



Legislation Details (With Text)

File #: ID16-285 **Version:** 1 **Name:**

Type: Action Item **Status:** Passed

File created: 3/2/2016 **In control:** City Council

On agenda: 3/17/2016 **Final action:** 3/17/2016

Title: Actions pertaining to an award of a construction contract to Davis Moreno Construction, Inc. of Fresno, CA in the amount of \$1,163,973 including the base bid plus add alternates 1 and 2 for the Cultural Arts District Park Project (Bid File 3440) (Council District 3)

1. Adopt finding of a Categorical Exemption pursuant to Sections 15303 and 15332 of the California Environmental Quality Act Guidelines
2. Award a construction contract with Davis Moreno Construction, Inc. of Fresno, CA in the amount of \$1,163,973 including the base bid plus add alternates 1 and 2 for the Cultural Arts District Park Project

Sponsors: Public Works Department, Parks, After School, Recreation and Community Serv

Indexes:

Code sections:

Attachments: 1. 021016 - Bid Evaluation fully signed.pdf

Date	Ver.	Action By	Action	Result
3/17/2016	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

March 17, 2016

FROM: SCOTT L. MOZIER, PE, Director
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SUBJECT

Actions pertaining to an award of a construction contract to Davis Moreno Construction, Inc. of Fresno, CA in the amount of \$1,163,973 including the base bid plus add alternates 1 and 2 for the Cultural Arts District Park Project (Bid File 3440) (**Council District 3**)

1. Adopt finding of a Categorical Exemption pursuant to Sections 15303 and 15332 of the California Environmental Quality Act Guidelines
2. Award a construction contract with Davis Moreno Construction, Inc. of Fresno, CA in the amount of \$1,163,973 including the base bid plus add alternates 1 and 2 for the Cultural Arts District Park Project

RECOMMENDATIONS

Staff recommends that Council adopt a finding of a Categorical Exemption and award a construction contract with Davis Moreno Construction, Inc. of Fresno, CA in the amount of \$1,163,973 including the base bid and add alternates 1 and 2 for the Cultural Arts District Park (Park) project and authorize the Public Works Director or designee to sign and execute the standardized contract on behalf of the City of Fresno.

EXECUTIVE SUMMARY

On June 20, 2013, the City of Fresno entered into a grant contract with the California Department of Parks and Recreation for Statewide Park Development and Community Revitalization funds, (Proposition 84 Parks Bond Act of 2006), which included funding for purchase and development of a 0.77 acre site which is the Park project. The Park will be located on the northwest corner of Fulton and Calaveras Streets in downtown Fresno. This is an underserved area of the community that is lacking green space to help attract more families to live and shop in downtown Fresno. Construction of the Park will help the downtown revitalization continue to improve and grow.

BACKGROUND

On June 9, 2011, the Council approved Resolution No. 2011-12 approving applications for Statewide Park Program Grant Funds for new parks including the Park. On June 20, 2013, the City of Fresno entered into a grant contract with the California Department of Parks and Recreation for Statewide Park Development and Community Revitalization funds (Proposition 84 Parks Bond Act of 2006). This contract provided funding for the acquisition and development of a 0.77 acre site which is the Park project.

The area of the City where the Park project is located is critically underserved and only has 0.45 park acres per 1,000 people. Per the 2012 Trust for the Public Land City Park Facts Report, the national average for other cities of similar size and density, is 13.8 acres of park space per 1,000 residents. This is an underserved area of the community that is lacking green space to help attract more families to live and shop in downtown Fresno. While the area is realizing positive gains with private sector investment in the Cultural Arts District, there must be amenities for residents to enjoy. By constructing the additional green space needed to help attract more urban residents to this area of Fresno the downtown revitalization will continue to improve and grow.

On January 9, 2014 Council approved an agreement for consultant services for the design and preparation of construction documents for the Park project. A Notice Inviting Bids was published on November 25, 2015, faxed to ten (10) Building Exchanges and posted on the City's website. The specifications were distributed to seven (7) prospective bidders. Nine (9) sealed bid proposals were received and opened in a public bid opening on January 19, 2016, with the bid amounts ranging from \$1,163,973 to \$1,383,207 for the Base Bid and all Add Alternates. The lowest bid was determined to be \$1,163,973 by the lowest responsive and responsible bidder for the total amount of the base bid

plus add alternates 1 and 2.

Staff is recommending that Council adopt a finding of an MND and award of a construction contract to Davis Moreno Construction, Inc. of Fresno, CA in the amount of \$1,163,973 for the Base Bid plus Add Alternates 1 and 2 and authorize the Public Works Director or designee to sign and execute the standardized contract on behalf of the City of Fresno.

ENVIRONMENTAL FINDINGS

Staff has determined that Categorical Exemptions are appropriate, based on Class 32 Section 15332 of the California Environmental Quality Act (CEQA) Guidelines, which exempts in-fill development projects and Class 3, Section 15303 of the CEQA Guidelines, which exempts new construction or conversion of small structures. Furthermore, Staff has determined that none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Staff recommends Council, based upon its own independent judgment, adopt finding of a Categorical Exemption per staff determination, pursuant to Sections 15332 and 15303, of the CEQA Guidelines for the Park Project.

LOCAL PREFERENCE

Local preference was not implemented based on conditions of State Proposition 84 grant funding.

FISCAL IMPACT

Of the \$1,416,604 total Park construction costs, \$1,165,000 is funded by the California Department of Parks and Recreation for Statewide Park Development and Community Revitalization Proposition 84 grant funds, \$200,000 is funded by Citywide Park Facility Impact Fees and \$51,604 is funded by Parkland (Quimby) Fees.

Attachments:
Bid Evaluation
Fiscal Impact Statement