



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: April 22, 2008
TO: Mayor and Councilmembers
FROM: Engineering Division, Public Works Department
SUBJECT: Contract For Construction For The Bohnett Park Expansion Project

RECOMMENDATION: That Council:

- A. Award and authorize the Public Works Director to execute a contract with Cinary Construction Company, Incorporated (Cinary), waiving minor irregularities, in their low bid amount of \$306,082.80, including the additive alternate, for construction of the Bohnett Park Expansion Project (Project), Bid No. 3507, and to approve expenditures up to \$37,000 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment;
- B. Authorize the General Services Manager to issue a Purchase Order to Van Atta Associates, Incorporated (Van Atta), in the amount of \$5,000 for construction support services, and to approve expenditures of up to \$500 for extra services of Van Atta that may result from necessary changes in the scope of work; and
- C. Authorize the General Services Manager to issue a Purchase Order to Pacific Materials Laboratory, Incorporated (Pacific Materials), in the amount of \$2,000 for material testing services and to approve expenditures of up to \$200 for extra services of Pacific Materials that may result from necessary changes in the scope of work.

EXECUTIVE SUMMARY:

Seven bids were received for the Bohnett Park Expansion Project with the lowest bidder being Cinary Construction Company, Inc. To complete the construction phase of the Project, staff recommends Council authorize the Public Works Director to accept the low bid, including the additive alternate, waive minor irregularities, and enter into a contract with Cinary. Staff recommends that Council authorize the General Services Manager to issue Purchase Orders to Van Atta for construction support services and Pacific Materials for material testing services. The expansion of Bohnett Park will bring a restful, art-filled pocket of green to the Westside neighborhood.

DISCUSSION:

BACKGROUND

The Bohnett Park Expansion Project was initiated in October 2002. The goal of the project is to construct a passive pocket park to augment the active recreational features of the existing lower park area. The intent of the pocket park is to provide a refuge along San Andres Street. The pocket park will serve both neighborhood residents and employees of the commercial area on San Andres Street.

PROJECT DESCRIPTION

The park design includes a variety of unique art and whimsical elements set in an oasis of low water-using plants. The most distinctive feature is the framework of a craftsman style residence featuring a porch arbor, gabled roof, columns, and fireplace. The interior of the "house" will contain a cast concrete couch, planting "bed" complete with wrought iron headboard, and drinking fountains constructed as kitchen and vanity sinks. The rear deck will overlook the recently restored Old Mission Creek. An artificial stream rendered in rubberized playground surfacing will course through sandstone boulders, and security lighting will be integrated into the structure to complement the architecture.

CONTRACT BIDS

A total of seven bids were received for the subject work, ranging as follows:

	BIDDER	BID AMOUNT
1.	Cinary Construction Co., Inc., Calabasas Hills	\$306,082.80*
2.	Souza & Peterson Construction Co., Inc., Nipomo	\$397,432.00*
3.	Carroll Construction Co., Inc., Santa Barbara	\$415,324.99 ⁱ
4.	Lash Construction, Inc., Santa Barbara	\$430,711.05
5.	Elevation General Engineering Construction, Inc., Santa Maria	\$441,810.80*
6.	Schock Contracting Corporation, Santa Barbara	\$452,788.00*
7.	Tierra Contracting, Inc., Goleta	\$518,083.70*

*corrected bid total
ⁱincomplete bid total

The low bid of \$306,082.80, submitted by Cinary, is an acceptable bid that is responsive to and meets the requirements of the bid specifications. Staff recommends that a calculation error, a minor irregularity, be waived, and that the corrected bid total of \$306,082.80, including the additive alternate for the demolishing of an existing garage slab, be accepted by Council.

Cinary's bid is \$35,231.80, or 13%, over the landscape architect's estimate of \$270,851, and \$91,349.20, or 30%, under the next lowest bid. Staff believes that the seven bids received were higher than the estimate because of the additional labor needed to satisfy the complex and artistic project requirements.

The change order funding recommendation of \$37,000, or 12%, is based on the intricacy and uniqueness of the project requirements along with the value of preordered materials. To expedite the project, Parks and Recreation staff has preordered the ICON Shelter System art elements at a value of \$88,000, which shall be delivered in conjunction with the construction activities saving the project approximately 8 weeks in delays following award of contract.

CONSTRUCTION PHASE CONTRACT SERVICES

Staff recommends that Council authorize the General Services Manager to issue a Purchase Order to Van Atta in the amount of \$5,000, including \$500 for extra services, for construction support services. Van Atta provided design services for this project and is experienced in this type of work.

Staff recommends that Council authorize the General Services Manager to issue a Purchase Order to Pacific Materials in the amount of \$2,000, including \$200 for extra services, for material testing services. Pacific Materials is on the City's Prequalified Engineering Services list and is experienced in this type of work.

FUNDING

Existing project funding includes a \$201,000 Urban Needs Basis Grant and a \$150,000 Community Development Block Grant. Currently, the Bohnett Park Expansion accounts have a total balance of approximately \$330,536. The total estimated cost to complete the project is \$399,755, leaving an unfunded balance of approximately \$69,219. To cover the funding shortfall, the Parks and Recreation Department is recommending, in a separate Council Agenda Report, that Council increase appropriations in the Bohnett Park Expansion account of \$61,159 from the 2002 Resource Bond Act, Roberti-Z'berg Harris (Proposition 40) per capita grant funds, and \$8,060 from the PARC (Parks and Recreation Community) Foundation. With these appropriations, there is sufficient funding in the Parks and Recreation Department Capital Improvement Budget to cover the cost of this project.

The following summarizes the expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Bohnett Park Expansion Project	\$306,082.80	\$37,000.00	\$343,082.80
Construction Support Services	\$5,000.00	\$500.00	\$5,500.00
Material Testing Services	\$2,000.00	\$200.00	\$2,200.00
TOTAL RECOMMENDED AUTHORIZATION			\$350,782.80

The following summarizes all design, construction, and other project costs:

ESTIMATED TOTAL PROJECT COST

Design (by Contract)	\$43,741.53
Other Design Costs (City staff, Environmental Assessments)	\$44,989.53
Subtotal	\$88,731.06
Construction Contract	\$306,082.80
Construction Change Order Allowance	\$37,000.00
Construction Support and Material Testing Services (by Contract)	\$7,700.00
Subtotal	\$350,782.80
City Provided Materials (ICON Shelter Systems and signs)	\$88,000.00
Other Construction Costs (permit and special supplies)	\$3,670.73
Construction Management/Inspection/Park Tech (by City staff)	\$42,000.00
Subtotal	\$133,670.73
TOTAL PROJECT COST	\$573,184.59

SUSTAINABILITY IMPACT:

The sustainability impact of the Project includes the construction of decks made of recycled composite lumber, construction of concrete mow strips to reduce time and energy required for turf maintenance, and installation of landscape irrigation and plants that comply with Water Conservation Requirements for New Construction and Renovations at City Facilities.

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SUBMITTED BY: Paul Casey, Acting Public Works Director

APPROVED BY: City Administrator's Office