

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: The Honorable City Council

FROM: Jeremy Laurentowski, Parks and Recreation Director 

BY: Jessica Sandifer, Management Analyst 

DATE: May 14, 2014 (CC Meeting May 21, 2014)

SUBJECT: Consider Rejection of Bids for Construction of the Park Site at 161 Second Street

BACKGROUND

On February 2, 2011, the Redevelopment Agency of the City of Moorpark approved the acquisition of the property at 161 Second Street for the construction of a pocket park. Prior to acquisition, the property was partially improved with a single family dwelling. The purchase price of the approximate 15,000 square foot property was \$520,000.00, which included escrow related costs. The cost to remove the existing structure and relocate the tenants was approximately \$50,000.00, which included the cost of a professional service agreement to conduct the relocation. At that time, staff estimated that the total cost to acquire the property and construct the park was \$1,000,000.00.

On May 15, 2013, the City Council approved the City of Moorpark Mission Statement, Priorities, Goals and Objectives for FY 2013/14. Under Departmental Goals and Objectives, Section II, Revitalize downtown Moorpark with a focus on High Street and the surrounding business district and residential neighborhoods, which includes consideration of public rail transit, potential for increased residential density, and governmental and related public uses, the City Council approved Item 6, construct a public park on the Second Street property by March 31, 2014.

On June 19, 2013, the City Council approved the Option "C" conceptual design plan for the park and staff entered into Agreements with several consultants to prepare the construction drawings and specifications for the design of the park consistent with the Option "C" layout. The Council will recall that Option "C" was selected because it provided the largest usable turf area.

DISCUSSION

On April 16, 2014, the City Council approved the project and authorized staff to advertise for bids. A notice inviting bids was published on April 22 and April 27, 2014 and a mandatory job walk was held on April 29, 2014. The job walk was attended by sixteen contractors. Two bids were received by the due date of May 13, 2014. The results were as follows:

Ardalan Construction Company, Inc.	\$531,000.00
Heathcote Geotechnical	\$518,420.00

Staff estimated the preliminary budget for design and construction to be \$689,894. The park construction portion of this total, which excluded the costs for the design work, playground, streetlights and undergrounding, was estimated to be approximately \$400,000. Both bids exceeded the construction cost estimate by more than \$100,000. Staff believes that the qualifications and references section of the original bid documents may have deterred other contractors from bidding the project. The project requires that a contractor with an A license act as the prime contractor, due to the street work required on Second Street. However, it has come to staff's attention that many contractors with an A license may not have the required experience with park construction projects. Staff is recommending re-bidding the project and modifying the qualification requirements to encourage a larger pool of bidders. In addition, staff is proposing to modify the park experience requirement from projects completed within the last three years, to projects completed within the last ten years, due to the economic decline over the last several years and lack of construction activity within the industry. In addition, staff recommends allowing the C-27 landscape subcontractor required for this work to fulfill the park experience requirement, if the prime contractor does not have direct park construction experience. The changes to the experience requirements are attached to this report.

In addition, staff intends to modify the design of the existing property line wall along the west property line. The approved plans call for the removal and replacement of the property line wall with an eight foot height wall. After several discussions with the adjacent property owner, staff has determined that increasing the height from approximately 5'-6", to approximately 6'-0" height, with two feet of wrought iron on top, will sufficiently shield the adjacent residential property from the park. The property owner prefers this option as well. Modifying the wall, versus completely removing and replacing the wall, should result in some construction cost savings. Staff will contract with the project civil engineer to verify that the design of the existing wall is sufficient to increase the new proposed height. The wall will remain the property of the adjacent homeowner. The City will be responsible for the removal of graffiti and maintenance on the park side of the homeowner's wall, such as painting and maintaining the vines growing on the wall.

The original anticipated completion date for the project was August 18, 2014. Staff anticipates that re-bidding the project will cause about a four to six week delay. The new anticipated completion date is September 30, 2014.

FISCAL IMPACT

There will be minimal fiscal impact related to re-bidding the project. Costs of approximately \$800.00 will be incurred as a result of re-advertising for the bid in the newspaper.

STAFF RECOMMENDATION

Reject all bids and authorize staff to re-advertise for bids for construction of the park site at 161 Second Street with the new qualification and reference statement as proposed, and modifications to the western property line wall.

Attachments:

1. Experience Requirements

ATTACHMENT 1

STATEMENT OF BIDDER'S QUALIFICATIONS AND REFERENCES

TO BE EXECUTED
BY BIDDER AND SUBMITTED WITH BID

The bidder is required to state the bidder's financial ability and a general description of similar work performed.

Required Qualifications: Bidders must hold a valid State of California Contractor's License (A or B with appropriate subcontractors including a C-27 subcontractor if the Contractor does not hold that license) at the time the bid is submitted to the City, and Bidder or listed C-27 subcontractor must have satisfactorily completed at least three park projects in the last ten years of comparable size and scope of this project. Bidder or listed C-27 subcontractor must also demonstrate experience with the installation of California native plant material, but not necessarily as part of a park project. In addition to the three projects required, list at least one project that included native plant material installation.

Number of years engaged in business under the present business name: _____

Please be sure to indicate whether the reference is for the prime contractor or the subcontractor. Attach additional pages if required to show the necessary experience. The City reserves the right to contact each of the references listed for additional information regarding your firm's qualifications.

Project 1 Name/ Number _____

Project Description _____

Approximate Construction Dates From: _____ To: _____

Agency Name: _____

Contact Person: _____ Telephone: _____

Address: _____

Original Contract Amount: \$_____ Final Contract Amount: \$_____

If final amount is different from original amount, please explain (change orders, extra work, etc.)

Did you file any claims against the Agency? Circle one: Yes No

Did the Agency file any claims against you? Circle one: Yes No

If you answered yes to either of the above two questions, please explain and indicate outcome of claims.

ATTACHMENT 1

Project 2 Name/ Number _____

Project Description _____

Approximate Construction Dates From: _____ To: _____

Agency Name: _____

Contact Person: _____ Telephone: _____

Address: _____

Original Contract Amount: \$ _____ Final Contract Amount: \$ _____

If final amount is different from original amount, please explain (change orders, extra work, etc.)

Did you file any claims against the Agency? Circle one: Yes No

Did the Agency file any claims against you? Circle one: Yes No

If you answered yes to either of the above two questions, please explain and indicate outcome of claims.

Project 3 Name/ Number _____

Project Description _____

Approximate Construction Dates From: _____ To: _____

Agency Name: _____

Contact Person: _____ Telephone: _____

Address: _____

Original Contract Amount: \$ _____ Final Contract Amount: \$ _____

ATTACHMENT 1

If final amount is different from original amount, please explain (change orders, extra work, etc.)

Did you file any claims against the Agency? Circle one: Yes No

Did the Agency file any claims against you? Circle one: Yes No

If you answered yes to either of the above two questions, please explain and indicate outcome of claims.

Native Plant Installation Project

Project 4 Name/ Number _____

Project Description _____

Approximate Construction Dates From: _____ To: _____

Agency Name: _____

Contact Person: _____ **Telephone:** _____

Address: _____

Original Contract Amount: \$_____ **Final Contract Amount: \$**_____

If final amount is different from original amount, please explain (change orders, extra work, etc.)

Did you file any claims against the Agency? Circle one: Yes No

Did the Agency file any claims against you? Circle one: Yes No

If you answered yes to either of the above two questions, please explain and indicate outcome of claims.

STATEMENT OF BIDDER'S QUALIFICATIONS AND REFERENCES

(Cont'd)

STATE OF CALIFORNIA, COUNTY OF _____

I am the _____

Of _____,

the bidder herein. I have read the foregoing statement and know the contents thereof; and I certify that the same is true to my knowledge, except as to those matters which are therein stated upon my information or belief, and as to those matters I believe it to be true.

Executed on _____ at _____, California.
(date) (place)

I declare, under penalty of perjury, that the foregoing is true and correct.

Signature of Bidder

Title

Signature of Bidder

Title