



CITY COUNCIL AGENDA REPORT

MEETING DATE: NOVEMBER 20, 2007

ITEM NUMBER:

SUBJECT: CONSTRUCTION OF TOT LOT, RESTROOM, AND PICNIC SHELTERS AT TEWINKLE PARK, 885 JUNIPERO DRIVE, COSTA MESA - CITY PROJECT NO. 07-28

DATE: NOVEMBER 5, 2007

FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

PRESENTATION BY: WILLIAM J. MORRIS, DIRECTOR OF PUBLIC SERVICES

FOR FURTHER INFORMATION CONTACT: ERNESTO MUNOZ, CITY ENGINEER, (714) 754-5343

RECOMMENDATION:

1. Adopt plans, specifications, and working details for construction of tot lot, restroom, and picnic shelters at TeWinkle Park, 885 Junipero Drive, Costa Mesa - City Project No. 07-28.
2. Award a construction contract to Micon Construction, Inc., 1616 Sierra Madre Circle, Placentia, CA 92870 in the amount of \$1,028,100.50 (Base Bid plus Additive Bid Item No. AD-4, Installation of Arbors)
3. Authorize the Mayor and the City Clerk to execute the Public Works Agreement.

BACKGROUND:

In August 2004, City staff was approached by Angels Charity, a local 501(c)(3) non-profit organization established by Mr. Doug Hansen, to donate and install, at no cost to the City, new handicap accessible, barrier-free playground equipment at TeWinkle Park. The proposed location for the donated equipment is the existing playground area located in the northerly portion of the park, just west of Junipero Drive. The proposed project would replace the existing tot lot equipment that is approximately 15 to 20 years old.

The Parks and Recreation Commission, at the meeting of September 22, 2004, accepted the donation of the new handicap accessible playground equipment for TeWinkle Park (Attachment 1).

In January 2006, the State of California Department of Parks and Recreation approved the City's application for a grant under the State Urban Parks and Healthy Communities Program, sponsored by the 2002 Resources Bond Act, in an amount up to \$930,000. The Costa Mesa Community Foundation has committed up to \$5,000 towards the design and construction of the project. With these grants, the project was expanded to include a new restroom facility and new picnic shelters.

In October 2006, the Parks and Recreation Commission approved a concept plan for the project and the relocation of the large picnic shelter to the south (Attachment 2).

In addition to the work presented in the approved concept plan, the project was further expanded to include the removal and reconstruction of the picnic shelter located between the new athletic field and the tot lot; the repair of walkway sections throughout the park that currently have temporary asphalt; installation of pedestrian safety lighting; and reconstructing a portion of the parking lot to comply with accessibility requirements.

The project was designed by a group of local consultant firms under contract with Angels Charity. The consultants include:

CONSULTANT	ROLE/DISCIPLINE	CITY
Lampert Architects, Inc.	Architect	San Clemente
Lynn Capouya, Inc.	Landscape Architect	Costa Mesa
Structures	Structural Engineer	Laguna Beach
Southland Energy Consultants	Mechanical /Plumbing/ Electrical Engineer	Laguna Beach
Merit Civil Engineering, Inc.	Civil Engineer	Orange
Steven Olitsky, AIA, CCS, CSI	Specifications Consultant	Laguna Hills
Toal Engineering, Inc.	Land Surveyor	San Clemente
Petra Geotechnical, Inc.	Geotechnical Engineer	Costa Mesa
Analytical Planning Services, Inc.	Estimator	Irvine
OCB Reprographics	Blueprinting	Irvine

The above named consultants have donated significant services and resources to the project.

ANALYSIS:

The City Clerk received and opened eleven (11) bids for this project on November 2, 2007. Micon Construction, Inc. was the apparent low bidder with a base bid proposal of \$1,003,050.50. The Engineer's base bid estimate was \$1,060,157.91; and the average of the eleven (11) base bids received amounted to \$1,269,509.72. An analysis of the bids indicates that the apparent low bidder submitted a proposal that is 5.3 percent lower than the Engineer's estimate. The Bid Abstract is included as Attachment 3.

The licenses and references of Micon Construction, Inc. were checked, and staff has found them to be in good standing.

In addition to the base bid, the bid solicitation also included additive bid items. These additive bid items include pedestrian safety lighting, installation of donated arbors, and parking lot improvements. The low bidder's total for the base bid plus additive bid items AD-1 through AD-10 is \$1,214,589.26. The Engineer's estimate for the base bid plus additive bid items is \$1,259,000.41. Additive Bid Item No. AD-4, install arbors, is recommended to be included in the award of the base bid because of the Angels Charity donation of the arbors, and the total amount is within the project's available funding. The remaining additive items add to the overall architectural design but may be deferred until adequate funding is obtained.

ALTERNATIVES CONSIDERED:

One alternative is to award the base bid and all additive bid items in the amount of \$1,214,589.26. If this alternative is selected, additional funds will be needed, and approval of a budget adjustment will be required.

The Council may also consider rejecting all bids. If all bids were rejected, the City would have to readvertise or cancel the project. Staff believes that readvertising the project will not result in lower bids.

FISCAL REVIEW:

Funding in the amount of \$1,028,100.50 for the award of the Base Bid, plus Additive Bid Item No. AD-4, is available from remaining Park Development and Capital Outlay Funds budgeted for this project in fiscal years 2006-2007 and 2007-2008.

Should City Council elect to award the base bid and all additive items, an additional \$245,000 would be needed to award the contract, this includes \$130,000 for material testing and project contingencies. Proposed funding for the additive items and contingencies may be authorized from the Capital Outlay Fund available fund balance. A budget adjustment has been prepared for approval should City Council choose to award the base bid and all additive items (Attachment 4).

LEGAL REVIEW:

Micon Construction, Inc. will furnish all of the necessary insurance and bond documents for approval as to form by the City Attorney's office prior to the start of work. After the award of the contract and the approval of the insurance documents, a "Notice to Proceed" will be issued.

CONCLUSION:

It is recommended that the City Council adopt the plans, specifications, and working details for the construction of tot lot, restroom, and picnic shelters at TeWinkle Park, 885 Junipero Drive, Costa Mesa - City Project No. 07-28; award the contract to Micon Construction, Inc. in the amount of \$1,028,100.50 (Base Bid plus Additive Bid Item No. AD-4); and authorize the Mayor and the City Clerk to execute the Public Works Agreement.

ERNESTO MUNOZ
City Engineer

WILLIAM J. MORRIS
Director of Public Services

MARC R. PUCKETT
Director of Finance

DISTRIBUTION: City Manager
City Attorney
City Clerk
Staff
File

ATTACHMENTS: "1" [Parks and Recreation Commission Minutes – 09-22-04](#)
"2" [Park Concept Plan](#)
"3" [Bid Abstract](#)
"4" [Budget Adjustment No. 08-021](#)

File Name 07-28 Award Report

Date 11-05-07

Time 8:30 a.m.