TO: Honorable Mayor and City Councilmembers
FROM: David Ott, City Manager
MEETING DATE: January 26, 2011
ORIGINATING DEPT: Engineering Department
SUBJECT: Award Construction Contract for the Fletcher Cove Community Center Renovations, Bid No. 2011-01

BACKGROUND:
The City of Solana Beach (City) prepared a comprehensive, 225 page Americans with Disabilities Act (ADA) Transition Plan (ADATP) dated March 16, 2007 that evaluated and ranked each of its 15 facilities in order of priority for modifications to comply with the Federal and State accessibility laws. The Fletcher Cove Community Center (FCCC) ranks number two on the priority list. The FCCC is located at 133 Pacific Avenue on a coastal bluff overlooking Fletcher Cove Park and the Pacific Ocean. It is one of two community centers that are owned by the City.

The City’s Workplan identified the renovation of the FCCC, including improvements which are necessary to comply with the Federal Americans with Disabilities Act and State accessibility laws, as a priority during the current fiscal year and the previous two fiscal years. Further, the City’s goal is to maintain and refurbish the building to continue its use as a community center. The first phase of the project, ADA improvements to the community center property was completed in November 2010.

This project was initially advertised for construction of second phase (building renovation) in November 2010. Due to a bid irregularity, the City Council rejected all bids and authorized Staff to re-advertise the project at the January 12, 2010 meeting. This item is before the Council to award a construction contract for the Fletcher Cove Community Center Renovation Project, Bid No. 2011-01.

DISCUSSION:
The phase two portion of the project involves renovations to the community center building. Due to limited time available for construction of the project, and in anticipation that the community center can be opened for use during the City’s 25th anniversary celebrations in early July 2011, the advertisement period has been shortened. Bids are

CITY COUNCIL ACTION:

AGENDA ITEM
C.6.
scheduled to be opened on January 25, 2011. After the bids are thoroughly reviewed by Staff, the results of the bidding process will be reported in a blue-folder update to this staff report. Additionally, Staff will present a recommendation of award, denial or other appropriate action based on the results of the bids.

CEQA COMPLIANCE STATEMENT:
An Initial Study, a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program have been prepared for the project which is consistent with CEQA and the 2009 State CEQA Guidelines.

FISCAL IMPACT:
Adequate construction funding will be identified as part of the blue-folder update. Currently, there is approximately $100,000 available for construction of the project, not including any money that may be donated by the Solana Beach Community Foundation.

WORKPLAN:
ADA access improvements to the Fletcher Cove Community Center site and related building refurbishments are included in the City’s Workplan for fiscal year 2010-2011.

OPTIONS:
• Receive this report

DEPARTMENT RECOMMENDATION:
Staff recommends that the City Council:

1. Adopt Resolution 2011-019 to award construction contract or to reject all bids for Fletcher Cover Community Center Renovations, Bid No. 2011-01. Appropriate action will be identified in the blue-folder update.

CITY MANAGER’S RECOMMENDATION:
Approve Department Recommendation

David Ott, City Manager

Attachment:
1. Resolution 2011-019
RESOLUTION 2011-019


WHEREAS, the Fletcher Cove Community Center Renovation project was initially advertised for construction of the project in November 2010; and

WHEREAS, due to a bid irregularity, the City Council rejected all bids at the Council meeting held on January 12, 2010 and authorized Staff to re-advertise the project; and

WHEREAS, bids were solicited and opened on January 25, 2011; and

WHEREAS, adequate funds for construction of the project were not identified.

NOW, THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the above recitations are true and correct.
2. To reject all bids

PASSED AND ADOPTED this 26th day of January, 2011, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSTAIN: Councilmembers –
ABSENT: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM: ATTEST:

JOHANNA N. CANLAS, City Attorney ANGELA IVEY, City Clerk

ATTACHMENT 1
RESOLUTION 2011-019


WHEREAS, the City's Workplan identified the renovation of the Fletcher Cove Community Center, including improvements which are necessary to comply with the Federal Americans with Disabilities Act and state accessibility laws as a priority during the current fiscal year, and;

WHEREAS, it is the City's goal to maintain and refurbish the building to continue its use as a community center; and

WHEREAS, bids for the work have been received and the City Council accepted a bid for the work; and

WHEREAS, Staff recommends at 10% construction contingency be authorized; and

WHEREAS, adequate funding for the cost of the contract and contingency have been identified.

NOW, THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the above recitations are true and correct.

2. Awards the construction contract to the contractor determined to be the lowest responsible bidder and authorizes the City Manager to execute the construction contract.

3. Authorizes an amount of 10% of the bid amount for construction contingency.

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ATTACHMENT 1
4. Authorizes the Finance Director to transfer sufficient amounts for construction and contingency for the project into the project account and to adjust the Fiscal Year 2010/11 budget accordingly.

PASSED AND ADOPTED this 26th day of January, 2011, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSTAIN: Councilmembers –
ABSENT: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM: ATTEST:

JOHANNA N. CANLAS, City Attorney ANGELA IVEY, City Clerk