

STAFF REPORT
City of Lancaster

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02/09/10
MVB

Date: February 9, 2010

To: Mayor Parris and City Council Members

From: Robert C. Neal, Director of Public Works

Subject: **Award of Bid - Public Works Construction Project No. 09-030
Downtown Lancaster –“The BLVD Transformation”**

Recommendation:

Award **Public Works Construction Project No. 09-030, Downtown Lancaster**, to Hanes and Associates, Inc. in the amount of \$9,525,497.65 (plus a 10% contingency). Authorize the City Manager, or his designee, to sign all documents.

Transfer the following fund amounts per the attached “Budget Transfer Table”: \$330,000 Drainage Impact Fee Funds to Capital Improvement Budget Account No. 220-11DR001-924; \$150,000 TDA Article 3 Funds to Capital Improvement Budget Account No. 208-11DR001-924; \$185,000 Signal Impact Fee Funds to Capital Improvement Budget Account No. 217-11DR001-924; \$2,084,900 of TDA Article 8 Funds to Capital Improvement Budget Account No. 206-11DR001-924; and \$1,394,000 of Economic Development Funds to Capital Improvement Budget Account No. 259-11DR001-924.

Appropriate \$306,000 in Economic Development Fund Balance to Capital Improvement Budget Account No. 259-11DR001-924.

Fiscal Impact:

\$10,478,047 (with 10% contingency); with these actions, sufficient funds are available in Capital Improvements Budget Account Nos. 259-11DR001-924, 220-11DR001-924, 208-11DR001-924, 217-11DR001-924, and 206-11DR001-924.

Background:

The Downtown Lancaster project shall transform Lancaster Boulevard and the Boulevard streetscape from vehicle friendly into a pedestrian-friendly and aesthetically-pleasing outdoor venue for Lancaster’s families and visitors to enjoy for years to come. The project limits on Lancaster Boulevard extend between 10th Street West and Sierra Highway and from Lancaster Boulevard to Kettering Street on Elm Avenue. Eliminating two lanes of traffic and slowing speeds to 15-20 mph on Lancaster Boulevard will increase safety and visibility for pedestrians. Introducing a “Ramblas” scheme to the streetscape, inspired from Barcelona, Spain has many positive effects on the outdoor atmosphere including on-street parking spaces within the Ramblas and curbside. This innovative approach will create a multi use space that will facilitate special events, shared parking, and ultimately could act as a path for public

transportation. Midblock crosswalks shall facilitate “cross-shopping” on both sides of the street, which is very important in a vital downtown. These also increase the traffic-calming function of the “main street” environment. Incorporating tree rows within the center of the street provides shaded parking on a daily basis. It also defines a space within which street fairs and markets can occur, and provides a shaded place from which to watch passing parades during special events. The additional landscaping will help to mitigate Lancaster’s seasonal breezes. Decorative lighting will be integrated into a variety of uses including street lighting, cable mounted Ramblas lighting, and other unique gathering spaces. The ultimate design for the Boulevard and adjoining streets will create a promenade atmosphere promoting a pleasant walk-about experience.

Specific improvements shall include new paver sidewalks, curb and gutter, paved streets, at-grade paver center median (Ramblas) parking, extended storm drain, decorative street lights, audio/sound system, landscaping and street furniture. Sidewalk on the north half of the Boulevard between Elm Avenue and Fig Avenue shall provide a 23 foot wide sidewalk for a future Arcade. Elm Avenue shall provide a double row of trees along the easterly side of the street.

The project Specifications and Bid Schedule included nine deductive alternates, the attached report lists alternates in order of preference. It was specified that the lowest bid shall be determined based by the Base Bid amount, less applied deductive alternates, until a predetermined value was reached. Bids came in well over budget. Therefore, the successful bidder was determined using the base bid less all nine deductive alternates. It was also specified that this determination of low successful bidder, shall not preclude the City from awarding the contract with any combination of base bid and deductive alternates once determination of lowest responsible/responsive bidder has been determined. Accordingly, the \$9,525,497.25 award amount is based on the apparent low bidder’s base bid less deductive alternates 1, 2, 6, and 7. Deductive alternates 3, 4, 5, 8 and 9 have not been applied, so their related scope of work shall be awarded with this action. Please see the attached list of deductive alternates and a brief description of each.

On January 19, 2010, at 11:00 a.m., the City conducted a bid opening for Public Works Construction Project No. 09-030. The successful low bid was determined based on the Base Bid less all nine deductive alternates. Seven sealed bid envelopes were received, opened, and read aloud. The bids were as follows:

	<u>Total Base Bid Amount</u>	<u>Total Less All 9 Deductive Alts.</u>
1. Hanes and Associates, Inc.	* \$10,010,929.65	* \$8,712,074.65
2. Vance Corporation	* \$10,731,465.00	* \$9,549,256.50
3. LA Engineering	* \$10,890,292.20	* \$9,718,191.60
4. Granite Construction	\$11,106,550.00	\$9,761,674.00
5. C.A. Rasmussen, Inc.	\$11,134,760.90	\$9,084,284.90
6. Landmark Site Contractors	* \$11,480,412.00	* \$9,899,644.00
7. Palp, Inc. DBA Excel Paving	* \$12,296,818.35	* \$10,976,741.35
Engineer's Estimate	\$8,869,339.03	\$7,609,229.05

*Corrected for Mathematical Error

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Attachment:

Downtown Lancaster Deductive Alternate Descriptions