



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 \$741,261, approving a 15 percent contingency in the amount of \$111,189, rejecting all other bids, and authorizing the City Manager or a designee to execute the contract.

COUNCIL ACTION

Item Type: Consent

Approved for August 15, 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. This project includes sidewalk repair, accessibility improvements, and a parking lot reconstruction. The proposed contract with All American Asphalt will cost \$741,261 with a 15 percent contingency of \$111,189, totaling \$852,450.

On January 10, 2023, City Council directed staff to incorporate solar improvements as part of the reconstruction of the parking lot, and after a thorough analysis, Glendale Water and Power (GWP) staff determined that moving ahead with the solar project, under existing conditions would yield very minimal benefits. Maximizing the solar power generation benefits would require a redesign of the park amenities, which would delay the badly needed parking lot reconstruction projects, plus would involve additional funds to re-design as well as construct the park. Therefore, Public Works worked with GWP and the Dunsmore Park parking lot solar project was replaced with the Glendale Community College Lot 34 parking lot solar project.

The intent of this item is for the City Council to award a construction contract and allow staff to proceed with the construction of this project.

COUNCIL PRIORITIES

Mobility, Traffic & Pedestrian Safety: 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 a designee, to enter into and execute a construction contract with All American Asphalt for the Dunsmore Park Improvements Project in the amount of \$741,261 plus a 15 percent contingency of \$111,189.

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 quality within parking lot, the structural integrity of the pavement, and begins a new service life.

Project Location

- Dunsmore Park located at 4700 Dunsmore Avenue

Project Scope of Work

- Asphalt Pavement Removal and Grinding of Various Thickness (54,000 square feet);
- Asphalt 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 for failure to meet minimum experience requirements (at least two prior City of Glendale projects), failure to submit required copies of bid depositories for obtaining subcontractors, and failure to submit fully completed Insurance Requirements Declaration Form.

Upon review of the second lowest bidder'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 \$741,261 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, 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 related 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, satisfactorily completing all these projects.

Furthermore, staff has budgeted 10 percent of the construction amount, or \$74,126 for staff who will provide construction management and engineering support services such as project management, project engineering, and construction inspection.

A summary of the project budget is below:

Project Component	Amount
Base Construction Contract	\$741,261
Contract Contingency (15%)	\$111,189
Construction Management & Engineering Support (10%)	\$74,126
TOTAL:	\$926,576

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

Company Name and Bid Amount:	Access Pacific, Inc. - \$614,743.98 All American Asphalt - \$741,260.50 CS Legacy Construction, Inc. - \$792,039.00
Recommended Contractor(s)	All American Asphalt
New / Existing Contractor(s):	Existing
Procurement Method (Bid / SS):	Bid
Contract Term:	1 year
Construction Phase Begins:	November 2023
Construction Phase Ends:	February 2024

On January 10, 2023, City Council directed staff to incorporate solar improvements as part of the reconstruction of the parking lot. The proposed solar project at the Dunsmore Park parking lot was discussed with the City Manager's office and the Department of Public Works and Glendale Water and Power. Following a technical analysis from Glendale Water and Power, it was determined that the power yield from parking lot solar is not substantial enough to warrant the investment. For solar panels to be viable at the parking lot, a significant reconfiguration of the park would need to occur including the relocation of tennis courts.

Since this project is for the reconstruction of the parking lot area only, solar for Dunsmore Park was removed from Phase 1 of the Solar Development Program. The Dunsmore Park parking lot solar project was replaced with the Glendale Community College Lot 34 parking lot solar project and the Phase 1 Solar Development Program RFP was subsequently issued on May 22, 2023. The new solar project at Lot 34 will provide substantially more solar power generation benefits.

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 \$926,576 which was approved as a part of the FY 2023-24 budget. No new appropriation is being requested at this time.

The City Council approved appropriation is outlined below:

Existing Appropriation		
Amount	Account String	Funding Source
\$ 926,576	GL: 51200-4010-CSP-0020-P0000 PL: CSP00138AN	Capital Improvement Fund

ENVIRONMENTAL REVIEW

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 a 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 a 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