



DATE: June 24, 2014

AGENDA ITEM # 5

**TO:** City Council  
**FROM:** Michelle Bocalan, Junior Engineer  
**SUBJECT:** Main Library Parking Lot, Project 13-16

**RECOMMENDATION:**

- A. Appropriate \$142,438 from the Capital Improvement Program Fund to the Main Library Parking Lot Project 13-16
- B. Award the Base Bid for the Main Library Parking Lot, Project 13-16 to JJR Construction, Inc. for \$178,015 and authorize the City Manager to execute a contract on behalf of the City

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**SUMMARY:**

**Estimated Fiscal Impact:**

**Amount:** \$226,438

**Budgeted:** Partially; \$84,000; Capital Improvement Program (CIP)

**Public Hearing Notice:** Not applicable

**Previous Council Consideration:** January 10, 2012, February 28, 2012, March 26, 2013 & April 23, 2013

**CEQA Status:** Categorically Exempt pursuant to CEQA Section 15301 (c) Improvement of Existing Facilities

**Attachments:**

1. Bid result summary dated June 16, 2014
2. Site plan and Agrarian fence detail

## **BACKGROUND**

On April 23, 2013, the City Council awarded a design contract to Siegfried for the Main Library Parking Lot, Project 13-16. This project is intended to improve the safe movement of vehicles and pedestrians in the library parking lot drive aisle off of San Antonio Road. This project will remove three spaces closest to the intersection and relocate them nearer to the satellite parking lot near the soccer field. The design also alters the diagonal parking angle of the spaces and installs a concrete median between the entry and exit lanes. A fence is included along the southeast boundary adjacent to the commercial property on two sides of its parking lot. In addition, the retaining wall is an extra work item needed to retain the slope supporting the fence.

## **DISCUSSION**

The design includes relocation of the parking stalls nearest to San Antonio Road, to be replaced with a curb enclosing pavers adjacent to the trees to help maintain their health, installation of a retaining wall, grading, replanting and installation of the irrigation system of the landscaped areas, construction of a pathway from the satellite parking lot at the soccer field to the library and installation of an agrarian fence.

The design and specifications were completed in May 2014 and the project was put out for bid on May 16, 2014. This was a widely advertised and noticed solicitation. On June 16, 2014, two bids were received and opened in a public session. The bid result summary is included as Attachment 1. The Base Bid includes all work of the sidewalk improvements.

The Engineer's Estimate is \$126,000 for the construction.

It is of note, that while only two bids were received, they were within ten percent of each other. Several bidders were contacted that normally bid this type of work within the City, but did not bid, and it was determined that there are many similar projects that were bid recently and also anticipated bidding in the near future in other jurisdictions. It was also mentioned that this project is smaller in size than other projects out to bid with similar work elements. Under the circumstances of the current bidding climate, the low bid is considered fair and reasonable for the scope of work incorporated in the project.

It is recommended that the award of the Base Bid be made to JJR Construction, Inc., the lowest responsive and responsible bidder. JJR Construction, Inc. has no deficiencies against its General Contractor's license and no active safety violations per a review of the Occupational Safety and Health Administration (OSHA). The company has been in business for over 20 years and has completed similar projects for various agencies.

## FISCAL IMPACT

Based on the low bid, the estimated project costs are:

	<b>Main Library Parking Lot, Project 13-16</b>
Design	\$7,820
Construction	\$178,015
Inspection/testing services & Misc.	\$5,000
Construction contingency (~20%)	\$35,603
<b>Total Cost</b>	<b>\$226,438</b>
<b>Project Budget</b>	<b>\$84,000</b>
<b>Shortfall</b>	<b>\$142,438</b>

One alternative to awarding the bid is to reject all bids and re-advertise the project after the summer construction season with the possibility bids could be lower then.

Another alternative is to reject all bids and redesign the project without the fence and retaining wall which would lower the cost by approximately \$23,000.

It is recommended that \$142,438 be appropriated to the Main Library Parking Lot Project 13-16 from the Capital Improvement Program Fund to fulfill the funding requirements to meet the low bid amount. This would allow the project to begin construction during the summer, which takes advantage of better weather and less activity at the Library.

## PUBLIC CONTACT

Posting of the meeting agenda serves as notice to the general public.

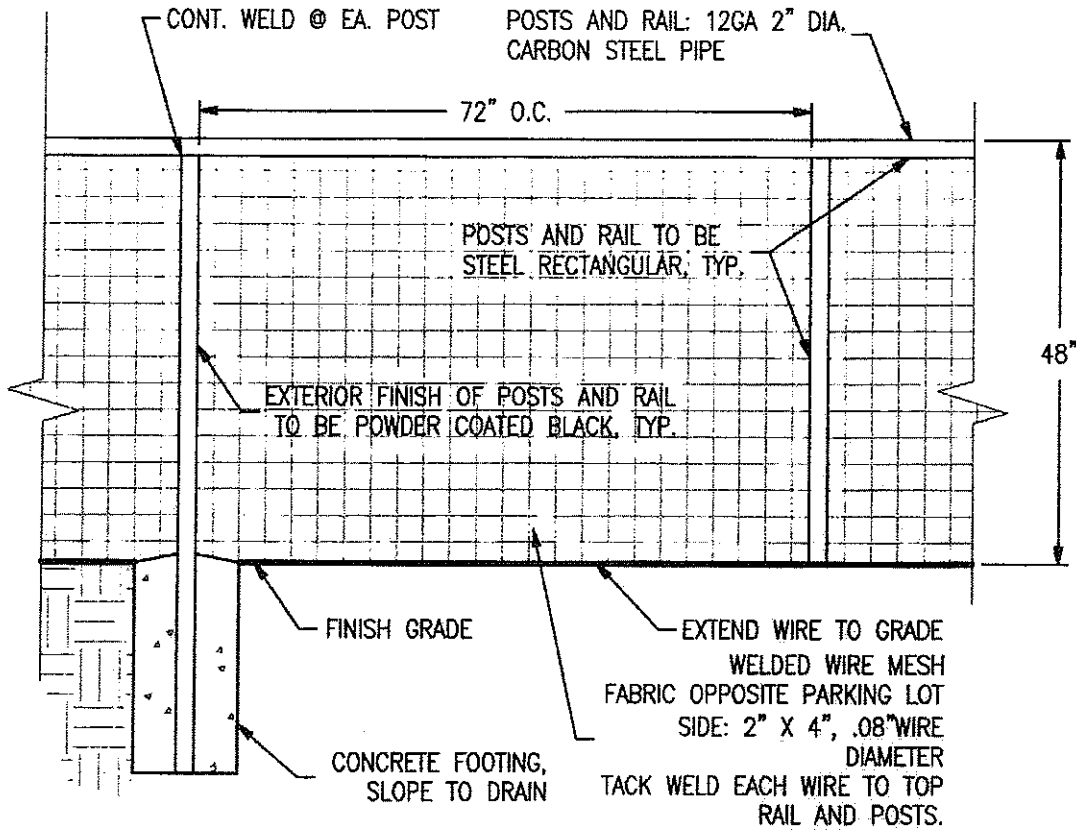
**Bid Opening**  
**Monday, June 16, 2014**  
**ADA Improvements for Main Library**  
**13-16**

<b>Contractor</b>	<b>Total Base Bid</b>
Sposeto Engineering	\$194,809.90
JJR Construction	\$178,015.00

***BIDS HAVE NOT BEEN VERIFIED***



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**2** **AGRARIAN FENCE DETAIL**  
1" = 10'

# Los Altos ADA Improvements Library Parking Lot Expansion

## AGRARIAN FENCE DETAIL

DATE	06/05/2014
DESIGN	FJS
DRAWN	NJB
JOB NO.	13139

**SIEGFRIED**

3244 Brookside Road, Suite 100 Stockton, California 95219  
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- CIVIL ENGINEERING
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SCALE:	NOT TO SCALE
SHEET	<b>1</b>
	OF: 1

06/05/14