

COUNCIL AGENDA: 08-03-04

ITEM: 2.9

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen
Sara L. Hensley

SUBJECT: ALMADEN WINERY PARK
YOUTH LOT

DATE: 07-14-04

Approved

Date

7/21/04

Council District: 10

RECOMMENDATION

Report on bids and award of contract for the Almaden Winery Park Youth Lot Project to the low bidder, G&G Builders, Inc., to include the base bid and Add Alternate Nos. 1 and 2 in the amount of \$207,648, and approval of a contingency in the amount of \$11,000.
CEQA: Exempt, PP04-02-053

BACKGROUND

Almaden Winery Park is located in southwest San José near Blossom Hill Road and Chambertin Drive (map attached). The site was acquired as part of a residential home development in 1992. Prior to deeding the property to the City, the developer made improvements to the site including a tot lot and a small picnic area in the southwest corner of the park. Additional site improvements were made to the park in 2002 including new turf and irrigation, pathways and security lighting.

The City, in coordination with the Almaden Winery Neighborhood Association, held several meetings and design review sessions from October 2003 through April 2004 to select a location for the youth play area and the types of play equipment to be included. In support of their fund raising efforts, the neighborhood association requested an area for the installation of granite "donor pavers" be included in the project. Previous fund raising efforts by the neighborhood association have resulted in a contribution of \$50,000 toward the project budget.

Construction of the youth lot is to begin in September 2004 with completion in April 2005.

The base bid scope of work for this project will install a youth play area, concrete pathways with granite pavers and miscellaneous site furnishings.

In addition to the base bid scope of work there are two Add Alternate bid items as follows:

<u>Description</u>	<u>Engineer's Estimate</u>
Add Alternate No. 1: Irrigation	\$20,000
Add Alternate No. 2: Planting	\$ 4,000

ANALYSIS

Bids were opened on June 17, 2004 with the following results:

<u>Contractor</u>	<u>Base Bid</u>	<u>Add Alt. Total</u>	<u>Total Bid</u>	<u>Variance Amount</u>	<u>Over/ (Under) Percent</u>
Indio's Construction, Inc. (Hayward)	\$261,077	\$38,833	\$299,910	\$75,910	34
Blossom Valley Construction, Inc. (San José)	226,300	33,500	259,800	35,800	16
Engineer's Estimate	200,000	24,000	224,000	---	---
G&G Builders, Inc. (Pleasanton)	182,348	25,300	207,648	16,352	(7)

<u>Contractor</u>	<u>Add Alt No. 1</u>	<u>Add Alt No. 2</u>
Indio's Construction	\$31,807	\$7,026
Blossom Valley Construction, Inc.	27,500	6,000
Engineer's Estimate	20,000	4,000
G&G Builders, Inc.	21,500	3,800

The low base bid submitted by G&G Builders, Inc., is approximately eight percent below the Engineer's Estimate. The bid is considered to be acceptable for the work involved in the project.

Subsequent to the bid opening and in consultation with the Department of Parks, Recreation and Neighborhood Services and the Council Office, Add Alternate Nos. 1 and 2 are recommended for award. There is sufficient money in the project budget for these enhancements.

Council Policy provides for a standard contingency of five percent on public works park projects. The funds budgeted for this project are sufficient to provide for the recommended contingency.

PUBLIC OUTREACH

To solicit contractors, this project was listed on the City's Internet Bid Line and advertised in the *San José Post Record*. Bid packages for all Department of Public Works construction projects were provided to various contractor organizations and builder's exchanges.

COORDINATION

This project and memorandum have been coordinated with the Departments of General Services, Planning, Building and Code Enforcement, the City Attorney's Office, the City Manager's Budget Office and the District 10 Council Office.

COST IMPLICATIONS

1. AMOUNT OF RECOMMENDATION: \$207,648

2. COST OF PROJECT:

Project Delivery	\$81,300 *
Construction	207,648
Contingency	<u>11,000</u>
TOTAL	\$299,948

* A total of \$20,000 was expended/encumbered in FY 2003-2004 for project delivery costs.

3. SOURCE OF FUNDING: 389-Construction and Conveyance Fund, Council District 10
375-Park Trust Fund

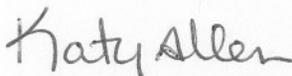
4. FISCAL IMPACT: This project is consistent with the Council-approved Budget Strategy Economic Recovery section in that it will spur construction spending in our local economy. The proposed operating and maintenance costs of this project have been reviewed and estimated to be approximately \$10,000 annually, beginning in April 2005. If the maintenance resources required for this facility are not forthcoming, the maintenance of this facility will be absorbed by the Department of General Services. There will be a corresponding drop in the maintenance level of other facilities, particularly in the immediate area, to accommodate the maintenance of these new improvements.

BUDGET REFERENCE

Fund #	Appn #	Appn. Name	RC #	Total Appn.	Amt. for Contract	Proposed 2004-2005 Budget Page	Last Budget Action (Date, Ord. No.)
389	4862	Almaden Winery Youth Lot	130875	\$200,000	\$200,000	V - 563	
375	4862	Almaden Winery Youth Lot	13087B	\$80,000	\$7,648	V - 656	
		Total		\$280,000	\$207,648		

CEQA

Exempt, PP04-02-053.



KATY ALLEN
Director, Public Works Department


for SARA L. HENSLEY
Director, Parks, Recreation and
Neighborhood Services

KA:wt:lr
Almaden Winery Park Youth Lot_award
Attachment

