



## Fremont City Council

3300 Capitol Avenue  
Fremont, CA 94538

**SCHEDULED**

Meeting: 01/15/19 07:00 PM  
Div/Dept: Landscape Architecture  
Category: Agreements and Contracts

### STAFF REPORT (ID # 3663)

Sponsors:  
DOC ID: 3663 B

## **REJECT ALL BIDS FOR THE WARM SPRINGS COMMUNITY PARK ARBOR (PWC8833) - Reject bid for the Warm Springs Community Park Arbor Project and direct staff to revise the project scope.**

### **Contact Persons:**

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**Executive Summary:** The City received one bid for the construction of Warm Springs Community Arbor (PWC8833) on December 12, 2018. The sole bid was submitted by Bay Construction Company for a base bid amount of \$501,523.70, which was approximately \$286,524 over the engineer's estimate. There are insufficient funds to award the bid, and still manage the project construction. Therefore, staff recommends the City Council reject all bids. The scope of work is proposed to be revised to demolish the existing concrete columns and renovate the existing plaza.

### **BACKGROUND:**

**Base Bid Construction:** The project scope consists of installing a weathering steel arbor, anchored onto existing concrete columns, to create a new rentable arbor space at Warm Springs Community Park. The existing structural columns and footings are remnants that supported a wooden gazebo. That structure was demolished in 2016. Due to the existence of these structural concrete columns, the proposed weathering steel would be used to replace the recently demolished wood arbor. To enhance the aesthetics of the columns, each column would be wrapped with stone veneer sleeves topped with a precast cap. Other improvements to the site would include the installation of a stone veneer seat wall with precast cap, galvanized steel tube to anchor translucent polycarbonate screening panels and decorative laser cut aluminum panels to enclose the space, 12-inch concrete band around the existing concrete pavement and irrigation modifications. When completed, the site would be available for event reservations.

**Add Alternate Construction:** Two (2) add alternates were proposed which were not funded in the 2017/18-2021/22 CIP project description report. Alternate 1, which consists of precast concrete column wraps with precast caps and precast concrete seat wall with precast caps, was proposed to provide a substitute to the base bid stone veneer column wrap sleeves and stone veneer seat wall items.

Alternate 2 consists of installing light fixtures, GFCI receptacles, and conduits onto the columns. This work will require site trenching across the park to connect wiring to the existing electrical panel located at the new restroom building.

### **DISCUSSION/ANALYSIS:**

**Base Bid Site Construction and Alternate Work:** Warm Springs Community Park Arbor Project was originally funded with \$167,500 of Park Dedication Fees and was approved as

part of the 2015/16-2019/20 Capital Improvement Program. Council added additional funding as part of the 2017/18-2021/22 Capital Improvement Program for a total project cost of \$377,500. Staff included bid Alternates 1 and 2 in case the allotted budget would cover one, or both, of the additional work scopes.

**Bid Results:** The Warm Springs Community Park Arbor Project was publicly advertised for bid on November 13, 2018. On December 12, 2018, the City received one (1) bid for the construction of the project. The sole bid was submitted by Bay Construction Company.

All bidders and their respective bid amounts are shown below:

Contractor	Rank	Base Bid	Alt #1	Alt #2
Bay Construction Co.	1	\$501,523.70*	\$1,500	\$148,437.50

\*Bid Mathematically Corrected

The low bidder is determined by evaluation of base bid only, without consideration of the alternate items, as stated in the Instruction to Bidders. The City Estimate was \$215,000. There are insufficient funds available to award the base bid.

**Proposed Project Re-Design and Re-bid:** Construction was anticipated to begin in late Winter 2019, with completion anticipated in Summer 2019. Staff proposes to change the project scope and make revisions to the construction documents to demolish the existing columns and renovate the existing plaza. Staff no longer recommends building the arbor due to the escalating construction cost and lack of significant need for this facility.

**FISCAL IMPACT:**

**Project Budget and Funding:** Warm Springs Community Park Arbor Project was funded with \$167,500 of Park Dedication Fees and was approved as part of the 2015/16-2019/20 Capital Improvement Program. Staff requested additional funding as part of the 2017/18-2021/22 Capital Improvement Program for total project cost of \$377,500.

1. Funds Appropriated to the Project:
  - Fund 541 Park Dedication Fees (renovation) \$377,500
2. Project Expense to Date:
  - Project Management, Design, Administration, Contractual Services \$147,500
3. Remaining Planned Expenditures (For Construction)
  - Construction – Base Bid \$501,523
  - Supplemental (Estimated) \$43,310
  - Construction Administration and Management (Estimated) \$57,200
  - Closeout Contingency (Estimated) \$47,630

Total planned project expenditures: \$797,163
4. Estimated Remaining Needed: \$419,663

**NEW PROJECT:**

The new proposed scope of work is to demolish and dispose of seven (7) existing concrete columns, demolish and remove the existing exposed aggregate concrete pad surrounding the columns, installation of new sod with soil preparation and amendment, irrigation modifications, and new concrete seat wall with precast concrete cap. Staff estimates there are adequate funds to complete the project as newly defined.

1. Funds Appropriated to the Project:	
• Fund 541 Park Dedication Fees (renovation)	\$377,500
2. Project Expense to Date:	
• Project Management, Design, Administration, Contractual Services	\$147,500
3. Estimated Cost of Revised Scope of Work:	
• Construction, Design, Construction Administration	\$226,300
4. Estimated Project Balance at the End of Project:	\$3,700

**ATTACHMENTS:** None.

**RECOMMENDATION:** Reject all bids received on December 12, 2018, for the Warm Springs Community Park Arbor Project, City Project No. 8833 (PWC), and direct staff to make necessary revisions to the scope of work and contract documents, and re-bid the project as a demolition and renovation project.