



**CITY OF GLENDALE, CALIFORNIA  
REPORT TO THE CITY COUNCIL**

**AGENDA ITEM**

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Report: Award of Contract for Deukmejian Park Restroom & Interpretive Center Project

1. Motion approving the bid by Pub Construction, Inc. for the Deukmejian Park Restroom & Interpretive Center Project, Specification No. 3870, and authorizing the Interim City Manager or his designee to execute a contract in the amount of \$434,500 plus a construction contingency of 15 percent (\$65,175) for a total not-to-exceed project amount of \$499,675; and rejecting all other bids.

**COUNCIL ACTION**

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**Item Type:** Consent Calendar

**Approved for** February 2, 2021 **calendar**

**ADMINISTRATIVE ACTION**

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**Submitted by:**

Yazdan T. Emrani, P.E., Director of Public Works  
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**Prepared by:**

Shahin Begoumian, Project Manager

**Reviewed by:**

Kevin C. Todd, Assistant Director of Public Works  
Michele Flynn, Director of Finance  
Michael J. Garcia, City Attorney

**Approved by:**

Roubik R. Golanian, P.E., Interim City Manager

## **RECOMMENDATION**

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Staff respectfully requests that the City Council approve a Motion awarding a construction contract for the Deukmejian Park Restroom & Interpretive Center Project to Pub Construction, Inc., and authorizing the Interim City Manager or his designee to execute the contract in the amount of \$434,500 plus a construction contingency of 15 percent (\$65,175) for a total not-to-exceed contract amount of \$499,675; and rejecting all other bids.

## **BACKGROUND/ANALYSIS**

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Deukmejian Wilderness Park encompasses a 709-acre natural park at the foot of the San Gabriel Mountains in the northernmost portion of Glendale. The park is relatively undisturbed except for an area of about 12 acres at the southern part of the property known as the Park Center; the site of the Le Mesnager Barn (Barn). Built between 1914 and 1918, the Barn is of historical significance as it is a relatively rare example of a two-story vernacular rock structure, its arched roof trusses are also unusual and the building is associated with the early development of the wine industry in Southern California.

On February 14, 2017 City Council authorized the Director of Community Services & Parks to execute a Professional Services Agreement with Gwynne Pugh Urban Studio for design services for the Deukmejian Nature Education Center Project, Phase IV-Part 3.

On December 5, 2017 City Council approved the Master Plan for the Deukmejian Nature Education Center Project. The scope of work included new restroom building near the Barn, limited replanting of the barn perimeter and interior of the Barn, and ADA improvements. This portion of the Master Plan was eventually titled the Deukmejian Park Restroom & Interpretive Center Project (Project).

On September 22, 2020 City Council adopted the plans and specifications for the Project and authorized the City Clerk to advertise for bids. The Project was advertised for bids on September 25, 2020. A mandatory pre-bid meeting was held on October 21, 2020 and thirteen construction firms attended. On December 09, 2020, the City received ten bids as follows:

1	Pub Construction, Inc., Diamond Bar, Ca	\$434,500
2	CEM Construction, Montebello, Ca	\$447,200
3	ARC Construction, Inc., Glendale, Ca	\$553,000
4	NR Development Inc., Downey, Ca	\$633,500
5	The Nazerian Group, Encino, Ca	\$644,123
6	Monet Construction, Inc., Tujunga, Ca	\$698,000
7	Dorado Design & Construction Inc., Pasadena, Ca	\$787,000
8	CABD-CA Builders & Developers, Sun Valley, Ca	\$800,000
9	Parsam Construction, Inc., La Crescenta, Ca	\$845,000
10	Fredrick Towers Inc., Glendale, Ca	\$1,550,000

Upon review of the bid documents, staff finds Pub Construction, Inc., to have provided the lowest responsive bid. The bid submitted by Pub Construction, Inc., is 21 percent

below the Architect's estimate of \$550,000. This is most likely due to the current highly competitive construction market.

The Project includes excavation work for the restroom building footings as well as trenching for the utility connections. After reviewing the bids received and based on the site conditions, the City's construction management consultant recommended a 15 percent contingency amount for this project. The 15 percent contingency is for unforeseen issues during construction that may arise from site conditions. During previous phases of the barn upgrade at this location, numerous unexpected underground boulders were detected based on a geotechnical survey as well as during construction, which increased the overall construction cost.

### **Project History**

Deukmejian Wilderness Park was acquired by the City of Glendale in 1988 for \$5.2 million. In 1990 the City submitted environmental documents to the State of California for adaptive reuse of the Barn as a nature education center. The initial study stated that "The historic winery would be restored and converted into an Environmental Education center for public awareness of the local environment and the rich history of this area." In 1991, the Draft Development Plan for the park called "an adaptive reconstruction of the historic structures so that the environmental, educational, and recreational desires of the citizens of Glendale can be met in a unique and high quality manner." Previously issues grant applications referred to the Barn as the future nature education center. The grant application that was issued in 2005 to the Santa Monica Mountains Conservancy promised that the Barn would be designated as environmental, historical and land and water resource elements of the park". It would also serve as the base and catalyst for the development of the park and assist the City in providing a variety of outdoor recreational and interpretive programs to serve school children and park visitors."

Development of the park and the Barn has taken place in four phases over the past twenty-eight years.

**Phase I**, the Discovery Phase, completed in 1993 and included a historical assessment of the Barn and the park, a structural analysis of the 3,000 square foot unreinforced masonry structure, temporary seismic bracing, and the removal of decaying interior wood elements.

**Phase II**, completed in 1995, included design and construction of 4½ miles of trails within the park.

**Phase III**, completed in 2004, which included construction of the Park Center area, a new entry road and utility corridor, a meadow with picnic tables, two picnic shelters, restrooms, walking paths, a small amphitheater for outdoor programs, and two parking lots.

The total cost of the first three phases was \$6,867,753.

**Phase IV - Part 1** – This phase focused on the seismic upgrade and adaptive reuse of

the Barn as a nature education center. Originally intended to include all the work necessary to complete and furnish the Barn, this phase was divided into three parts. In July 2011 seismic upgrade portion of the project, was completed and the adaptive reuse portion of the project was placed on hold due to funding limitations. Total construction cost for Part 1 was \$1,425,000. Funding for this phase was provided by the Santa Monica Mountains Conservancy and L.A. County's Proposition A.

**Phase IV - Part 2** – This phase included ADA improvements and installation of HVAC system, plumbing, electrical, concrete floor, steel and glass storefront entry doors on the south side of the building to match the existing doors at the east and west entrances. Total construction cost for Part 2 was \$711,892.91 and was completed in October 2017.

**Phase IV - Part 3** - This is the final part of the project and will complete the adaptive reuse of the Barn as a nature education center and community building. The scope of work includes new restroom building, new stairs, guardrail and interpretive exhibits inside the barn. The interpretive exhibits will be procured under a separate contract.

### **Marketing and Outreach Strategy**

After construction is completed, outreach will be the key to engaging visitors from all walks of life to share in the history and natural beauty of the barn, the surrounding grounds, and the park itself. The Center's exhibits, activities and programs will be promoted through a variety of media sources available to residents of Glendale and the region. This will include "City Connection", produced by Glendale's Public Information Office; the Community Services & Parks Department's quarterly "Leisure Guide"; the Department's monthly electronic newsletter, and the Trails and Open Space email database which currently has over 1,000 addresses. Community Services & Parks also plans to partner with Glendale Unified School District to add nature education lessons as part of the school curriculum and schedule field trips for the students to visit the Deukmejian Nature Education Center.

Information will appear on the City's website, GTV-6, Facebook, Twitter, and Instagram. Stories will appear on "On the Move", our weekly television program featuring all meetings, programs, and special events taking place in the City. Additionally, an electronic version of the text of "On the Move" will be available in English, Spanish, Armenian, and Korean, and will be forwarded weekly to the City's media list including local print, radio, and television outlets. Community Services & Parks plans to develop new programs such as a nature education day camp program in the summer and the introduction of a summertime Parks Fun Bus that could carry families, teens, and adults from all parts of the City to Deukmejian Wilderness Park with stops along the way at places like Verdugo Park and the Glendale Sports Complex.

Properly promoted and publicized, the Deukmejian Nature Education Center can become a local and regional resource, serving not only the residents of Glendale but those from throughout Southern California.

## **PROJECT SCHEDULE**

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Construction work is anticipated to begin in March 2021 and be completed by July 2021. All work will be coordinated so it would not interfere with Deukmejian Park activities.

## **ENVIRONMENTAL REVIEW**

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The project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) as a Class 1 exemption pursuant to the California Code of Regulations, Title 14, Section 15301.

## **FISCAL IMPACT**

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Adequate funding for the project is available in the Capital Improvement Fund (4010) and Parks Mitigation Fee Fund (4050). The funding is available in the following accounts:

51200-4010-CSP-0020-P0000-T0000-F0000, 51837: \$300,000

51200-4050-CSP-0020-P0000-T0000-F0000, 51837: \$199,675

## **ALTERNATIVES**

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Alternative 1: The City Council may approve the Motion, approving the bid by Pub Construction, Inc. for the Deukmejian Park Restroom & Interpretive Center Project, Specification No. 3870, and authorizing the Interim City Manager or his designee to execute a contract in the amount of \$434,500 plus a construction contingency of 15 percent (\$65,175) for a total not-to-exceed project amount of \$499,675; and rejecting all other bids.

Alternative 2: The City Council may choose not to approve the Motion thereby deferring the improvements and maintaining the status quo conditions and use of these facilities.

Alternative 3: The City Council may consider any other alternative not proposed by staff.

## **EXHIBITS**

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None.