



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen
Sara L. Hensley

SUBJECT: FOWLER CREEK PARK
DEVELOPMENT PHASE I
PROJECT

DATE: 02-09-06

Approved

Deanna Santana

Date

2/10/06

Council District: 8

REASON FOR SUPPLEMENTAL MEMO

To provide additional information after bids were opened.

RECOMMENDATION

Report on bids and award of contract for the Fowler Creek Park Development Phase I Project to the low bidder, Granite Rock Company DBA Pavex Construction Division, to include the base bid and Add Alternate Nos. 1 and 2, in the amount of \$3,394,750, and approval of a contingency in the amount of \$340,000.

CEQA: Addendum to an EIR, Resolution No. 63179, File No. PP03-09-288.

BACKGROUND

Fowler Creek Park is located on 12 acres of undeveloped park space within the Evergreen Specific Plan in east San José (map attached). The original master plan for the park was approved by the Parks and Recreation Commission and Council in 1988. The plan included a community center, swimming pools, tennis courts, play areas, group picnic area, and parking lot.

As the area was developed with housing, a series of community meetings were held from March 2002 through March 2003 to gather input regarding the amenities and programming for the park. As a result, a revised master plan was developed, which included a smaller community center, 25-meter lap pool and tot pool, water play area, tot and youth play areas, hillside slide, restroom building, tennis courts and practice wall, family and group picnic areas, bocce courts, open turf areas, pathways, and off-street parking. The revised master plan was approved by Council on October 21, 2003.

This project will implement the first phase of the park development, which will include all improvements except the community center and swimming pools.

The base bid scope of work for this project includes installation of pathways, parking lot, restroom, group and family picnic areas, tennis courts, bocce courts, open turf areas, water play area, tot and youth play areas, hillside slide, irrigation and planting, and other miscellaneous site amenities. Construction is to begin in March 2006 with completion in June 2007.

In addition to the base bid scope of work there are two Add Alternate bid items as follows:

<u>Description</u>	<u>Engineer's Estimate</u>
Add Alternate No. 1: Shade structure over the group picnic area	\$70,000
Add Alternate No. 2: Enclosure for the garbage bin	\$25,000

All professional and technical services for this project are being performed by the Department of Public Works staff and include design and preparation of construction documents, construction management and inspection of the work.

ANALYSIS

Bids were opened on January 26, 2006, with the following results:

<u>Contractor</u>	<u>Base Bid</u>	<u>Add Alt Total</u>	<u>Total Bid</u>	<u>Variance Amount</u>	<u>Over/ (Under) Percent</u>
Blossom Valley Constr., Inc. (San José)	\$4,125,100	\$127,000	\$4,252,100	\$107,100	3
Engineer's Estimate	4,050,000	95,000	4,145,000	--	--
Stevens Creek Quarry, Inc. (Cupertino)	3,652,000	195,000	3,847,000	298,000	(7)
Perma Green Hydroseeding (Gilroy)	3,714,000	99,000	3,813,000	332,000	(8)
Robert A. Bothman, Inc. (San José)	3,490,985	141,075	3,632,060	512,940	(12.4)
Valley Crest Landscape, Inc. (Pleasanton)	3,487,500	137,000	3,624,500	520,500	(12.6)
Galeb Paving, Inc. (Saratoga)	3,272,468	140,273	3,412,741	732,259	(17.7)
Granite Rock Company DBA Pavex Construction Division (San José)	3,277,750	117,000	3,394,750	750,250	(18.1)

<u>Contractor</u>	<u>Add Alt No. 1</u>	<u>Add Alt No. 2</u>
Blossom Valley Constr., Inc.	\$106,000	\$21,000
Engineer's Estimate	70,000	25,000
Stevens Creek Quarry, Inc.	145,000	50,000
Perma-Green Hydroseeding	90,000	9,000
Robert A. Bothman, Inc.	114,675	26,400
Valley Crest Landscape	145,000	50,000
Galeb Paving	102,676	37,597
Granite Rock Company DBA Pavex Construction	95,000	22,000

The low bid submitted by Granite Rock Company DBA Pavex Construction Division in the amount of \$3,394,750 for the base bid and Add Alternate Nos. 1 and 2 is 18 percent under the Engineer's Estimate. The Engineer's Estimate anticipated higher costs for irrigation, asphalt and concrete paving, three major components of the project. During the design process, industry prices for materials related to these categories of work were rising considerably and this factor was taken into consideration in the Engineer's Estimate. However, after preparation of the estimate, prices stabilized, which resulted in lower overall bids. Accordingly, the bid is considered acceptable for the work involved in the project.

Council policy provides for a standard contingency of five percent on public works parks projects. However, on this project, a contingency of ten percent is recommended to accommodate unknown conditions due to a lack of accurate record drawings and unknown underground conditions at various locations throughout the site. With the approval of recommendations included in this memorandum, there will be sufficient funds to provide for the recommended ten percent contingency.

COORDINATION

This project and memorandum have been coordinated with the Department of Planning, Building and Code Enforcement, the City Attorney's Office and the City Manager's Budget Office.

COST IMPLICATIONS

1. AMOUNT OF RECOMMENDATION: \$3,394,750

2. COST OF PROJECT:

Construction	\$3,394,750
Project Delivery	1,250,000 *
Construction Contingency	340,000
TOTAL PROJECT COSTS	\$4,984,750
Prior Year Expenditures	(147,697)
REMAINING PROJECT COSTS	\$4,837,053

* A total of \$147,697 was expended/encumbered in FY 2004-2005 for project delivery costs including survey, environmental and structural consultants, and design development.

3. SOURCE OF FUNDING: 699 – Evergreen Benefit Assessment District

4. FISCAL IMPACT: This project is consistent with the Council-approved Budget Strategy Economic Recovery section in that it will spur construction spending in our local economy. The proposed operating and maintenance costs of this project have been reviewed and estimated to be approximately \$209,723 annually, beginning in April 2007. If the maintenance resources required for this facility are not forthcoming, the maintenance of this facility will be absorbed by the Department of Parks, Recreation and Neighborhood Services and Department of General Services. There will be a corresponding drop in the maintenance level of other facilities, particularly in the immediate area, to accommodate the maintenance of these new improvements.

BUDGET REFERENCE

Fund #	Appn #	Appn. Name	RC #	Total Appn.	Amt. for Contract
699	4396	Fowler Creek Park Improvements	134393	\$20,823,070	\$3,394,750

* In November 1994, the City Council approved the Development Agreement for the Evergreen Specific Plan Area. In 1995, the financing plan was approved which specified funding for the Fowler Creek Park. The Evergreen Specific Plan Special District Agreements and Financing Plan establish the uses of all funds collected from the developers rather than the annual budget process. The Evergreen Specific Plan Fund (Fund 699) is used to collect developer contributions and to make payments for eligible expenses. This fund has a current cash balance of \$19.8 million, of which \$6.1 million is allocated to the construction of Fowler Creek Park Phase I and Phase II. Developers constructed the other Public Improvements included as part of this agreement and were reimbursed directly from the Evergreen Specific Plan Fund. Fowler Creek

HONORABLE MAYOR AND CITY COUNCIL

02-09-06

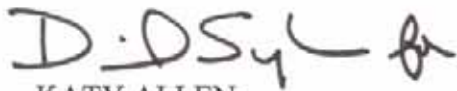
Subject: Fowler Creek Park Development Phase I Project

Page 5

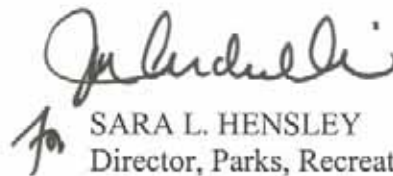
Park Phase I is the only project that is currently being proposed for construction through a standard City CIP contract process.

CEQA

Addendum to an EIR, Resolution No. 63179, File No. PP03-09-288, Sept. 10, 2003.



KATY ALLEN
Director, Public Works Department



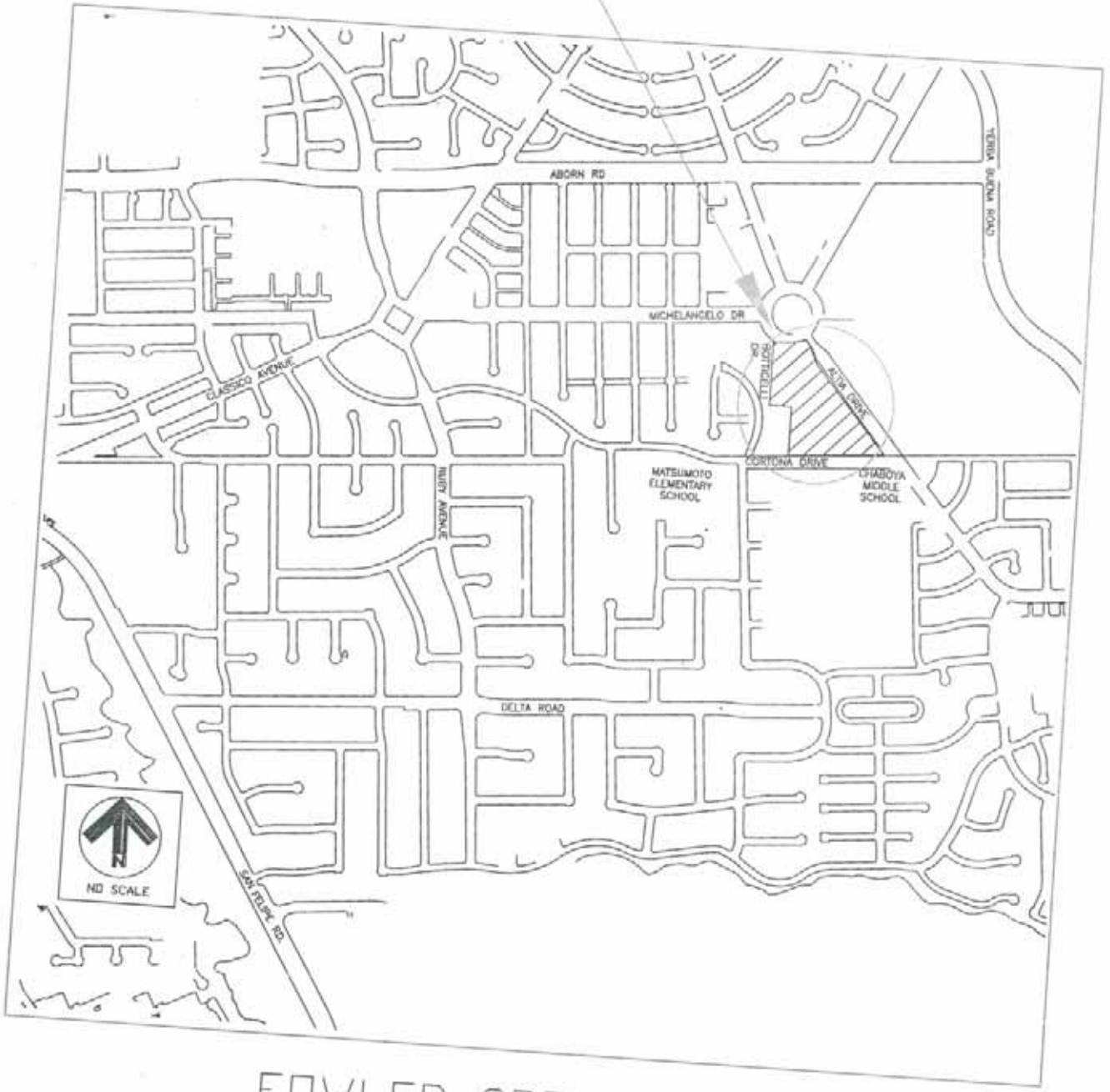
SARA L. HENSLEY
Director, Parks, Recreation and
Neighborhood Services Department

Attachment

KJ:wt:lr:jb

Fowler Supplemental 02.14.06.doc

PROJECT SITE



FOWLER CREEK PARK
LOCATION MAP

NO SCALE