



DATE: December 11, 2018

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Latham Community Garden at South Shoreline Boulevard and Latham Street, Project 17-44 – Amend Project Budget, Award Construction Contract, and Designate Time-Restricted Parking**

RECOMMENDATION

1. Appropriate and transfer \$470,000 from the Park Land Dedication Fund (Fees received from December 2016 to January 2018) to the Community Garden at Shoreline Boulevard and Latham Street, Project 17-44, for a total project budget of \$990,000. (Five votes required)
2. Award the construction contract for the Community Garden at Shoreline Boulevard and Latham Street, Project 17-44, to the responsible low bidder, Suarez and Munoz Construction, Inc., for \$649,000. This contract amount includes a \$59,188 construction contingency and \$71,280 for the inclusion of staff-recommended Add Alternate Bid Items 1A, 2A, 9A, 10A, and 14A.
3. Adopt a Resolution Rescinding Table 19.95.2 from Resolution No. 18250 and Adopting a Revised Resolution Designating a New Table 19.95.2, Two-Hour, Twenty-Four Hour a Day Parking Zones, Pursuant to Mountain View City Code Section 19.95.2, to be read in title only, further reading waived (Attachment 1 to the Council report).

BACKGROUND

In May 2018, the City Council approved the conceptual plan for a new community garden at the southwest corner of Shoreline Boulevard and Latham Street. The conceptual design includes seventy-eight (78) standard garden beds, six (6) Americans with Disabilities Act (ADA)-accessible garden beds, an irrigation system, ornamental perimeter fencing, signage, pathways, sidewalk, ADA pathway and curb ramp improvements, as well as on-street, ADA-accessible parking. The conceptual plan also includes the implementation of time-restricted parking along the garden's frontage to provide parking for garden users.

In October 2018, the City Council approved the project plans and specifications for construction, authorized the project for bidding, and chose “Latham Community Garden” as the garden name. The Final Garden Layout Plan is included as Exhibit 1 below.

At the May and October 2018 Council meetings, staff advised Council that additional funds would be needed for construction and that staff would return to Council with a recommended appropriation after bids were opened.

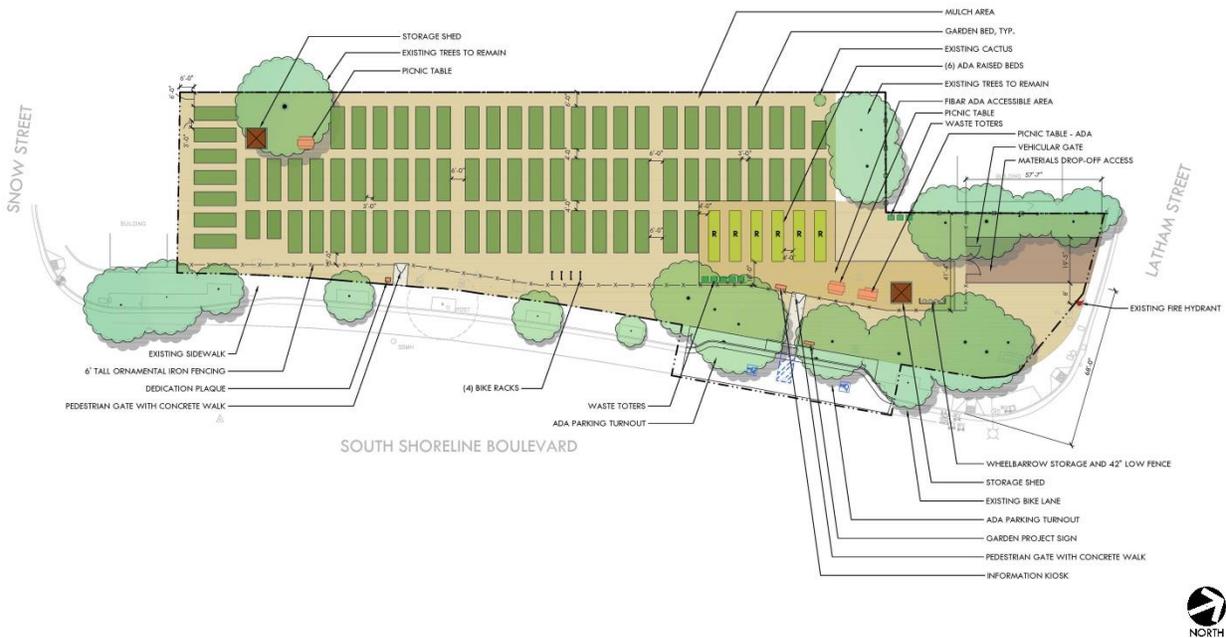


Exhibit 1. Final Garden Layout Plan

ANALYSIS

Bids Received

On November 27, 2018, five bids were received for the project with “Base Bid” amounts ranging from \$568,532.00 to \$678,480.16.

The bid package includes a “Base Bid” covering the basic scope of work, as well as Add Alternate bid items (“Add Alternates”) offering flexibility to add or change items in the scope of work depending on budget constraints. The “Base Bid” amount is used to determine the low bidder for the project. The City may add to the contract any of the “Add Alternates” after the lowest responsible bidder has been determined. Attachment

2 is a summary of all bids received, including total “Base Bid” amounts, as well as total “Add Alternate” amounts.

The “Base Bid” work includes construction of raised wooden planter boxes (both standard size and ADA-accessible size) with root barriers and imported soil, an irrigation system, ornamental perimeter fencing, bike racks, and picnic benches. The “Base Bid” also includes construction of sidewalk, ADA pathways and curb ramp improvements, as well as on-street, ADA-accessible parking.

The design maintains all Heritage trees on the property. Several non-Heritage trees are scheduled to be removed in the next two months, before construction of the garden begins.

The bid results from the responsible low bidder, Suarez and Munoz Construction, Inc. of Hayward, California, are shown in Table 1. The bid was found to be responsive.

Table 1 – Low Bid Summary

	Base Bid	Bid Alternates (1A through 14A)	Bid Plus Alternates
Engineer’s Estimate	\$627,000	\$128,000	\$755,000
Suarez and Munoz Construction, Inc. of Hayward, California	\$568,532	\$171,123	\$739,655

Bid Alternate Analysis

To provide more budget flexibility, staff included fourteen (14) “Add Alternates” in the bid package. See Attachment 3 for a description of each “Add Alternate,” as well as the low bid cost for each. Staff included the “must have” work in the “Base Bid” and the “would like to have” items as “Add Alternates.”

After considering the cost of each individual “Add Alternate” included in the low bid and the benefit gained by each item, staff recommends incorporating 5 of the 14 “Add Alternates” in the final construction contract. These five recommended “Add Alternates” include:

- **Item 1A** – Installation of an information kiosk for posting garden rules and announcements (\$5,000).
- **Item 2A** – Installation of two sheds to store communal tools (\$20,000).
- **Item 9A** – Staining of the existing wood fences at the back of the site for a more uniform appearance (\$9,000).
- **Item 10A** – Replacement of a section of wood perimeter fence in poor condition (\$21,280).
- **Item 14A** – Installation of irrigation and landscaping along the garden frontage to enhance the garden appearance along Shoreline Boulevard (\$16,000).

Including this recommended “Add Alternate” work will add \$71,280 to the construction contract.

Parking Restrictions

To ensure there is parking available along the garden frontage for the Community Garden users, staff recommends Council adopt the resolution, included as Attachment 1, which establishes a two-hour parking zone along the garden frontage, 24 hours a day. The limits of the two-hour parking zone would be on the west side of South Shoreline Boulevard, between Latham Street and Snow Street.

Attachment 1 revises Table 19.95.2, *Two-Hour, Twenty-Four Hour a Day Parking Zones*, in the Mountain View City Code to include this new restricted parking zone on Shoreline Boulevard. The current table restricts parking on El Camino Real between Escuela Avenue and Rengstorff Avenue.

FISCAL IMPACT

The low bidder's "Base Bid" amount is \$568,532, including a \$50,000 construction contingency. Staff recommends the following items be included in the construction contract:

- Add "Add Alternates" 1A, 2A, 9A, 10A, and 14A at a cost of \$71,280 (See the Bid Alternate Analysis section of this report for more detail on the staff recommendations).
- Add \$9,188 to the \$50,000 construction contingency to bring the contingency to \$59,188 (approximately 10 percent of the total construction contract).

The total construction contract amount, including the "Base Bid" amount (\$568,532), the staff-recommended "Add Alternates" (\$71,280), and construction contingency increase (\$9,188) is \$649,000.

As shown below, the total estimated project cost, including the total construction cost of \$649,000, is \$990,000. The project is currently funded with \$520,000 from the Park Land Dedication Fund, resulting in a budget deficit of \$470,000. There are adequate funds available in the Park Land Dedication Fund to cover the \$470,000 budget amendment. Park Land Dedication Funding sources are outlined in Attachment 4.

The following is a breakdown of the project costs:

Construction

"Base Bid" Cost (including \$50,000 contingency)	\$ 568,532
Staff-Recommended "Add Alternates"	71,280
Additional Construction Contingency	<u>9,188</u>
Subtotal Construction	<u>649,000</u>

Design and Inspection

Consultant Services	135,000
Project Management	75,000
Construction Inspection and Testing	30,000
Miscellaneous	<u>40,000</u>
Subtotal Design and Inspection	280,000

City Administration @ 6.5%	<u>61,000</u>
TOTAL COST	990,000
PROJECT BUDGET	<u>520,000</u>
BUDGET SHORTFALL	<u>\$470,000</u>

SCHEDULE

Construction is scheduled to begin in February 2019, with completion in summer 2019.

ALTERNATIVES

The following are possible alternatives for the project:

1. Award the construction contract for the “Base Bid” work only and reduce the amount of Park Land Dedication Funds appropriated to the project accordingly.
2. Award the construction contract for the “Base Bid” work plus a combination of “Add Alternates” different from those recommended by staff and adjust the amount of Park Land Dedication Funds appropriated to the project accordingly, to fully fund the project.
3. Provide other direction.

PUBLIC NOTICING

In addition to the standard agenda posting, staff posted meeting information on the City's website.

Prepared by:

Anne Marie Starr
Senior Civil Engineer

Approved by:

Michael A. Fuller
Public Works Director

Reviewed by:

Lisa Au
Principal Civil Engineer/Capital Projects

Audrey Seymour Ramberg
Assistant City Manager

AMS/TS/2/CAM
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- Attachments:
1. Resolution Prohibiting and Restricting Parking
 2. Summary of Bids
 3. Summary of "Add Alternates"
 4. Park Land Dedication Funding Sources

cc: APWD–Solomon, PCE–Au, ACSD–Marchant, RS–Chilkotowsky, PSM–
Trconic, POSM–Youngberg, SCE–Starr, SMA–Goedicke, PA–Li, PCE–
Macaraeg, cmvgis@mountainview.gov, File 17-44