

PK0033 Zumwalt Park Renovation Project Construction Contracts

City Council
September 5, 2023





Project Review

Background

- Capital Improvement Project PK0033 will renovate Zumwalt Park with the intention of activating what is currently an underutilized passive park by creating a regional destination serving the entire community with new recreational and entertainment opportunities.

Purpose

- The purpose of the is agenda item is to provide City Council with the bid results received for the project, along with associated professional service contracts that will be necessary to complete construction of the project.

Goal

- City Council direction regarding award of a construction contract for the project to the lowest responsive bidder, and subsequent approval of supporting professional service contracts necessary to complete construction of the project.



Project #PK0033

- The base bid scenario for Project PK0033 includes construction of an amphitheater building with a covered stage, and secure backstage areas for performers, production equipment, and storage. Various audience seating arrangements would be constructed, including both VIP seating options and tiered, open-air seating for general admission. The existing restroom building would be demolished and replaced with a larger restroom building of higher capacity. A splash pad area with decorative lighting and a recirculating water system would be constructed in the southwestern portion of the park. A new playground area would be constructed in the southeastern portion of the park. The park space would be surrounded by new decorative fencing and gates, and decorative lighting fixtures would be installed throughout. The base bid scenario also included necessary on-site utility improvements for water, sewer, storm drainage, electrical and telecommunications. Finally, the base bid scenario also includes new curb, gutter, sidewalk and parking improvements along the Kern Avenue and “N” Street frontages of the park.



Project #PK0033

- Two bid alternates were also included when the project was put out to bid:
 - Bid Alternate #1 included the renovation of the existing gazebo structure. This work would include re-roofing the structure, addressing deficiencies in the electrical serving the structure, and addressing ADA-accessibility concerns.
 - Bid Alternate #2 would construct a digital, LED marquee sign along Tulare Avenue to advertise events at the amphitheater/park.



Bid Results

- The project was put out to bid on June 19, 2023, with a bid opening date of August 10, 2023. Two bids were received:

Contractor	Base Bid	Bid Alt #1	Bid Alt #2	Combined Bid
Caliber Contracting Services, Inc. Fresno, CA	\$11,649,000	\$235,000	\$80,000	\$11,964,000
Forcum/Mackey Construction, Inc. Ivanhoe, CA	\$13,495,000	\$265,000	\$175,000	\$13,935,000



Bid Results

- The bids were evaluated and determined to be responsive to the requirements and instructions contained in the bid documents. Caliber Construction Services, Inc. of Fresno, CA was determined to be the lowest, responsive bidder under all combinations of bid scenarios. They possess current and active General Engineering Contractor's license in the State of California, and have submitted a list of licensed and experienced subcontractors who will be performing portions of the work.
- Both bids received were substantially higher than the estimated cost of \$8,898,468. Unfortunately, this is a trend that we are experiencing on all City projects that have recently gone out to bid, and is consistent to what construction projects across California and the nation are experiencing. A combination of inflation, labor shortages, and significant supply chain issues in the building industry are driving higher than anticipated costs.



Bid Results

- The project bid documents included provisions for the City to award a construction contract based upon any combination of the base bid and bid alternates. Award of a contract to Caliber Contracting Services, Inc. for the base bid plus both bid alternates would be in the amount of \$11,964,000, which would exceed the construction contract budget in the approved 2023-2028 CIP by the amount of \$3,604,831. Alternatively, awarding a contract for the base bid scenario alone would exceed the 2023-2028 CIP by \$3,289,831.
- To further reduce construction costs, Council could award a contract to Caliber Contracting Services Inc. for the base bid, and instruct staff to negotiate deductive change orders to reduce the project's scope of work. Some potential items that could be removed from the project scope, and a preliminary estimate of resulting savings, are as follows:
 - Delete splash pad – \$998,000
 - Delete playground equipment – \$236,000
 - Delete restroom building – \$343,000.



Other Construction Contracts Required

- The city does not have sufficient in-house resources necessary to self-perform all services necessary to oversee construction of the project. The following professional service contracts will be required:

Contractor	Services	Contract Cost
4Creeks, Visalia CA	Construction management & Inspection	\$586,570.00
Krazan & Associates, Clovis CA	Materials Testing	\$29,765.00
Lane Engineers, Tulare CA	Construction Surveying	\$67,700.00
Silvera Consulting, Galt CA	Labor Compliance Monitoring	\$31,780.00

- The proposed contract costs are in line with industry standards and with what the City has experienced on projects with similar scopes.



Staff Recommendation

- Staff recommends the following:
- That Council award and authorize the City Manager to sign contracts related to construction of City Project PK0033 to renovate Zumwalt Park.
- That Council authorize the City Manager or his designee to approve contract change orders in an amount not to exceed 10% of each contract amount, and approve the revised project sheet.

	Task Description	Contractor	Amount
1.	Construction Contractor	Caliber Contracting Services, Inc. of Fresno, CA	\$11,964,000
2.	Construction Management & Inspection	4Creeks of Visalia, CA	\$596,570
3.	Materials Testing	Krazan & Associates of Clovis, CA	\$29,765
4.	Construction Surveying	Lane Engineers of Tulare, CA	\$67,700
5.	Labor Compliance	Silvera Consulting of Galt, CA	\$31,780



General Discussion Questions & Answers

- Council Comments/Feedback
- Additional Questions?

