



City of Sunnyvale

Agenda Item-No Attachments (PDF)

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REPORT TO COUNCIL

SUBJECT

Award of Bid No. PW17-01 for the Park Buildings Modernization Project Re-bid (PW17-01) and Finding of California Environmental Quality Act (CEQA) Categorical Exemption

REPORT IN BRIEF

Approval is requested to award a construction contract in the amount of \$1,955,026 (base bid in the amount of \$1,878,126 and one additive alternate \$76,900) to ICC General Contractors Inc., of Sunnyvale, for the Parks Buildings Modernization Project Re-bid. Approval is also requested for a 15% construction contingency in the amount of \$293,254.

A contingency higher than the customary 10% is recommended due to a higher risk of unknown and unforeseen conditions that are inherent to renovation of older facilities. Record drawings of the existing buildings were unavailable during the design of the project and there is potential for extra work required by the contractor once demolition begins.

EXISTING POLICY

Section 1309 of the City Charter requires public works construction contracts to be awarded to the lowest responsive and responsible bidder.

ENVIRONMENTAL REVIEW

The project is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 because the project involves the maintenance or repair of existing facilities involving negligible or no expansion of use beyond that presently existing.

BACKGROUND AND DISCUSSION

This project base bid is to renovate the existing recreation buildings at Washington, Raynor, De Anza, and Ponderosa Parks and the auxiliary restroom at De Anza Park. An additive alternate included in the procurement also covers the renovation of the auxiliary restroom at Washington Park's Jelcick Field. The intent of the project is to bring the buildings into compliance with current federal, state, and local laws and regulations; improve the functionality and accessibility of the buildings for all users; and enhance the building aesthetics.

Washington Park is located at 840 West Washington Avenue, between Pastoria Avenue and Sunset Avenue, west of Sunnyvale's downtown area. Raynor Park is located at 1565 Quail Avenue, between Dunford Way and Gloucester Court in the south-eastern portion of Sunnyvale. De Anza Park is located at 1150 Lime Drive, at the intersection of Rockefeller Drive and Lime Drive in the western portion of Sunnyvale. Ponderosa Park is located at 811 Henderson Avenue, at the intersection of Iris Avenue and Henderson Avenue in the eastern portion of Sunnyvale.

This project was initially advertised for competitive bidding in May 2016, and no bids were received. At that time, only four general contractors requested bid documents. The bid was reissued in September with nine general contractors requesting bid documents. Bids were publicly opened on September 28, with three responsive bids received. The lowest responsive and responsible bid was submitted by ICC General Contractors Inc. of Sunnyvale. The bid summary is contained in Attachment 1. Staff recommends awarding the base bid and the additive alternate to ICC General Contractors.

FISCAL IMPACT

The total project cost is \$2,248,280. This consists of the base bid in the amount of \$1,878,126, the additive alternate for \$76,900 and a 15% contingency in the amount of \$293,254. Budgeted funds are available in Capital Project 818550, Park Buildings Rehabilitation.

Funding Source

This project is funded by the Park Dedication Fund.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website.

RECOMMENDATION

1) Make a finding of CEQA categorical exemption pursuant to CEQA Guideline Section 15301 for alterations to existing facilities involving negligible or no expansion of use beyond that which presently exists; 2) award a contract in substantially the same form as Attachment 2 to the report and in the amount of \$1,955,026 to ICC General Contractors Inc. and authorize the City Manager to execute the contract when all necessary conditions have been met; and 3) approve a 15% construction contingency in the amount of \$293,254.

Prepared by: Pete Gonda, Purchasing Officer

Reviewed by: Timothy J. Kirby, Director of Finance

Reviewed by: Manuel Pineda, Director of Public Works

Reviewed by: Walter C. Rossmann, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Bid Summary
2. Draft General Construction Contract