

FORM APPROVED COUNTY COUNSEL

BY: *MS K... MARSHAL VICTOR* DATE: 6/15/09

Departmental Concurrence

Reviewed by

CHRISTOPHER HANS

Christopher Hans

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

249



FROM: Redevelopment Agency

SUBMITTAL DATE:
June 15, 2009

SUBJECT: Romoland/Homeland Community & Childcare Center and Park – Award of Construction Contract

RECOMMENDED MOTION: That the Board of Directors:

1. Accept the bid as responsive and award the construction contract to the low bidder Edge Development Corporation in the amount of \$8,346,972 which includes bid alternate numbers 2 and 3;
2. Authorize the Chairman to execute the contract documents on behalf of the Board;
3. Approve and authorize the Chairman to execute the attached agreements with Leighton Consulting, Inc. for geotechnical materials testing and special inspection services in the amount of \$57,299;
4. Approve and authorize the Chairman to execute the attached agreements with GKK Works for construction management in the amount of \$198,600; and
5. Approve the project budget of \$10,047,247.

(Continued)

Robert Field

Robert Field
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$10,047,247	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	08/09

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: I-215 Corridor Redevelopment Capital Improvement Funds and MCPA Redevelopment Capital Improvement Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Jennifer L. Sargent

BY: Jennifer L. Sargent

County Executive Office Signature

- Dep't Recomm.: Consent
- Per Exec. Ofc.: Consent
- Policy
- Policy

MAILED JUN 25

Prev. Agn. Ref.: 4.2 of 7/17/07; 4.3 of 1/29/08 District: 5 Agenda Number:
4.3 of 3/24/09

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

4.2

BACKGROUND:

On March 24, 2009, the Board of Directors approved the plans and specifications for the Romoland/Homeland Community and Childcare Center and Park Project (herein referred to as the "Project") located on a 12.05-acre site, in the City of Menifee, County of Riverside. The Project will consist of the following: 15,000-square-foot community center, 10,000-square-foot childcare center, two ball fields with lighting, picnic area, tot lot, 147 parking spaces and enhanced hardscape and landscaping. A tubular steel fence with pilasters will surround the boundaries of the Project on the north, west and south side of the property. A walking trail will be built on the south, west and north side of the Project. On-site lighting and off-site lighting will be installed as part of the Project. Briggs Road fronting the Project will be improved to ultimate width on the west side with a meandering sidewalk. Additionally, an access road directly south of the Project will allow for secondary access to the site.

On May 27, 2009, 33 bids were received. A bid protest was received by Reno Contracting, Inc. The protest contended each of the following portions of work exceeded the one-half of one percent: site structures, equipment (includes playground equipment, polygon structure, picnic tables, park benches, and BBQ), shade structure, site sports equipment (includes player's benches, baseball infield equipment and bleachers), sheet waterproofing and steel doors, frames and hardware. Upon further clarification, the Agency and County Counsel have determined that the low bid is responsive and the protest issues do not provide grounds for rejecting the low bidder. Edge Development Corporation will install the doors, frames, hardware, sports equipment, shade structure, playground equipment, picnic tables, park benches and BBQ using their own staff. The sheet waterproofing subcontractor bid fell below the listing requirements of the one-half of one percent. Therefore, it is recommended that the Board award the contract to Edge Development Corporation in the amount of \$8,346,972.

The Agency solicited proposals for special inspections and construction management from the existing pre-qualified lists. Based on the proposals received, Leighton Consulting, Inc. was selected for special inspections and GKK Works was selected for construction management. It is recommended that the Board approve the recommended contracts and adopt the project budget as follows:

Project Budget:

Construction	\$8,346,972
Geotechnical & Special Inspections/Fees	\$ 57,299
MSHCP Fees	\$ 80,000
Utility Fees/Miscellaneous	\$ 441,053
Facility Inspections	\$ 104,520
Construction Management	\$ 198,600
Contingency	\$ 818,803
Total	\$10,047,247