

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 01/28/08		Item Number: <u>A-3</u>	
AGENDA ITEM: Award of a Construction Contract to Belaire-West Landscape Inc., for the Culver West Alexander Park Rehabilitation Project, P-835			
Contact Persons/Dept.: Hong Wang/PWD		Phone Number: (310) 253-5604	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Master Notification List (01/09/08); Parks and Recreation Commission by e-mail on (01/09/08); Culver West Neighborhood Association by e-mail on (01/09/08); Belaire-West Landscape Inc., FS Construction, MG Enterprizes, Genesis Paving and Landscaping, Sunrise Landscape Co, Inc., G Coast Construction, and Ryco Construction, Inc. by telephone on (01/09/08).			
Department Approval: Charles D. Herbertson 01/17/2008		City Attorney Approval: Carol Schwab (by H. Baker) (01/23/08)	
Fiscal Impact Review: Jeff Muir (by N. Kimball)(01/22/08)		City Manager Approval: Jerry B. Fulwood (01/23/2008)	

RECOMMENDATION:

Staff recommends the City Council award a construction contract to Belaire-West Landscape Inc., as the lowest responsive and responsible bidder, to complete the necessary work for the Culver West Alexander Park Rehabilitation Project, P-835, located at 4162 Wade Street.

BACKGROUND:

On November 14, 2007 City Council rejected the one bid received for the Culver West Alexander Park Improvement Project and approved modifications to the final plans and specifications and authorized staff to re-advertise the project for construction bids. (This original bid had greatly exceeded the available funding for the project).

The proposed work on the revised project includes a new jogging trail and landscaping; demolition and removal of an existing vacated restroom, the softball infield, and horseshoe pits; seeding and re-turfing of the former softball infield; enlarging the existing group picnic area; the addition of new security lighting and hardware at the existing recreation building; installation of one new piece of play equipment; the addition of fence around a portion of the playground area, and the installation of a new maintenance traffic control gate.

As part of the LA County Prop A Excess Fund Grant requirements, on February 14, 2005 the City Council awarded a not-to-exceed amount of \$26,500 to California Conversation Corps (CCC) to construct the jogging trail on this project. Also the City

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Council adopted on December 13, 2006 the Youth Employment Plan for this project. Staff has recently negotiated with CCC to provide the necessary labor to install the jogging trail in the amount of \$14,000, a significant savings of \$12,500 from the original approval by City Council.

DISCUSSION:

On December 20, 2007, the Deputy City Clerk publicly opened bids. Seven Contractors responded with the following bid amounts:

<u>CONTRACTOR</u>	<u>BID AMOUNTS</u>
1. Belaire West Landscape, Inc.	\$157,000
2. FS Construction	\$186,500
3. MG Enterprizes	\$187,500
4. Genesis Paving and Landscaping	\$188,100
5. Sunrise Landscape Co, Inc.	\$225,000
6. G Coast Construction	\$275,000
7. Ryco Construction, Inc.	\$279,972

Staff reviewed the lowest bidder's (Belaire-West Landscape Inc.) bid proposal and found the bid documents complete and in order. The bonding information was reviewed and determined to meet City requirements.

Belaire-West Landscape Inc. has worked on many park landscaping projects. Staff contacted several project managers of recently completed park landscaping projects by Belaire-West Landscape Inc. and received favorable responses.

Engineering Division staff will perform construction management and, along with the Parks Division staff, will conduct the inspection of the work. Construction is expected to commence in February 2008 and is slated to be completed within 70 calendar days.

FISCAL ANALYSIS:

Sufficient funds are available to award this construction contract. The tables below outline the total adopted project budget by funding source; expenses and encumbrances that have already been committed to the project; the proposed expenses as discussed above; and the total estimated project cost.

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Total Adopted Project Budget by Funding Source	
Funding Source	Amount
Park Facilities fund	\$ 2,430
Capital Improvement & Acquisitions Fund	\$ 2,570
LA County Prop A Excess Fund Grant	\$147,480
Land and Water Conservation Fund Grant	\$123,000
Total =	\$275,480

Expenditures and encumbrances already committed (as of 12/31/07)	(\$30,724)
California Conservation Corps Savings	(\$14,000)
Total Available Funding=	\$230,756

Proposed Expenses	
Total Proposed Project Cost	\$157,000
Construction contingency (10%)	\$15,700
Subtotal	\$172,700
Construction Management/ Inspection (In-house)	0
Total Proposed Expenses	\$172,700
Remaining funds	\$58,056

With \$58,056 of remaining funds in the project budget due to the favorable lowest bid amount received, staff is proposing that the City Council authorize negotiation with Belaire West Landscape to construct additional work items on the project. Depending on the negotiated price with the contractor, the following items of additional work listed in the order of priority could be incorporated into the project:

1. McConnell alley improvements and wall painting
2. Redirecting spill light from the existing sport lights away from the residences
3. Pooch path fence
4. New drought tolerant landscaping and signage
5. Repair existing playground equipment
6. New park signage

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The City's Charter provisions regarding public works contracts¹ give the Council the authority, by a four-fifths vote, to award a contract without complying with the bidding procedures, provided a public hearing is held on the award of the contract after the appropriate notice has been given.

If the negotiations are successful with Belaire West Landscape, staff will recommend to the City Council that an amendment to the contract be approved for the additional negotiated work using the procedures outlined above. With the City Council's approval, negotiations will begin within a few days and if successful, an agenda item for this contract amendment will be forthcoming in February 2008.

ATTACHMENT:

1. Location Map

MOTIONS:

That the City Council:

- 1) Award a construction contract to Belaire-West Landscape Inc. for construction of the Culver West Alexander Park Rehabilitation Project in the amount of \$157,000; and
- 2) Authorize the Public Works Director/City Engineer to approve change orders, if necessary, in an amount not to exceed \$15,700 (10%).
- 3) Authorize the Public Works Director/City Engineer to negotiate extra work items with Belaire-West Landscape Inc. in an amount not-to-exceed \$58,056, and to bring back a contract amendment for City Council consideration in accordance with procedures set forth in the City Charter; and
- 4) Authorize the City Attorney to review/prepare the necessary documents and authorize the City Manager to execute such documents on behalf of the City.

¹ Charter Section 2007 provides that the procedures for awarding public works contracts as set forth in the "old" Charter will remain in effect until such time as the City Council establishes, by ordinance, different procedures. Therefore, the current procedures are set forth in "old" Charter Section 1304.