

CITY OF NAPA CITY COUNCIL
AGENDA REPORT

CONSENT CALENDAR
AGENDA ITEM 10.E.
Date: October 04, 2016

To: Honorable Mayor and Members of City Council

From: Eric Whan, Deputy Public Works Director – Engineering

Prepared by: Mike Socorro, Assistant Engineer

Subject: Award of Construction Contract for China Point Overlook Project

ISSUE STATEMENT:

Adopt a resolution authorizing the Public Works Director to award and execute a construction contract to G.D. Nielson Construction, Inc., for the China Point Overlook Project, authorizing a budget appropriation for a total project cost not to exceed \$720,000 and determining that the Project is exempt from CEQA.

DISCUSSION:

The China Point Overlook Project generally consists of the construction of a park that includes concrete paths, retaining walls, pilasters, planting, irrigation, lighting and a public art installation. The park will be located at the southwest corner of Soscol Avenue and First Street and will provide one of the access points to the Napa River Flood Control Project bypass area.

In April of 2016, the City issued a Notice Inviting Bids, Proposal, Contract and Special Provisions for the China Point Overlook Project. Two (2) bids for construction were received and opened at 3:00 P.M. on May 19, 2016. Both bids were substantially higher than the available budget. On June 6, 2016, the Napa City Council adopted Resolution R2016-75 to reject all bids and re-bid the project following a redesign based on a value engineering review of various project elements.

Upon re-bidding the project, three (3) bids for construction were received and opened at 3:00 P.M. on September 15, 2016. The engineer's estimate for project construction was \$499,250.00. The bids were as follows:

\$624,819	G.D. Nielson Construction, Inc., Napa, CA*
\$671,113	Hess Concrete Construction, Inc., American Canyon, CA
\$707,404	W.R. Forde Associates, Richmond, CA

*Apparent Lowest and Best Bid

Existing project budget is insufficient to cover the project costs, therefore an additional budget appropriation is required.

Based on the apparent low bid, the construction budget is proposed as follows:

Lowest and Best Bid Amount – \$624,819
Construction Contingency (approximately 10% of bid) – \$62,681
Geotechnical Testing – \$7,500
Contract Administration and Construction Management – \$25,000

Total – \$720,000

The contingency, geotechnical testing, contract administration and construction management costs are estimates. The funds can be used interchangeably between the items listed above.

FINANCIAL IMPACTS:

Funding for the project is composed of the existing China Point Overlook appropriation of approximately \$510,000 and a proposed budget adjustment of \$210,000. The proposed budget adjustment would transfer the needed funds (\$210,000) from the Pearl Street Parking Lot expansion project (Lot G) (MS12RA01) to the China Point Overlook project (PK06RA03SA). The original funding source of both the China Point Overlook project and the Pearl Street Parking Lot expansion project were available Successor Agency Bond funds. Staff is currently working to update the estimated project cost for the Pearl Street project and will bring an action in the future, once costs are better known, to ensure that project has the funding necessary to move forward. More specifically, the budget adjustments for the China Point Overlook project are described as follows:

SOURCES:

\$510,000	China Point Overlook (PK06RA03SA) (Existing)
\$210,000	Pearl Street Parking Lot Expansion Project (Lot G) (MS12RA01) (Appropriation)
\$720,000	TOTAL

USES:

\$720,000	China Point Overlook (PK06RA03)
\$720,000	TOTAL

CEQA:

City staff recommends that the City Council determine that the Recommended Action is exempt from CEQA pursuant to CEQA Guidelines Section 15332 which exempts in-fill development projects meeting the conditions described in subsection (a)-(e).

DOCUMENTS ATTACHED:

1. Attachment 1: Resolution authorizing the Public Works Director to award and execute a construction contract to G.D. Nielson Construction, Inc., for the China Point Overlook Project, and authorizing a budget appropriation for a total project cost not to exceed \$720,000
2. Attachment 2: Location Map for China Point Overlook

NOTIFICATION:

None.

RECOMMENDED ACTION:

Staff recommends that the City Council move, second and approve each of the actions set forth below, in the form of the following motion. Move to:

Adopt a resolution authorizing the Public Works Director to award and execute a construction contract to G.D. Nielson Construction, Inc., for the China Point Overlook Project and authorizing a budget appropriation for a total project cost not to exceed \$720,000.