



City of Culver City

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Council Chambers
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Staff Report

File #: 20-375, **Version:** 1

Item #: C-8.

CC - (1) Award of Construction Contract in the Amount of \$193,850.00 to Corral Construction & Development Inc., as the Lowest Responsive and Responsible Bidder, for the Skate Park Office and Restroom Project, PZ-830; and, (2) Authorize the Public Works Director/City Engineer to Approve Change Orders in an Amount Not-to-Exceed \$20,000.00

Meeting Date: October 28, 2019

Contact Person/Dept: Diana Szymanski/Public Works

Phone Number: (310) 253-5623

Fiscal Impact: Yes ☒ No ☐

General Fund: Yes ☒ No ☐

Public Hearing: ☐ **Action Item:** ☐ **Attachments:** ☐

Commission Action Required: Yes ☐ No ☒ **Date:**

Public Notification: (E-Mail) Meetings and Agendas - City Council (10/23/19)

Department Approval: Charles D. Herbertson, Public Works Director/City Engineer (10/18/19)

RECOMMENDATION

Staff recommends the City Council:

1. Award a contract in the amount of \$193,850 to Corral Construction & Development Inc. as the lowest responsive and responsible bidder, for the Skate Park Office and Restroom Project, PZ-830; and,
2. Authorize the Public Works Director/City Engineer to approve change orders in the amount not-to-exceed \$20,000, if necessary.

BACKGROUND

The Project is to construct a 340 square foot cement block office and restroom building adjacent to the Skate Park located at 9910 Jefferson Boulevard. The proposed building will include an office and storage room for use by Parks, Recreation and Community Services (PRCS) Department staff, and a public restroom for Skate Park patrons. The addition of an office and

restroom will enable the PRCS Department to provide additional services to the Skate Park and provide needed restrooms for the many patrons of the Park.

Construction of the Skate Park was completed in 2007. In 2014 a second project constructed further improvements including an ADA ramp, steps and a drinking fountain. This project will further improve the Skate Park by constructing the office/restroom facility. Proposed future Skate Park projects include installation of a shade structure and an improved seating/viewing area.

On August 20, 2017, the City Council approved the plans and specifications, and authorized the publication of a notice inviting bids for the Skate Park Restroom and Office Project, PZ-830. Bids were received May 3, 2018, and Staff determined that the lowest base bid was higher than the approved project budget. On July 9, 2018 the City Council rejected all bids and authorized re-bidding the project after additional funding was secured for the Project.

DISCUSSION

On August 9, 2019, Staff published the Notice of Inviting Bids on the City's website and in trade journals. One bid addendum was issued September 30, 2019. On October 3, 2019, the City Clerk's staff publicly opened the bids. Eight contractors responded with the following bid amounts:

<u>CONTRACTOR</u>	<u>BID AMOUNT</u>
1. Corral Construction & Development Inc.	\$193,850
2. Westside Builders Corp	\$219,600
3. Concept Construction Inc.	\$243,181.20
4. MMJ Construction	\$244,900
5. R Dependable	\$298,000
6. AP Construction	\$298,856.44*
7. R2Build	\$314,000
8. G2K Construction	\$388,000

* The bidder wrote "million" in the written words although the bid tabulation was correct.

Staff reviewed the bid documents and determined Corral Construction & Development Inc. submitted the lowest responsive total base bid. Its bid bond, contractor's license, and worker's compensation insurance were reviewed and determined to meet City requirements. Corral Construction & Development Inc. has successfully completed many similar projects in neighboring cities with satisfactory performance as confirmed through staff's reference check.

Construction is scheduled to commence January 2020 and is expected to be substantially completed before summer 2020. The Skate Park shall remain open for the duration of construction and temporary fencing will be installed to keep park patrons and others out of the construction area for their safety.

The construction inspection and soil testing service providers will be selected from the City's pre-approved on-call consultant list.

FISCAL ANALYSIS

The Project is funded by two of the City's Funds (and three approved capital projects) which set-aside funding specifically for park and recreation projects.

Proposed Project Budget

Funding Source	Amount
419.CP.80000.730100.PZ830 (Skateboard Park Office /Improvements Other Than Buildings)	\$ 171,346.37
420.CP.80000.730100.PZ830 (Skateboard Park Office / Improvements Other Than Buildings)	\$ 54,511.00
420.CP.80000.730100.PZ831* <u>SK Playground Improvement / Improvements Other Than Buildings</u>	\$ 17,992.63
Total:	\$ 243,850.00

**Note: Pending the proper authorization, PRCS Department staff has identified \$17,992.93 in 420R Funds in the Syd Kronenthal (SK) Playground Improvement account (PZ831) that is available to transfer to the Skateboard Park Office account (PZ830). Since both playgrounds were recently renovated at SK Park, staff does not anticipate any major expenditures from this account within the next couple of years. Transferring \$17,992.63 leaves approximately \$40,000.00 in 420R Funds in the SK Playground Improvement account.*

Estimated Project Expenses

	Amount
Corral Construction & Development Inc	\$ 193,850.00
10% Contingency	\$ 20,000.00
<u>Construction Management (Inspection, Soil Testing)</u>	<u>\$ 30,000.00</u>
Total Estimated Project Expense	\$ 243,850.00

ATTACHMENTS

None

MOTION

That the City Council:

1. Award a contract to Corral Construction & Development Inc. as the lowest responsive and responsible bidder, for the Skate Park Office and Restroom Project, PZ-830 in the amount of \$193,850; and,

2. Authorize the Public Works Directory/City Engineer to approve change orders in the amount not-to-exceed \$20,000, if necessary; 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.