



AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: December 17, 2013

Agenda Item 8A

Approvals:

City Manager [Signature]

Dept. Head [Signature]

Attorney [Signature]

Finance [Signature]

Department: Beaches, Parks & Recreation
Prepared By: Sharon Heider, Director of Beaches, Parks and Recreation

Subject: *COURTNEY'S SANDCASTLE PHASE II SENSORY GARDEN PROJECT OPTIONS.*

Fiscal Impact: Unknown at this time.

Summary: The bid opening held on October 17, 2013 for the Courtney's SandCastle Phase II Sensory Garden yielded a total of two bids that exceeded the estimated budget and available funds. Staff has researched project options and consulted industry professionals, and recommends that the City Council authorize staff to value engineer the design, revise the bid requirements, and rebid the project.

Background: On October 17, 2013, construction bids were opened for Courtney's Sandcastle Playground Phase II Sensory Garden. Two bids were received in amounts that exceed the costs estimated for the project. The bids were rejected by the City Council on December 3, 2013.

In December, 2011, this project was bid with similar results. The City Council voted to reject all bids for the development of phase II of Courtney's Sandcastle, as they exceeded the budget amount available for the project. The project was then value engineered to reduce the scope of work while retaining the intent of the original design. Several items, such as shade structures, some stone veneer, and a fountain, were removed from the proposed scope of work, bringing the new cost estimate to \$441,332 (\$332,900 for construction and \$108,432 in soft costs of contingency, inspection, etc.).

Courtney's Sandcastle Charitable Foundation reached its fundraising goal of \$340,000, and donated these funds to the City on September 17, 2013. The City allocated \$110,000 towards the project, which was to provide the necessary \$450,000 estimated cost for the project to move forward.

Discussion: Discussions with interested contractors and industry professionals have yielded three areas of potential modifications to the bid requirements, modifying the current design, contract requirements, and involvement from Courtney's SandCastle Foundation that may allow the project to receive more competitive bids. These could include:

Modifying the current design

- 1) Altering the layout of the hardscape to use straight tangents rather than circular forms which would be less expensive to construct (the Sensory plaza would be octagonal rather than circular).

- 2) Revising the grading and reducing the amount of ramp needed to meet accessibility requirements.

Contract Requirements

- 1) The current bid documents required the contractor demonstrate similar projects within the past five years. Feedback from contractors revealed this is now an impediment given the lack of construction over the past five years. This requirement could be lessened.
- 2) Waive requirement that general contractor construct 50% of project. By reducing this amount, it would allow contractors to use more subcontractors which may be beneficial on a job with many trades.
- 3) Extend the time allowed to build the project. Some contractors stated they had already secured jobs at this time, but could be able to accommodate if there was a more flexible construction period.
- 4) Provide more information to the contractors at time of bid rather than have them research. Staff could provide information on utilities, staging areas, use of restrooms, etc., that would normally be the responsibility of the contractor to research and/or provide.
- 5) Redesign the bid documents to simplify them for ease of bidding.

Involvement from Courtney's SandCastle Foundation

- 1) Allow the Foundation purchase prefab components directly and provide for installation, thus reducing contractor mark ups.

Recommended

Action: STAFF RECOMMENDS THAT the City Council authorize staff to modify the approved Park plan to value engineer the design, revise the bid requirements, and rebid the project.

Attachments: None.

Notification: Courtney's SandCastle Foundation

SA-2