The staff report for this item has been updated to include the bid results received for the project. This staff report will replace the previous staff report in its entirety.

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, including construction of a new parking lot, was completed in November 2010.

The second phase of the project (building renovations) was initially advertised for construction in November 2010. Due to a bid irregularity, at the January 12, 2010 meeting, the City Council rejected all bids and authorized Staff to re-advertise the project. The project was re-advertised for construction bids on January 13, 2011. This item is before the Council to award a construction contract for the Fletcher Cove Community Center Renovation Project, Bid No. 2011-01, contingent upon the receipt of
donated private funds in the amount of $185,000 from the Solana Beach Community Foundation.

**DISCUSSION:**
The second phase of the project will renovate the community center building. Due to limited time available for construction of the project and in anticipation that it can be opened for use during the City’s 25th anniversary celebrations in early July 2011, the advertisement period was shortened to two weeks. The City issued 12 sets of bid documents and received 6 bid proposals for the FCCC ADA Improvements, Bid No. 2010-02. Bids were opened on January 25, 2011 and read publically by the City Clerk. The bids are summarized below on Table 1.

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Bid Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delta Builders (Carlsbad, CA)</td>
<td>$267,475.00</td>
</tr>
<tr>
<td>Atlas Development (Solana Beach, CA)</td>
<td>$284,000.00</td>
</tr>
<tr>
<td>Caltec Corporation (Westminster, CA)</td>
<td>$297,600.00</td>
</tr>
<tr>
<td>GEM Industrial Electric, Inc. (Lakeside, CA)</td>
<td>$309,000.00</td>
</tr>
<tr>
<td>Hearne Corporation (San Diego, CA)</td>
<td>$315,369.00</td>
</tr>
<tr>
<td>Fordyce Construction, Inc. (Santee, CA)</td>
<td>$463,450.00</td>
</tr>
</tbody>
</table>

As noted above, the lowest bid was submitted by Delta Builders in the amount of $267,475. The project specifications included several alternate bid items and deductive bid items. Due to the cost of the base bid items, only the base bid items will be awarded. The Engineering Department reviewed the bid submitted by Delta Builders for responsiveness. Staff found their bid proposal complete and responsive. Upon checking the contractor’s references, Staff is satisfied that the contractor is competent to perform the work. In addition, their contractor’s license has been found to be current and active.

Staff is recommending a contingency of approximately 4.3 percent for the project, which amounts to $11,525. The estimated total construction cost, including contingency, is $279,000. There are 150 calendar days (approximately five months) for construction of this project. It is anticipated that construction will be substantially complete by July 1, 2011. However, there still may be minor work that needs to be completed after that date.

**Additional Items of Work**
In addition to the work detailed in the construction contract, there are two additional items of work that are the City’s responsibility to construct that will be required to complete the renovation of the community center. The existing water service line that supplies water to the building is currently connected to the water meter on the south
side of the Fletcher Cove Park parking lot entrance that also supplies water to Fletcher Cove Park and the Marine Safety Center. It is not certain at this time whether the pressure through the water supply line is sufficient to feed both the community center and the fire sprinkler that will be installed as part of the renovations. If the pressure is not sufficient, a new water supply line or a new water meter will need to be installed. The cost of a new supply line from the meter that serves the park is not known at this time, but it would require trenching from the existing meter to the community center building. The length of this work is over 400 feet and may require removal of some of the hardscape in Fletcher Cove Park.

The other option is to install a new water meter for the community center. The first phase of the community center project installed a new water meter box and supply line to the building with the anticipation of installing a new water meter. However, the cost of a new water meter through the Santa Fe Irrigation District (SFID) is approximately $20,000. Additionally, the SFID may require a separate water meter for the fire sprinkler system. If a separate fire sprinkler water meter is required, then two new water meters would be installed and the cost could potentially increase to $40,000. Staff is working with the SFID staff to determine whether a single meter will be allowed.

In order to underground the existing electrical system from the utility poles to the community center, electrical connection fees through San Diego Gas and Electric (SDG&E) will be required. SDG&E has stated on the service order prepared for the project that they will charge the City $8,773 to perform the work required to underground the existing overhead electrical system. Staff is working with SDG&E to determine whether this cost could be reduced.

At this point, the water meter fees and the electrical system connection fees are not funded. If sufficient donations for these costs are not received, then Staff will request that additional funds be identified and appropriated for the project at a later date.

**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:**
There is currently $69,000 available in ADA funding for the project in Budget Unit 459-9955-6510-6530, Project No. 9955.02-6661 and $25,000 available in RDA funding for the project in Budget Unit 416-9462-6510-6530, Project No. 9462-6661. In addition, the Solana Beach Community Foundation will be contributing $185,000 for construction of the project. Staff is requesting the Council appropriate this contribution to the FCCC ADA Upgrade project account in the Capital Improvement Program Fund. The total of $279,000 will allow for funding of the construction contract at a cost of $267,475 and the construction contingency at a cost of $11,525.
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:
- Approve Staff recommendation to award the construction contract.
- Approve Staff recommendation with modifications to funding and/or additive/deductive bid items.
- Reject all bids and provide direction to Staff.

DEPARTMENT RECOMMENDATION:
Staff recommends that the City Council:

1. Adopt Resolution No. 2011-019
   a. Awarding a construction contract for the Fletcher Cove Community Center Renovation Project, Bid No. 2011-01, in the amount of $267,475, to Delta Builders, contingent upon the receipt of donated private funds in the amount of $185,000 from the Solana Beach Community Foundation.
   b. Approving an amount of $11,525 for construction contingency.
   c. Authorizing the City Manager to execute the construction contract on behalf of the City.
   d. Accepting the donation in the amount of $185,000 from the Solana Beach Community Foundation.
   e. Appropriating revenue in the form of a $185,000 donation from the Solana Beach Community Foundation in the Capital Improvement Program Fund (459) for Donations – Specific Projects revenue account (459-4821 Project 9462-4821).
   f. Appropriating expenditures in the form of a $185,000 donation from the Solana Beach Community Foundation to the Fletcher Cove Community Center ADA Upgrade project (459-9462-6510-6530 Project 9462-6661).
   g. Authorizing the City Treasurer to amend the Fiscal Year 2010-2011 Adopted Budget accordingly.

CITY MANAGER'S RECOMMENDATION:
Approve Department Recommendation

David Ott, City Manager

Attachments:
1. Resolution No. 2011-019
RESOLUTION 2011-019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AWARDING A CONSTRUCTION CONTRACT FOR THE FLETCHER COVE COMMUNITY CENTER RENOVATIONS, BID NO. 2011-01, TO DELTA BUILDERS IN THE AMOUNT OF $267,475 AND AUTHORIZING $11,525 FOR CONSTRUCTION CONTINGENCY

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, on January 25, 2011, bids were opened for the Fletcher Cove Community Center Renovation Project, Bid No. 2011-01, and determined that Delta Builders was the apparent low bidder with a construction estimate of $267,475; and

WHEREAS, $11,525 is requested for construction contingency.

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. That the City Council awards a construction contract for the Fletcher Cove Community Center Renovation Project, Bid No. 2011-01, in the amount of $267,475 to Delta Builders, contingent upon the receipt of donated private funds in the amount of $185,000 from the Solana Beach Community Foundation.

3. That the City Council authorizes $11,525 for construction contingency.

4. That the City Council authorizes the City Manager to execute the construction contract on behalf of the City.

5. That the City Council accepts the donation in the amount of $185,000 from the Solana Beach Community Foundation.

6. That the City Council appropriates revenue in the form of a $185,000 donation from the Solana Beach Community Foundation in the Capital Improvement Program Fund (459) for Donations – Specific Projects revenue account (459-...
7. That the City Council appropriates expenditures in the form of a $185,000 donation from the Solana Beach Community Foundation to the Fletcher Cove Community Center ADA Upgrade project (459-9462-6510-6530 Project 9462-6661).

8. That the City Council authorizes the City Treasurer to amend the Fiscal Year 2010-2011 Adopted 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