



STAFF REPORT

CITY COUNCIL OF THE CITY OF SAUSALITO

AGENDA TITLE:

Awarding, Approving a Budget Transfer for and Authorizing the City Manager to (a) Issue Notice of Award and Execute a Contract with Bauman Landscape & Construction, Inc. of San Francisco for Construction, (b) Execute an Amendment to the Existing Professional/Consulting Services Agreement with Carducci & Associates, Inc. of San Francisco for Design Services During Construction and (c) Execute a Professional/Consulting Services Contract with Riedinger Consulting, Inc. of Sausalito for Construction Management and Related Services -- all for Delivery of the of the City of Sausalito Robin Sweeny Park Improvement Project

RECOMMENDED MOTION:

Adopt a Resolution of the City Council of the City of Sausalito Awarding, Approving a Budget Transfer for and Authorizing the City Manager to (a) Issue Notice of Award and Execute a Contract with Bauman Landscape & Construction, Inc. of San Francisco for Construction, (b) Execute an Amendment to the Existing Professional/Consulting Services Agreement with Carducci & Associates, Inc. of San Francisco for Design Services During Construction and (c) Execute a Professional/Consulting Services Contract with Riedinger Consulting, Inc. of Sausalito for Construction Management and Related Services -- all for Delivery of the of the City of Sausalito Robin Sweeny Park Improvement Project

SUMMARY

With Resolution No. 5558 of December 1, 2015 the Sausalito Financing Authority and the City Council of the City of Sausalito jointly approved the form and authorized the execution of certain lease financing documents in connection with the implementation, offering and sale of certificates of participation relating thereto to finance capital improvements to (among other things) the City's Robin Sweeny Park¹. With funds having been appropriated for construction during the course of the City Council's adoption of the budget for Fiscal Year 2015-2016², the plans for the Project were submitted for and received approval of Design Review Permit DR-15-175 from the Sausalito Planning Commission during the course of the public hearing held at its regular meeting of July 29, 2015 with its Resolution No. 2015-18³.

¹ Agenda Item FA1, http://sausalito.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=260

² Agenda Item 6A, http://sausalito.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=236, see p.102 of Attachment 3

³ http://sausalito.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=243

Construction -- Base Park and Accessibility Improvements

Given the results of the election held November 3, 2015 (validated with Council's action of December 1, 2015⁴), Staff posted Notice Inviting Bids as well as plans and specifications for the Project on the City's website on November 13, 2015. Staff took advantage of the opportunity to break the Project into base bid and bid alternate elements in order to ensure that the Council would have as much flexibility as possible in delivering both the Robin Sweeny Park improvements desired by the community, as well as the accessibility improvements necessary for the Park, required in the City's settlement agreement, and identified in the Self-Evaluation and Transition Plan update in progress.

In conformance with Sausalito Municipal Code Section 3.30.340, Formal Bidding Procedures for Public Works Projects⁵ and applicable California Public Contract Code sections⁶, the Notice inviting bids was issued to planrooms and contractors on the City's list of bidders. The Notice was published in the Marin Independent Journal on November 13, 2015 and the MarinScope on November 18, 2015.

Three (3) bids were received and opened on December 23, 2015 with the apparent low bidder being Bauman Landscape & Construction, Inc.'s total bid of \$1,791,158 consisting of a base bid amount of \$1,439,781 and \$351,377 for the alternate items solicited. The Engineer's Estimate for the Project was \$1,500,000.

The construction cost estimate prepared by Carducci & Associates in 2011 of \$1.2 million did not include the cost of accessibility improvements or Planning Commission conditions of approval. Staff prepared an Engineer's Estimate for bidding purposes of \$1.5 million after taking these items into account. Neither the 2011 construction cost estimate nor the Engineer's Estimate included the costs associated with construction management and inspection.

During the bid period a pre-bid conference was held and five (5) addenda were issued. On the date of the bid opening, December 23, 2015, a total of three bids were received from and in the amounts tabulated below:

<u>Bidder</u>	<u>Base Bid</u>	<u>Alternates</u>	<u>Bid Total</u>
Bauman Landscape & Construction, Inc.	\$1,439,781	\$351,377	\$1,791,158
Suárez & Muñoz Construction, Inc.	\$1,469,114	\$331,330	\$1,800,444
Team Ghilotti, Inc.	\$1,964,849	\$675,479	\$2,640,328

⁴ See Agenda Item 4A, http://sausalito.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=260

⁵ <http://www.codepublishing.com/CA/Sausalito/html/sausalito03/Sausalito0330.html#3.30.340>

⁶ Procedures for agencies subject to California Uniform Public Construction Cost Accounting Procedures are promulgated in Section 22030, *et seq.* of the California Public Contract Code (<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=pcc&group=22001-23000&file=22030-22045>)

The apparent low bid, submitted by Bauman Landscape & Construction, Inc., was evaluated and found to be responsive to the plans, specifications and other bid documents issued. Bauman Landscape & Construction, Inc. (Contractor's License No. 372478) is current and active as both licensed "A" (General Engineering) and C-27 (Landscaping) contractor according to the California State Contractor's Licensing Board website.

A tabular summary of the bid form and the bids is attachment "A" to this Staff Report.

Construction Management and Other Services During Construction Carducci & Associates, Inc.

With adoption of Resolution No. 5192 during the course of its regular meeting of November 23, 2010⁷, the City Council of the City of Sausalito approved and authorized the City Manager to execute a Professional/Consulting Services Agreement with Carducci & Associates, Inc. for landscape architecture services for improvements to Robin Sweeny Park. During the course of its work with the Parks and Recreation Department, the Parks and Recreation Commission, stakeholders in the community, and the City's Planning Commission and Staff, Carducci & Associates was successful in developing consensus on the Project but expended its authorized budget in doing so. The original scope of services and schedule used to develop Carducci & Associates budget was intended to take their work through Project delivery. Inasmuch as that budget has been expended, Staff respectfully requests that a budget augmentation of \$60,000 be approved in the form of a Standard Form Professional/Consulting Services amendment to allow Carducci & Associates to continue to contribute to the successful delivery of the Project. Carducci's services will be focused primarily on the base Park project.

Riedinger Consulting, Inc.

Owing to the complexity of the Project, Riedinger Consulting's involvement in planning the delivery of the landscaping improvements at City Hall/Community Center as developed in conjunction with *Sausalito Beautiful* and noted Landscape Architecture Firm SWA Group here in Sausalito, as well as key contributions to the City's accessibility barrier removal program currently being constructed in the public right-of-way for the City, Staff respectfully requests that a Standard Form Professional/Consulting Services agreement be executed to allow Riedinger to assist in the delivery of the Project by providing Construction Management and inspection services in addition to City Staff. The recommended budget for Riedinger's services is \$100,000 at this time.

Riedinger will also continue to be involved in delivery of the accessibility improvements the City agreed to construct in settlement of litigation (both at the City Hall/Civic Center and elsewhere), the bid alternate items for Robin Sweeny Park, and is expected to assist in delivery of other City Hall/Civic Center improvements from the *Sausalito Beautiful* and SWA recommendations and the Self-Evaluation and Transition Plan update process. Budget for these services will be established as part of the City's mid-year budget proposal in February and the proposed budget for fiscal years 16-17 and 17-18 scheduled for adoption in June 2016.

⁷ Agenda item 6C, <http://www.ci.sausalito.ca.us/index.aspx?recordid=1775&page=43>, (audio only)

ISSUES

The City plans to begin construction during the slow season when the Park is not as heavily used with the intent being to deliver the Project completely on or before the Fourth of July, 2016. Significant coordination will be necessary in order to accomplish this objective. With Council's approval of award, Staff will work with the contractor, designer and construction manager to optimize the work such that the maximum benefit to the users of the Park can be realized as quickly as feasible and that additional value-engineering to reduce project costs is accomplished. On this basis, Staff is not requesting authorization for contingencies during construction (as allowed by Resolution 4979 of October 21, 2008) at this time.

FISCAL IMPACT

The base Park project delivery cost estimate is tabulated below, along with recommended funding sources. In addition to the funds available as a result of the Measure "F" advisory and Council approval of issuance of Certificates of Participation, as well as donations received for Robin Sweeny Park over the past few years, this initial phase of the Project is proposed to be funded by transfer of appropriated, available and unencumbered funds from capital projects in the current FY15-16 budget⁸ (see page 102) that cannot feasibly be completed before the end of this fiscal year (City Hall Meeting Room and Small Park Improvements), are no longer the priority they were before the results of the Measure "F" advisory on funding became available (Parks Capital Project Planning), or will be completed as part of a larger Parks project in a subsequent fiscal year (Dunphy Park restroom and electrical improvements).

Base Park Item	Cost
Construction -- Bauman	(\$1,439,781)
Carducci & Associates	(\$60,000)
Riedinger & Associates	(\$100,000)
Total Cost (rounded)	(\$1,600,000)

Base Park Funding Source	Funding
Certificates of Participation	\$1,200,000
Donations	\$53,000
Parks Capital Project Planning	\$100,000
Dunphy Park Modular Restroom	\$75,000
City Hall Meeting Room	\$88,000
Small Park Improvements	\$24,000
Dunphy Park Electrical Improvements	\$60,000
Total Funding	\$1,600,000

Awarding the construction contract on the base bid amount, along with the necessary services during construction, will allow Staff to both initiate a value-engineering process with the

⁸ <http://www.ci.sausalito.ca.us/modules/showdocument.aspx?documentid=16766>

contractor, designer and construction manager to reduce the costs of both the base bid project and the bid alternates, and develop a mid-year budget proposal scheduled to come to Council in February with funding for the bid alternate items that are necessary for completion of the Robin Sweeny Park project opening as well as the alternate items necessary for accessibility.

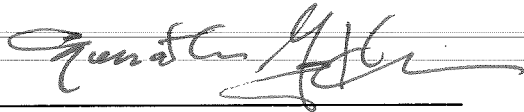
STAFF RECOMMENDATIONS

Adopt a Resolution of the City Council of the City of Sausalito Awarding, Approving a Budget Transfer for and Authorizing the City Manager to (a) Issue Notice of Award and Execute a Contract with Bauman Landscape & Construction, Inc. of San Francisco for Construction, (b) Execute an Amendment to the Existing Professional/Consulting Services Agreement with Carducci & Associates, Inc. of San Francisco for Design Services During Construction and (c) Execute a Professional/Consulting Services Contract with Riedinger Consulting, Inc. of Sausalito for Construction Management and Related Services -- all for Delivery of the of the City of Sausalito Robin Sweeny Park Improvement Project

ATTACHMENTS:

- A. Bid Form Detail
- B. Draft Resolution

PREPARED BY:



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Director of Public Works, City Engineer
and ADA Coordinator

REVIEWED BY:



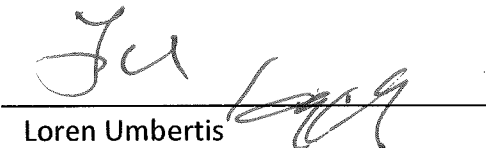
Andrew Davidson, PE
Senior Civil Engineer

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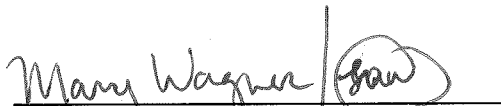
Michael Langford
Parks and Recreation Director

REVIEWED BY:



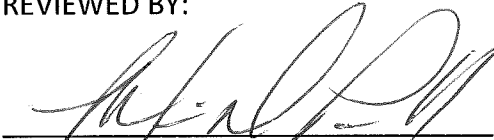
Loren Umbertis
Public Works Maintenance Division Manager

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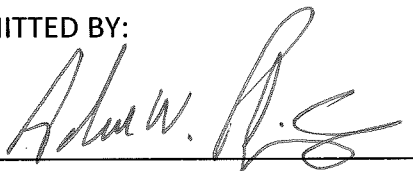
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SUBMITTED BY:



Adam W. Politzer
City Manager