TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER DEPARTMENT: PUBLIC WORKS

DATE: NOVEMBER 8, 2004 CMR: 463:04

SUBJECT: APPROVAL OF A CONTRACT WITH BLEYCO INC. IN THE AMOUNT OF $607,500 FOR CONSTRUCTION OF BAYLANDS ATHLETIC CENTER ELECTRICAL UPGRADE - CAPITAL IMPROVEMENT PROGRAM PROJECT PG-00010

RECOMMENDATION

Staff recommends that Council:
1. Approve and authorize the Mayor to execute the attached contract with Bleyco Incorporated in the amount of $607,500 for construction services to implement the Baylands Athletic Center Electrical Upgrade Project; and

2. Authorize the City Manager or his designee to negotiate and execute one or more change orders to the contract with Bleyco Incorporated for related, additional but unforeseen work that may develop during the project, the total value of which shall not exceed $60,700.

BACKGROUND

The Baylands Athletic Center complex is one of very few in the Bay area devoted exclusively to baseball and softball. Each field receives heavy use for both league and tournament play during the spring and summer months. The center’s electrical circuit system and field lights are thirty-five years old and in significant need of an upgrade. The existing electrical service enclosure is corroding and the light fixtures are less efficient than current state of the art equipment in terms of energy efficiency and illumination. The wood poles supporting the light fixtures have also been subject to structural deterioration over the years and are in need of replacement.

In March 2003, Salas-O’Brien Engineers was retained as a consultant for the purpose of conducting a detailed analysis of the existing electrical infrastructure associated with the site and also to prepare a scope of work and cost estimate for proposed improvements. A more detailed report was subsequently funded by the Consultant Assistance for Energy
Efficiency (CARE) program in Utilities Marketing that evaluated three alternative field lighting systems proposed for the site in terms of energy costs, life cycle costs, field level playability, spectator enjoyment and environmental issues such as light spill and glare. Plans and specifications for this project are in conformance with the conclusions of the CARE report regarding the most appropriate lighting system for the Baylands facility.

DISCUSSION

Project elements included in the base bid involve replacement of the existing electrical service enclosure and concrete support pad. The existing 26 wood light poles, ranging in height between 60 and 90 feet, would also be removed and replaced with 9 metal poles of the same height installed around the field perimeters. The luminaire casements will be specifically designed and shielded to minimize spillage of light and glare beyond the immediate site. Security lighting in the parking lot would be provided by the addition of flood lights controlled with a photocell and programmable time clock on the poles adjacent to the left field line of the baseball field. Both the proposed field light fixtures and the security lights would represent significant improvements over those currently in use at the site in terms of energy efficiency, efficacy of field illumination, glare and spill factors, and the field lighting system includes a seven-year warranty.

Three add/alternate bid items that fall within the project budget were bid with the project and include:

- powder coat painting of the galvanized steel light poles;
- installation of a multi-watt power control device that allows the lighting system to effectively operate at full and partial illumination levels depending on the field’s intended use;
- two additional poles in the layout for the baseball field to more adequately disperse the light fixtures around the outfield perimeter allowing a more even level of illumination throughout the playing area while reducing the intensity of sources for offsite glare.

The total number of new poles installed as a result of the base bid and the add/alternates would be 11.

Bid Process

A notice inviting formal bids for the Baylands Athletic Center Electrical Upgrade Project was posted at City Hall on July 20, 2004 and sent to 6 builder’s exchanges and 9 general contractors. The bidding period was 28 days and bids were received on August 17, 2004 from 4 contractors. Two of the bidding contractors were determined to be non-responsive because they did not meet the licensing requirements outlined in the bid documents. Both of the non-responsive bids were higher than the lowest responsive bid.
See Attachment B for a summary of all bids received on the project. Base bids ranged from a low of $479,000 to a high of $524,000.

<table>
<thead>
<tr>
<th>Summary of Bid Process</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bid Name/Number</strong> IFB # 107034</td>
</tr>
<tr>
<td><strong>Proposed Length of Project</strong></td>
</tr>
<tr>
<td><strong>No. of Bids Mailed to Contractors</strong></td>
</tr>
<tr>
<td><strong>No. of Bids Mailed to Builder’s Exchanges</strong></td>
</tr>
<tr>
<td><strong>Total Days to Respond to Bid</strong></td>
</tr>
<tr>
<td><strong>Pre-Bid Meeting?</strong></td>
</tr>
<tr>
<td><strong>Number of Company Attendees at Pre-Bid</strong></td>
</tr>
<tr>
<td><strong>Number of Bids Received</strong></td>
</tr>
<tr>
<td><strong>Base Bid Price Range</strong></td>
</tr>
<tr>
<td>Baylands Athletic Center Electrical Upgrade</td>
</tr>
<tr>
<td>90 days</td>
</tr>
<tr>
<td>9</td>
</tr>
<tr>
<td>6</td>
</tr>
<tr>
<td>28</td>
</tr>
<tr>
<td>Yes</td>
</tr>
<tr>
<td>1</td>
</tr>
<tr>
<td>4</td>
</tr>
<tr>
<td>Low bid of $479,000 to a high of $524,000</td>
</tr>
</tbody>
</table>

*Bid summary provided in Attachment B.*

Staff has reviewed all bids submitted and recommends that the base bid of $479,000 submitted by Bleyco Incorporated be accepted and that Bleyco Incorporated be declared the lowest responsive bidder. Language included in the bid documents required that the contract be awarded on the basis of the lowest base bid, and that any add/alternate items falling within the project construction budget could be included on a discretionary basis. Accordingly, staff also recommends that add/alternates #1, #2 and #3 as described above be included in the project for a total contract amount of $607,500. The bid total is 1% percent above the engineer's estimate of $602,000. The contingency amount of $60,700, which equals 10% of the total contract, is requested to resolve unforeseen project issues that may arise during the construction period. Staff checked references supplied by the contractor for previous work performed and found no significant complaints. Previous work cited by the contractor includes similar extensive field lighting projects for the Stanford Athletic Department and one more recently at Palo Alto High School. Staff also checked with the Contractor's State License Board and found that the contractor has an active license on file. Plan holders not submitting bids indicated that scheduling conflicts precluded their participation in this project.

**RESOURCE IMPACT**

Funds for this project are included in Capital Improvement Project PG-00010.
PROJECT REVIEW

1. An initial funding amount of $220,000 for this project were included in the FY 2002-2003 Capital Improvement Program (CIP) project budget. The balance of the funding is included FY 2004-2005 CIP project budget.

2. This project was reviewed by the Parks and Recreation Commission on June 22, 2004.

3. A Park Improvement Ordinance addressing these upgrades to the Baylands Athletic Center was approved by Council at its meeting of September 20, 2004.

POLICY IMPLICATIONS
The proposed Baylands Athletic Center Electrical Upgrade project is consistent with existing City policy, including Comprehensive Plan Program/Policy N-1: Manage existing public open space areas and encourage the management of private open space areas in a manner that meets habitat protection goals, public safety concerns, and low impact recreation needs; N-11: Preserve the integrity of riparian corridors; N-47: Optimize energy conservation and efficiency in new and existing residences, businesses and industries in Palo Alto; N-50: Implement public safety improvements, such as access roads and other infrastructure, in a manner that is sensitive to the environment; C-17: Continue to support provisions, funding, and promotion of programs for children and youth; C-24: Reinvest in aging facilities to improve their usefulness and appearance, and avoid deferred maintenance of City infrastructure; C-25: Make infrastructure improvements on public open space only when these improvements are consistent with the goals of protecting and conserving the natural environment; C-26: Maintain and enhance existing park facilities.

ENVIRONMENTAL REVIEW
A Mitigated Negative Declaration for this project has been prepared and was adopted by the Director of Planning and Community Environment on September 15, 2004 (03-D-12, 04-EIA-07, 04-ARB-94) in connection with minor site and design approval.

ATTACHMENTS
Attachment A: Contract
Attachment B: Bid Summary
Attachment C: Certificate of Non-Discrimination

PREPARED BY:                    ________________________________
                              CHRIS RAFFERTY
                              Park Planner, Public Works Engineering
DEPARTMENT HEAD:

GLENN S. ROBERTS
Director of Public Works

CITY MANAGER APPROVAL:

EMILY HARRISON
Assistant City Manager