



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

### **AGENDA ITEM**

---

Report: Dunsmore Park Improvements Project

- 1) Motion awarding a construction contract to All American Asphalt, in the amount of \$741,260.50, approving a 15 percent contingency in the amount of \$111,189.08, rejecting all other bids, and authorizing the City Manager or his designee to execute the contract.

### **COUNCIL ACTION**

---

**Item Type:** Consent Item

**Approved for** January 10, 2023 **calendar**

### **EXECUTIVE SUMMARY**

---

On November 16, 2022, three bids were received for the Dunsmore Park Improvements Project, and after a thorough review, staff found All American Asphalt's bid to be the lowest responsive bid from a responsible bidder. The recommended contract with All American Asphalt will cost \$741,260.50 with 15 percent contingency of \$111,189.08, totaling \$852,449.58.

## **COUNCIL PRIORITIES**

---

Infrastructure: This project will significantly improve the condition of the parking lot of Dunsmore Park and improve access and safety for all users of the park to the different amenities available.

## **RECOMMENDATION**

---

Approve the motion authorizing the City Manager, or his designee, to enter into and execute a construction contract with All American Asphalt for the Dunsmore Park Improvements Project in the amount of \$741,260.50 plus a 15 percent contingency of \$111,189.08.

## **BACKGROUND**

---

As part of Public Works and Community Services and Parks' ongoing efforts to improve the condition of the City's parks, the plans and specification have been prepared for the Dunsmore Park Improvements Project.

Parking lot pavement resurfacing and reconstruction involves the rehabilitation of existing pavement that has deteriorated beyond routine maintenance strategies. It typically consists of the removal of the existing Asphalt Concrete (AC) pavement, followed by placement a new AC pavement. This method improves the ride parking lot, the structural integrity of the pavement, and begins a new service life.

The Dunsmore Park parking lot serves multiple stakeholders, including the park patrons and visitors, the park facilities and operations personnel and events, and is also the pickup and drop-off for the Dunsmore Elementary School across the street during the morning and afternoon peak hours. Ensuring this park operates with minimal interruption during the improvements project is a critical component of this construction project.

### Project Location

- Dunsmore Park located at 4700 Dunsmore Avenue

### Project Scope of Work

- AC Pavement Removal and Grinding of Various Thickness (54,000 square feet);
- AC Surface Course Placement of Various Thickness (54,000 square feet);
- Selective removal and reconstruction of concrete curbs (100 linear feet) and sidewalks (510 square feet)
- Installation of new striping, signing, and pavement markings in the parking lot.

## **ANALYSIS**

---

On November 16, 2022, the City received three bids for all required items, and upon

review of the bid documents and after consultation with the City Attorney’s office found Access Pacific, Inc.’s bid to be non-responsive in accordance with the bidding requirement as follows:

- a. Contractor’s References - City of Glendale Projects: Bidder fails to identify at least two City of Glendale projects, a minimum qualification.

Upon review of the second lowest bidder All American Asphalt’s bid documents, Staff finds the bid of All American Asphalt to be the lowest responsive bid from a responsible bidder. The bid of All American Asphalt in the amount of \$741,260.50 is approximately 13 percent below the Engineer’s estimate of \$850,000.

In addition, Staff recommends a reserve for contingencies in the amount of \$111,189.08 or 15 percent of the bid amount. The contingency is based on previous experience and is commensurate with the nature of the project. This will allow us to account for any incidental work, unforeseen field conditions that could be encountered during construction, underground utilities issues that could arise because of the nature of the project, and any resulting field modifications that may be necessary, including repairing additional asphalt concrete pavement, sidewalks, curbs, gutters, and cross gutters.

The State of California Contractor’s State License Board website confirms that the licenses of All American Asphalt and their subcontractors are current, active and in good standing. Additionally, Staff contacted the references provided by All American Asphalt and found they had satisfactorily completed the projects. All American Asphalt has also worked with the City of Glendale on the Montrose Community Park Project, Traffic Signal Installations and Modifications at Various Locations Phase 2 Project, and various other City of Glendale projects, and satisfactorily completed these projects.

Furthermore, staff has budgeted approximately 10 percent of the construction amount, or \$74,100..

<b>Project Description:</b>	Dunsmore Park Improvements Project
<b>Plans/Specs Adopted:</b>	October 25, 2022
<b>Advertisement Method:</b>	Bid America, The Blue Book, Construction Bid Board, Construct Connect, Direct Connection, PlanIT Reprographics, Dodge Data & Analytics, Glendale Independent Newspaper, City’s website
<b>Specs Issued:</b>	October 26, 2022 – November 16, 2022
<b>Bids Opened:</b>	November 16, 2022

<b>Company Name and Bid Amount:</b>	Access Pacific, Inc. - \$614,743.98 All American Asphalt - \$741,260.50 CS Legacy Construction, Inc. - \$792,039.00
<b>Recommended Contractor(s)</b>	All American Asphalt
<b>New / Existing Contractor(s):</b>	Existing
<b>Procurement Method (Bid / SS):</b>	Bid
<b>Contract Term:</b>	1 year
<b>Construction Phase Begins:</b>	March 2023
<b>Construction Phase Ends:</b>	July 2023

### **STAKEHOLDERS/OUTREACH**

The Dunsmore Park Improvements Project benefits to the community will include the following:

- Improved safety for all users; and,
- Improved recreational experience at the park and service to the community.

Furthermore, outreach on this project continues to occur through a dedicated website for the project. The website page introduces the public to the project and to the project team, explains the scope of work and project locations, highlights the project phase, and provides the public with Staff contact information for questions, discussion and/or input.

### **FISCAL IMPACT**

The construction of the Dunsmore Park Improvements Project will cost \$852,450 in addition to \$74,100 for staff who will provide construction management and engineering support services such as project management, project engineering, and construction inspection., which was approved as a part of the FY 2022-23 budget. No new appropriation is being requested at this time. The City Council approved funding is outlined below:

<b>Existing Appropriation</b>		
<b>Amount</b>	<b>Account String</b>	<b>Funding Source</b>
\$ 1,063,597	GL: 52100-4010-CSP-0020-P0000 PL: CSP00138AN	Capital Improvement Fund

## **ENVIRONMENTAL REVIEW (CEQA/NEPA)**

---

The Project is categorically exempt from environmental review because of CEQA Guidelines §§ 15301.

Moreover, conventional AC is composed of aggregate and emulsified liquid asphalt. The aggregate is allowed to contain up to 20 percent recycled AC, which extends the life of both landfills and quarries. Finally, as part of this project, up to 250 tons of asphalt concrete will be diverted from the landfills and used in the roadway structures.

## **CAMPAIGN DISCLOSURE**

---

Not Applicable

## **ALTERNATIVES**

---

Alternative 1: Authorize the City Manager or his designee to execute a contract with All American Asphalt for the Dunsmore Park Improvements Project. This will significantly improve the safety of the park by improving the parking lot and surrounding sidewalk access.

Alternative 2: Do not authorize the City Manager or his designee to execute a contract for the Dunsmore Park Improvements Project. Doing so, however, will not improve the safety and condition of the park.

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

## **ADMINISTRATIVE ACTION**

---

**Prepared by:**

Marc David, Project Manager

**Approved by:**

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

## **EXHIBITS/ATTACHMENTS**

---

Exhibit 1: Project Location Map