parking lighting, site furnishings, a portable restroom facility, and a pathway and landscaping along Road 24A.

Project Justification:

This project is necessary to meet park level of service requirements identified in the General Plan and Parks, Recreation and Community Services Master Plan 5-year Update 2004 (Project CS1).

PPSS History: See CIP #04-37 for land purchase for this site. A portion of the master planning and design costs were originally authorized and budgeted via CIP #04-37 PPSS Rev #3, 4, & 5.

Project Staging:

Preliminary Engineering	05-06	06-07	Master Planning activities
Design (Prepare PSE)	06-07	07-08	
Construction	07-08	08-09	

Fund No.	Fund Name	Program No.	MPFP No.	Total / Partial	Total Amt, \$K	Percent
506	Measure E	0803	Park 3	P	2,877.8	33.45
540	PRCS Development	0803	Park 3	P	1,932.3	22.46
640	SL Parks	0803	Park 3	P	2,889.9	33.59
940	Recreation Foundation	0803	Park 3	P	903.0	10.5
Project Total:					8,603.0	

Recommended for Submittal

Date 11/7/07

Recommended for Approval (Dept Head)

Date 11/7/07

MPFP Approval (Public Works)

Date 11/8/07

Finance Department Approval

Date 11/7/07

City Manager Approval

Date