



**City Council Agenda Item  
Staff Report**

CITY OF SAN BRUNO

**DATE:** August 22, 2017

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Kerry Burns, Community Services Director  
Jimmy Tan, Public Works Director/City Engineer

**SUBJECT:** Adopt Resolution Authorizing the City Manager to Execute a Construction Contract with Star Construction, Inc. for the Florida Avenue Park Project in the Amount of \$949,515; Execute a Contract for Construction Management Services with Anchor Construction Management in an Amount not to Exceed \$49,460; Approving a Construction Contingency of \$142,427; Appropriating \$348,432 in Additional Funding from the General Fund Capital Reserve; and, Approving a Total Budget in the Amount of \$1,323,432

**BACKGROUND:**

In March 2015, the property located at 324 Florida Avenue was purchased by the City for future use as a neighborhood park. The Florida Avenue Park site is approximately one-half acre in total land area. It is located in a relatively dense residential neighborhood which is currently underserved by park amenities.

The City previously engaged the services of MIG, Inc. to perform public outreach, conceptual planning, and development of a park master plan to be used as the foundation for design and construction of the new park. An extensive neighborhood engagement process was undertaken to receive input from the neighborhood to help shape the design of the Florida Avenue Park. Two neighborhood workshops were conducted to which the public was invited to provide input on their preferences of amenities for the park, articulate their vision, and share concerns regarding neighborhood impacts, safety, and maintenance. This park visioning process led to the creation of the Florida Avenue Park Master plan which was reviewed by the Parks and Recreation Commission on October 19, 2016 and approved by the City Council on October 25, 2016. Upon approval of this master plan, MIG, Inc. was subsequently contracted to perform landscape architecture design of the park and prepare documents for the park's construction. During the design phase for the project, the neighborhood was invited to the February and April 2017 meetings of the Parks and Recreation Commission to provide input on the detailed landscape architectural design.

As a result of input and feedback from the neighborhood, the Florida Avenue Park design includes the following design vision:

- Park entrance with signage, seating, heritage trees and scored tone paving;
- Community grove of small, proportionally sized, flowering trees, with fully accessible crushed stone paving;
- Neighborhood square with scored tone paving, seating, picnic tables and, shade from trees;

- Children's "room" or play area with play equipment, rubberized play surfacing, seating, and play equipment;
- Adult exercise features including a cardio course, multi-generational play equipment and space for sports activities including potentially a half basketball court;
- New mature trees per the City's standards and preservation of two on-site mature heritage trees;
- Urban woodlands with low evergreen ground cover and multi-trunk native trees;
- Pedestrian paths with seating and scored ton paving; and,
- Great lawn area with turf or drought tolerant grass.

The design also incorporates a drinking fountain with integral dog watering bowl. Consistent with other neighborhood parks throughout the City, restroom and off-street parking facilities are not included in the project scope.

Using the construction of the park as an opportunity to expedite sidewalk and roadway improvements adjacent to the park, the scope of the project was expanded to include new sidewalks around the perimeter of the park. Also included was the widening of the intersection at Martin Place and Taylor Avenue to prevent future damage to sidewalks caused by the small turning radius and damage to the sidewalk when large vehicles turn from Taylor Avenue onto Martin Place. As part of this widening, three additional on-street parking spaces will be created along Martin Place adjacent to the west edge of the Florida Avenue Park.

The Fiscal Year 2017-18 Capital Improvement Program Budget contains an appropriation from the General Fund Capital Reserve of \$775,000 and \$200,000 from the San Bruno Community Foundation for a total project design and construction budget of 975,000.

On June 29, 2017 the park project was advertised for construction and bids were received on July 27, 2017. Staff is seeking authorization to award a construction contract to the lowest responsible bidder, Star Construction, Inc. of San Bruno in the amount of \$949,515 and a construction management contract to Anchor CM of Lafayette, California in the amount not to exceed \$49,460. Additionally, City Council approval of an additional appropriation of \$348,432 from the General Fund Capital Reserve is necessary to fully fund the project budget of \$1,323,432.

#### **DISCUSSION:**

Following input from the neighborhood and the Parks and Recreation Commission, MIG, Inc. completed the design of the Florida Avenue Park project and prepared a bid package for advertisement. In compliance with the State Contract Code and the City's local purchasing regulations, a Notice to Bidders for this project was posted on the City's website and advertised in the *San Mateo Daily Journal* newspaper on June 29 and July 6, 2017. A pre-bid conference was held on July 17, 2017 and was attended by three contractors. On July 27, 2017 the City received two bids:

<b>Contractor</b>	<b>Bid</b>
1. Star Construction, Inc.	\$949,514.96
2. Elite Landscape Construction, Inc.	\$966,620.00

The low bid from Star Construction, Inc. in the amount of \$949,514.96 is \$485.04 below the engineer's estimate of \$950,000 for the project. Staff performed a thorough review of the bid submitted as well as the Contractor's qualifications and recommends that a contract be awarded to Star Construction, Inc. to perform the construction of the Florida Avenue Park. Based on their

experience and favorable references from the Cities of San Jose, Belmont and Oakley, staff determined that Star Construction, Inc. meets the qualifications to perform the work for the construction of the Florida Avenue Park as specified in the contract documents.

City staff will conduct project inspections. Construction management services will be performed by contract in order to ensure dedicated oversight and ensure the effective and timely delivery of the project. The City received construction management proposals from MIG, Inc. and Anchor CM. Based on the review of the proposals including team qualifications, completeness, and relevant experience, staff is recommending Anchor CM provide construction management services for the project in an amount not to exceed \$49,460. Anchor CM completed construction management for East Bay Regional Park District, Cities of Burlingame and San Mateo, Santa Clara Valley Water District, and Contra Costa County. Staff contacted these agencies and received favorable recommendations based on Anchor CM's experience and thoroughness of the work performed.

The work will be performed in discreet phases to minimize the disruption to the neighborhood. Construction is planned to commence in early October and should be completed in February 2018 factoring in some anticipated weather delays and holidays.

**FISCAL IMPACT:**

The project budget of \$1,323,432 includes the following:

Development of the Master Plan and Architectural Plans	\$ 132,030
Construction Contract with Star Construction, Inc.	949,515
15% Construction Contingency	142,427
Staff Inspections and Project Management	50,000
Construction Management Contract with Anchor CM	49,460
Total Project Budget	<u>\$1,323,432</u>

A total of \$775,000 is budgeted from the General Fund Capital Reserve with an additional \$200,000 grant from the San Bruno Community Foundation totaling an approved project budget of \$975,000. An additional appropriation of \$348,432 from the General Fund Capital Reserve is needed to fully fund the construction of the Florida Avenue Park.

**ALTERNATIVES:**

1. Do not award the contract to Star Construction, Inc. for the Florida Avenue Park Project.
2. Reject the current bid, redesign the park within the approved budget, and re-advertise the project for bids.

**RECOMMENDATION:**

Adopt Resolution authorizing the City Manager to execute a construction contract with Star Construction, Inc. for the Florida Avenue Park Project in the amount of \$949,515; execute a contract for construction management services with Anchor Construction Management in an amount not to exceed \$49,460; approving a construction contingency of \$142,427; appropriating \$348,432 in additional funding from the General Fund Capital Reserve; and, approving a total budget in the amount of \$1,323,432.

**DISTRIBUTION:**

San Bruno Community Foundation

**ATTACHMENTS:**

1. Resolution

**DATE PREPARED:**

August 10, 2017

**REVIEWED BY:**

\_\_\_\_\_ Finance  
\_\_\_\_\_ CM  
\_\_\_\_\_ CA

**RESOLUTION NO. 2017-**

**RESOLUTION AUTHORIZING CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH STAR CONSTRUCTION, INC. FOR THE FLORIDA AVENUE PARK PROJECT IN THE AMOUNT OF \$949,515; EXECUTE A CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES WITH ANCHOR CONSTRUCTION MANAGEMENT IN AN AMOUNT NOT TO EXCEED \$49,460; APPROVING A CONSTRUCTION CONTINGENCY OF \$142,427; APPROPRIATING \$348,432 IN ADDITIONAL FUNDING FROM THE GENERAL FUND CAPITAL RESERVE; AND, APPROVING A TOTAL BUDGET IN THE AMOUNT OF \$1,323,432.**

**WHEREAS**, in March 2015, the property located at 324 Florida Avenue was purchased by the City for future use as a neighborhood park; and

**WHEREAS**, the City previously engaged the services of MIG, Inc. to perform public outreach, conceptual planning, and development of a park master plan to be used as the foundation for design and construction of the new park; and

**WHEREAS**, the Florida Avenue Park design includes the following features: Park entrance signage, seating, and heritage trees; community grove of small flowering trees, picnic tables, children's play equipment, rubberized play surfacing, adult exercise features, pedestrian paths with seating, and a lawn area with turf or drought tolerant grass; and

**WHEREAS**, the scope of the project includes new sidewalks around the perimeter of the park, the widening of the intersection at Martin Place and Taylor Avenue, and the addition of three on-street parking spaces along Martin Place; and

**WHEREAS**, the Fiscal Year 2017-18 Capital Improvement Program Budget includes \$775,000 from the General Fund Capital Reserve and \$200,000 from the San Bruno Community Foundation for a total project design and construction budget of 975,000; and

**WHEREAS**, on June 29, 2017 the park project was advertised for construction and the low bid was received on July 27, 2017 from Star Construction, Inc. for \$949,514.96; and

**WHEREAS**, staff performed a thorough review of the bid submitted as well as the Contractor's qualifications and determined that Star Construction, Inc. meets the qualifications to perform the work for the construction of the Florida Avenue Park as specified in the contract documents; and

**WHEREAS**, Anchor Construction Management will provide construction management services for the project in an amount not to exceed \$49,460; and

**WHEREAS**, construction work will begin in early October 2017 and is expected to be completed in February 2018; and

**WHEREAS**, an additional appropriation of \$348,432 from the General Fund Capital Reserve is needed to fully fund the construction of the Florida Avenue Park.

**NOW, THEREFORE, BE IT RESOLVED THAT THE** City Council of the City of San Bruno hereby authorizes the City Manager to execute a construction contract with Star Construction, Inc. for the Florida Avenue Park Project in the amount of \$949,515; execute a contract for construction management services with Anchor Construction Management in an amount not to exceed \$49,460; approves a construction contingency of \$142,427;

appropriates \$348,432 in additional funding from the General Fund Capital Reserve; and, approves a total budget in the amount of \$1,323,432.

Dated: August 22, 2017

ATTEST:

\_\_\_\_\_  
Carol Bonner, City Clerk

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I, Carol Bonner, City Clerk, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of San Bruno this 22nd day of August, 2017 by the following vote:

AYES: COUNCILMEMBERS: \_\_\_\_\_

NOES: COUNCILMEMBERS: \_\_\_\_\_

ABSENT: COUNCILMEMBERS: \_\_\_\_\_