



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: MAY 16, 2023

DEPARTMENT: PUBLIC WORKS

FROM: DAVID JACOBS, P.E., L.S., DIRECTOR

BY: ELISE RAMIREZ, P.E., SENIOR CIVIL ENGINEER
JOSIE LANTACA, ASSISTANT ENGINEER

TITLE: CESAR CHAVEZ PARK SOCCER FIELD; CIP NO. 9005

RECOMMENDED MOTION:

A motion to:

- 1) Approve the plans and specifications for the Cesar Chavez Park Soccer Field; CIP No. 9005; and
- 2) Approve the appropriation of funds in the amount of \$200,000 from Measure G fund balance to CIP No. 9005; and
- 3) Approve award of contract to Norcal Contractor for the Cesar Chavez Park Soccer Field; CIP No. 9005 in the amount of \$1,456,684.92 (Bid Items 1-35).

BACKGROUND:

In Early 2017, the City submitted a Proposition 40 grant application to the California Department of Parks and Recreation Office of Grants and Local Services (OGALS) for the construction of 1 full synthetic turf soccer field, 2 youth soccer fields, and a half-court basketball court at Cesar Chavez Park. OGALS approved the grant application, and on August 15, 2017, City Council accepted the Grant Award in the amount of \$998,264 (Resolution No. 21241). The grant may only be utilized toward the project's construction cost.

Through a formal Request for Qualification process, the City contracted with BFS Landscape Architects for the preliminary and final design of the project. During the project's design development process, the preliminary estimates determined there would be insufficient funds to cover the construction costs for the project's original scope of work. Thus, the City submitted a request for a change in scope from OGALS, maintaining the value of the original grant amount. The revised scope of work read: "Construct a full-sized artificial turf soccer field and minor improvements at Cesar Chavez Park in the City of Salinas". In a letter dated March 26, 2021, OGALS approved the requested change in the project's scope of work.

The revised scope of work includes the construction of a full-size synthetic turf soccer field, upgrades and adjustments to the existing irrigation system to accommodate the new layout, construction of a bioretention area, and new landscaping.

The project was advertised for construction bid on March 7, 2023, and bids were opened on April 7, 2023, with the following results (see attached Bid Tabulation Sheet for details):

Bid Results:

Contractor	Total Bid (Items 1-35)
Norcal Contractor (Salinas, CA)	\$1,456,684.92
Granite Rock Company (San Jose, CA)	\$1,804,861.00
*Landscape Pros ML Inc. (Cupertino, CA)	\$2,443,809.78
<i>Engineer's Estimate</i>	<i>\$1,500,537.75</i>

*The bid from Landscape Pros ML Inc. was disqualified at bid opening due to an incomplete bid package submission.

Norcal Contractor (Norcal) is the apparent low bidder. Norcal's bid is 2.92% below the engineer's estimate.

On April 18, 2023, staff received a letter (via email - attached herewith) from the Foundation for Fair Contracting (FFC), a non- profit organization, requesting the rejection of Norcal Contractor's bid for the following reasons: ongoing violations of prevailing wage laws resulting in wage theft, failure to comply with bid specifications/unfair competitive advantage, and failure to comply with workforce development and formal apprenticeship programs.

The City has awarded and successfully completed CIP construction contracts with Norcal Contractors via the formal/competitive bidding process. City staff conducted internal and external reference checks and staff determined Norcal performed and fully executed the CIP contracts successfully. Norcal is a local (Salinas based), family-operated, non-union contractor. Internally, city staff reported working well with Norcal adding that they had demonstrated a good faith effort to comply with the prevailing wage and apprenticeship requirements. They submitted timely DAS 142-Request for Dispatch of Apprentice Forms and quickly rectified any instances where staff made requests for information or corrections. In addition, staff performed external reference checks on Norcal Contractor from the City of Santa Cruz, City of Gonzales, City of Gilroy, and North Monterey County Unified School District. All external references provided positive reviews regarding Norcal on their performance and paperwork. It is important to note, most of the projects with external references were grant funded. Therefore, staff recommends awarding the project to Norcal Contractor, the apparent low bidder, in the amount of \$1,456,684.92.

The provision of the "Local Purchasing Preference Ordinance" is applicable to this project, and Norcal Contractor is a local contractor.

CEQA CONSIDERATION:

This project has been reviewed per the California Environmental Quality Act (CEQA) Guidelines and has been determined to be Categorically Exempt in accordance with Section 15303 (Class 3) and Section 15304 (Class 4) because the project involves no projected significant effects to an existing park and recreational facilities use.

STRATEGIC PLAN INITIATIVE:

The project addresses the City Council Goals of Infrastructure and Environmental Sustainability, Public Safety, and Youth and Seniors by providing safe recreational facilities for Salinas residents.

DEPARTMENTAL COORDINATION:

The process of administering this project involves Public Works, Library and Community Services, Finance, and Legal Departments.

Public Works Department coordinated the preparation of the project plans, specifications, and estimates with BFS Landscape Architects. Public Works also administered the bidding/advertisement process, and will manage, perform contract administration, and inspection of this project during construction. The project is a CIP for the Library and Community Services Department, CIP No. 9005. Finance Department manages the proper disbursement of funds, and Legal Department reviews pertinent documents/contracts to ensure compliance with applicable laws and regulations. Thus, staff from these Departments are involved with the development and execution of this project.

FISCAL AND SUSTAINABILITY IMPACT:

Total funding for this project includes the following:

Grant from State Dept of Parks and Recreation	\$998,264
Measure G (2/7/2018 – Council Action Date)	\$150,000
Transfer from CIP 9840 to CIP 9005 (12/18/2018 – Council Action Date)	\$20,000
Measure G (FY 19/20)	\$200,000
Measure G (FY 20-21)	\$50,000
Measure G (FY 21/22)	\$80,000
Measure G (FY 22/23)	\$25,000

Total \$1,523,264

Expenditures (encumbered & expended) (\$187,761)
through April 24, 2023

Currently Available	\$1,335,503
Proposed Appropriation from Measure G	\$200,000
Total Available (if appropriation is approved)	<u>\$1,535,503</u>

Expenditures (encumbered and expended) through April 24, 2023, totaled \$187,761, including

costs associated with design (consultant fees and engineering). This leaves an unencumbered balance of \$1,335,503. The estimated construction cost for this project including inspection/construction coordination, admin overhead, and contingencies, is \$1,725,154.92. Below is a summary of the projected costs:

Construction Cost (Norcal's Bid)	\$1,456,684.92
Contingencies (10%)	145,670.00
Inspection/Construction Coordination (5%)	72,800.00
<u>Admin Overhead</u>	<u>50,000.00</u>
Total Estimated Project Costs	\$1,725,154.92

If the requested appropriation (from Measure G fund balance) in the amount of \$200,000 to CIP No. 9005 is approved, funds will be insufficient to cover the total estimated project costs. The budget for next year's CIP will include a request of appropriation in the amount of \$250,000 to CIP 9005 (from Measure G funds). If approved, this will cover the rest of the estimated costs for the project.

ATTACHMENTS:

Resolution
Location Map
Bid Tabulations
Letter from FFC dated April 18, 2023