City of Orange

Legislation Details (With Text)

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On agenda:	11/10/2020	**Final action:**	11/10/2020
Title:	Award of Contract to KASA Construction, Inc. for construction services for the Handy Park Maintenance Renovation project; Bid No. 20-21.13. (AGR-7070)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Staff Report, 2. Bid Abstract Summary - Bid No. 20-21.pdf, 3. Contract - Handy Park Maintenance Renovation		

Date	Ver.	Action By	Action	Result
11/10/2020	1	City Council	Approved	Pass

TO: **Honorable Mayor and Members of the City Council**

THRU: **Rick Otto, City Manager**

FROM: **Bonnie Hagan, Assistant City Manager / Community Services Director**

1. SUBJECT

Award of Contract to KASA Construction, Inc. for construction services for the Handy Park Maintenance Renovation project; Bid No. 20-21.13.

2. SUMMARY

Award of construction services, including contingency, for the Handy Park Maintenance Renovation (20370) project. The scope of work includes site preparation for installation of a pre-fabricated building (purchased separately); replacement of the existing parking lot area and parking lot lighting upgrades; sidewalk improvements; shade cover improvements; hardscape, paving, and walkway replacement; monument signage; and passive area landscape and irrigation improvements.

3. RECOMMENDED ACTION

Approve contract with KASA Construction, Inc. in the amount of $1,483,350 for construction services for the Handy Park Maintenance Renovation (20370); and authorize the Mayor and City Clerk to execute on behalf of the City.

4. FISCAL IMPACT

The total expenditure for this agreement, including the 10% contingency, is not to exceed $1,483,350 and will be funded in Handy Park Maintenance Renovation (20370) through Park Acquisition-Infill (510).

5. STRATEGIC PLAN GOALS

Goal 3: Enhance and Promote Quality of Life in the Community

a: Renovate, maintain, develop and expand public use places and spaces.

6. DISCUSSION AND BACKGROUND

Handy Park is a highly utilized 7.31 acre park constructed in 1978. The park includes a 139-spot parking lot, a modular building used as a multi-purpose room, a concession building, restroom building, picnic shelter, ball fields, a sand volleyball court, and a tot lot. In addition to being a popular drop-in neighborhood park, Handy Park is or has been home to tiny tot programs, after school programs, summer camps, North Sunrise Little League, Orange Youth Football, and the Community Foundation of Orange annual Field of Valor event.

While resources are currently being dedicated to maintaining the park, both the modular building and the parking lot are beyond their useful lives. In Fiscal Year 2019-2020, the Handy Park Maintenance Renovation (20370) was approved. Renovation elements include the replacement of the existing modular building, parking lot rehabilitation including lighting upgrades, renovation and addition of walkways, improvements to the overhead picnic shelter structure, improved hardscape areas, and improvements to passive area landscape and irrigation.

To replace the modular building, City Council separately approved the purchase of a pre-fabricated building at the October 13, 2020 meeting. Tonight's recommended award is for construction for the overall site renovations, including site preparation for installation of the new building.

A request for bids (Bid No. 20-21.13) was advertised and ten bids were received. A bid abstract summary is attached. One bid was incomplete as it failed to provide a bid amount. The lowest bid of $1,245,000 was submitted by RT Contractor Corp but was deemed non-responsive due to several factors including failing to indicate the required experience, failing to indicate subcontractors as required, failing to notarize the bid bond, and failing to submit other documents per the bid requirements. RT Contractor Corp did not respond to staff's notice of non-responsiveness. As a result, staff is recommending an award of contract to the next lowest responsible bid which was submitted by KASA Construction, Inc. (KASA) in the amount of $1,348,500. The City had a positive experience with KASA Construction, Inc. as they provided construction services for the Yorba Park renovation project. As is standard on park renovation projects, a 10% contingency amount of $134,850 has been included to address any unforeseen circumstances, for a total not to exceed amount of $1,483,350.

City Council is being asked to award construction now to ensure coordination on the ordering and delivery of the pre-fabricated building, as well as to allow coordination and planning to ensure project completion within a four month park closure period. Construction is allowed to begin in May 2021, coordinated with park use. Effective June 1, Handy Park will be closed through September 2021. This schedule was intentionally coordinated to have the least amount of impacts to ongoing park users.

The project is exempt from provisions of the California Environmental Quality Act under Section 15304, Class 4 (Minor Alterations to Land).

Sufficient funds are available within the project budget in the Park Acquisition Fund (510) for the construction phase. Below is a summary of total project costs.

PROJECT COMPONENTS	City's Costs	
Design - RHA Landscape Architects Planners, Inc.	$ 110,110	
Pre-fabricated Building - Public Restroom Company	578,031	
Roof Work on Concession Building	5,270	
Administrative Costs - City staff time, printing	3,703	
ITEM FOR CONSIDERATION NOVEMBER 10, 2020		
Construction	1,483,350	
Sub-total		$ 2,180,46
PENDING ITEMS	**City's Estimated Future C**	
Furniture, Fixtures, and Equipment (FF&E)	34,254	
Additional Administrative Costs	11,000	
Sub-total		45,254
ESTIMATED PROJECT TOTAL		**$ 2,225,71**
FUNDING STATUS		
Funds previously appropriated to Handy Park Maintenance Renovation (20370)		
Fund 510 (Park Acquisition - Infill)		$ 2,000,00
Anticipated Revenue		
Prop 68 Per Capita Allocation Grant		262,68
TOTAL		**$ 2,262,68**
PROJECT BALANCE		**$ 36,96**

7. ATTACHMENTS

- Bid Abstract Summary - Bid No. 20-21.13
- Contract - Handy Park Maintenance Renovation