



CITY COUNCIL AGENDA REPORT

MEETING DATE: 5/21/2024

DEPARTMENT: Public Works

SUBJECT:

AWARD CONSTRUCTION CONTRACT FOR PITTSFORD PARK SHADE STRUCTURE CANOPY REPLACEMENT PROJECT (PW 2023-09)

RECOMMENDED ACTION(S):

1. Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE FOREST, CALIFORNIA, AMENDING THE 2023-2030 CAPITAL IMPROVEMENT PLAN; AMENDING APPROPRIATIONS FOR FISCAL YEAR 2023-24
 2. Award a Construction Contract in the amount of \$221,000 to Williamson Development Group, Inc.
 3. Reject all other bids received and authorize return of the bid bonds upon receipt of the executed contract documents from Williamson Development Group, Inc.
 4. Authorize the Mayor to sign, and the City Clerk to attest the Construction Contract with Williamson Development Group, Inc.
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EXECUTIVE SUMMARY:

This Pittsford Park Shade Structure Canopy Replacement Project would repair and renew the picnic area shade shelter at Pittsford Park. The shade structure has structural damage caused by weather and termites, which requires the replacement of the beams holding the roof structure. After design and bidding of the project, Williamson Development, Inc. ("Williamson") was the apparent low bidder at \$221,000. Staff originally proposed a budget of \$138,000 in the Capital Improvement Program ("CIP") prior to the design of the project. After the design and a detailed analysis of the structure, the designer determined the engineer's estimate to be \$250,000.

Staff recommends the City Council award a Construction Contract to Williamson for the construction of the Pittsford Park Shade Structure Canopy Replacement Project (PW 2023-09) (Attachment 1). The attached proposed Budget Resolution (Attachment 2) would provide an additional \$105,100 from the City's General

Fund to cover the actual cost for the park shelter renovations. The proposed construction contract was prepared by the Finance Department and approved as to form by the City Attorney.

BACKGROUND:

The picnic area shade shelter at Pittsford Park is an original structure from the late 1980s/early 1990’s. The structure shows signs of age, termite impacts, and weather damage compromising the large wood crossmembers that support the wood and metal canopy cover.

The proposed project would replace all the primary support beams, requiring the hydraulic lifting of the large canopy roof and lowering the rehabilitated roof back onto seismically secure pilasters. In addition, the structure will be repainted, and new lighting will be installed. Upon approval of the award of the contract, staff anticipates construction would begin in summer 2024. The construction contract specifies 120 working days with the work anticipated to be completed in fall 2024.

DISCUSSION:

The Project was advertised using the City’s online OpenGov procurement software on January 22, 2024. On February 22, 2024, the City received bids from two (2) firms, ranging from \$221,000 to \$280,825. The apparent low bidder is Williamson Development Group, Inc. (“Williamson”). The engineer’s estimate for the project is \$250,000. After opening bids, the total project cost to construct and provide contingency for the project is estimated to cost \$243,100. Staff reviewed Williamson’s bid package for completeness. In addition, the electronic bidding system the City utilizes eliminates mathematical errors in the bids, therefore the submitted bid results are as follows:

Table 1: Bid Results

Contracting Firm	OpenGov Verified Base Bid Amounts
Williamson Development Group, Inc.	\$221,000
United Riggers & Erectors, Inc.	\$280,825

After analysis of the bids received, staff determined that Williamson was the lowest responsive, responsible bidder for this project. Recently, Williamson completed projects with the California Department of General Services, California Department of Transportation, and Metropolitan Water District of Southern

California. Staff conducted a reference check that indicated Williamson is a responsible contractor (Attachment 3).

The Finance Department prepared the proposed Construction Contract with Williamson (Attachment 1). The City Attorney reviewed and approved the contract as to form. The contract bid amount as determined by the estimated quantities is \$221,000. Per Lake Forest Municipal Code Section 3.13.085, the City Manager may approve additional work not-to-exceed 10% of the final contract amount (\$22,100).

The 2023-2030 Capital Improvement Plan includes \$138,000 budgeted in Fiscal Year 2023-2024 for the Pittsford Park Shade Structure Project. The proposed resolution would increase funds budgeted in the City Facilities Improvement Fund to provide sufficient funding for the Project. If adopted, the proposed resolution would increase funding for the 2023-2030 Capital Improvement Plan by \$105,100.

Staff recommends the City Council approve the award of contract to Williamson and authorize the Mayor to sign and the City Clerk to attest to the proposed contract (Attachment 1). Staff also recommends the City Council adopt the proposed resolution to ensure there are sufficient funds for the completion of the Project.

FISCAL IMPACT:

Approving the recommended action would award a contract to Williamson in the amount of \$221,000. The total estimated project cost, including construction, inspection, construction support, and contingency is \$243,100. If approved, proposed budget resolution (Attachment 2) would provide an additional \$105,100 from the City's General Fund to cover the actual bid price for the Pittsford Park Shade Structure Canopy Rehabilitation Project.

ATTACHMENTS:

1. Proposed Construction Contract with Williamson Development Group
2. Proposed Budget Resolution
3. Contractor's Reference Check

Initiated By: Michael McConaha, Public Works Maintenance Manager
Submitted By: Thomas E. Wheeler, P.E., Director of Public Works/City Engineer
Approved By: Debra Rose, City Manager