

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 11/17/08		Item Number: <u>C-2</u>	
AGENDA ITEM: Approval of a Contract with FS Construction for the Lindberg Park Stone Building Courtyard Improvements, P-132			
Contact Person/Dept.: Hong Wang/PW		Phone Number: 310.253.5604	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☐		Action Item: ☐ Attachments: ☐	
Public Notification: Master E-Mail Notification List (11/12/08); FS Construction, G Coast Construction, Malibu Pacific Tennis Courts, and Act 1 Construction by telephone on (11/12/08)			
Department Approval: Charles D. Herbertson (11/12/08)		City Attorney Approval: Carol Schwab (by H. Baker) (11/12/08)	
Chief Financial Officer Approval: Jeff Muir (by N. Kimball) (11/12/08)		City Manager Approval: Jerry B. Fulwood (11/12/08)	

RECOMMENDATION:

Staff recommends the City Council approve a contract with FS Construction for the Lindberg Park Stone Building Courtyard Improvements, P-132.

BACKGROUND:

Lindberg Park stone building and courtyard located at 5041 Rhoda Way is used by the City's Parks, Recreation, and Community Services Department for afterschool programs and as a community rental facility. It is also leased by La Playa Cooperative Nursery School for a morning preschool.

The scope of work for the courtyard improvements consists of the following: remove the existing turf and concrete walkways, install minor drainage structures, pour 4" concrete slab to cap most of the courtyard, and install minor landscaping.

DISCUSSION:

On November 6, 2008, the Deputy City Clerk publicly opened bids. There were four (4) contractors that responded with the following base bid amounts:

CONTRACTOR

**TOTAL BASE
BID AMOUNTS**

1. **FS Construction**
2. **G Coast Construction**

\$116,950
\$125,800

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3.	Malibu Pacific Tennis Courts	\$129,400
4.	Act 1 Construction	\$202,715

In accordance with the contract specifications, the contract award is based on the base bid amount. Staff reviewed the lowest base bid proposal from FS Construction and found the bid documents complete. The bid bond, contractor's license, and worker's compensation insurance were reviewed and determined to meet City requirements.

FS Construction has completed several similar concrete projects for Culver City and other municipal agencies. Based on the review of FS Construction's bid documents and reference checks, staff is recommending awarding the construction contract to FS Construction.

FS Construction also submitted an additive alternate bid for the disposal of hazardous materials if encountered, for the amount of \$19,500. Staff does not recommend approving this alternate bid, as the likelihood of encountering such materials is low, while the unit price provided by FS Construction for soil removal is higher than all of the other bidders. A change order will be executed should any soil which requires remediation be encountered.

Construction management will be performed by Engineering Division staff. As required by State law, Occupational Safety and Health Administration (OSHA) sampling and monitoring during construction will be performed under an existing contract with CTL Environmental Services.

The project is tentatively scheduled to begin construction on December 22, 2008 and to be completed by the end of January 2009. To minimize impact to the users of the building facility, every effort will be made to complete most of the removal and grading work during the winter holiday break.

FISCAL ANALYSIS:

The adopted capital improvement program for 2008/09 contains P-132 City-wide municipal building maintenance repairs project. There are sufficient funds included in this project budget to fund the Lindberg Park Stone Building Courtyard Improvements.

The breakdown of the fund for the Capital Improvement Budget is as follows:

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Project Budget Summary	
Funding Source	Amount
Total Budget (FY 08/09): Capital Improvement and Acquisition	\$ 633,278
Total Expenses	
Expenditures and encumbrances already committed (as of 11/10/08)	(\$132,337)
Lindberg Park Stone Building Courtyard Improvements:	
Total Construction Contract Cost	\$116,950
15% contingency	\$17,500
CTL Environmental Lead Sampling and Monitoring Cost	\$8,945
Total Project Cost (Lindberg Park)	\$143,395
Remaining budget for all other Citywide building maintenance repairs, P-132 (FY 08/09)	\$357,546

MOTIONS:

That the City Council:

1. Approve a contract with FS Construction for Lindberg Park Stone Building Courtyard Improvements, P-132, based on its base bid amount of \$116,950.
2. Authorize the Public Works Director/City Engineer to approve change orders, if necessary, for an amount not-to-exceed \$17,500, and
3. Authorize the City Attorney to review/prepare the necessary documents; and,
4. Authorize the City Manager to execute such documents on behalf of the City.