



Legislation Text

File #: 18-0176, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Stephanie Katsouleas, Public Works Director
Mark Leyman, Parks and Recreation Director
Prem Kumar, City Engineer
Luis H. Osuna, Senior Civil Engineer
Jessica Vincent, Recreation Services Manager

SUBJECT:

Consideration of Resolutions Regarding the Manhattan Village Field:

- (1) Resolution No. 18-0055 Awarding a Contract to Sprinturf LLC for Manhattan Village Field Turf Replacement for \$457,942;
- (2) Resolution No. 18-0056 Awarding a Contract to Quality Fence Co., Inc. for Manhattan Village Field Fencing & Netting Replacement for \$195,500;
- (3) Resolution No. 18-0057 Awarding an Inspection Services Agreement to Transtech Engineers Inc. for Manhattan Village Field Turf and Fencing & Netting Replacement for \$68,000;
- (4) Resolution No. 18-0058 Approving Amendment No. 1 for \$14,600 to David Volz Design Landscape Architects Inc. for Construction Support Services; and
- (5) Resolution No. 18-0059 Approving: a) the Re-Appropriation of \$82,000 from the Begg Field Synthetic Turf and Light Fixtures Replacement Project to Manhattan Village Field Turf Replacement; b) an Appropriation of \$699,999 from Private Party Contributions for Manhattan Village Field Turf Replacement; and c) Manhattan Village Field Use Letter Agreements Between the City and Various User Groups for a Combined Total of \$699,999 (Public Works Director Katsouleas).

a) **ADOPT RESOLUTION NOS. 18-0055, 18-0056, 18-0057, 18-0058 AND 18-0059**

b) **APPROPRIATE**

RECOMMENDATION:

Staff recommends the City Council:

1. Adopt Resolution No. 18-0055 awarding a construction contract to Sprinturf, LLC (Sprinturf) for \$457,942; authorize the City Manager to execute the contract; approve a contingency amount of \$45,800 (10% of construction contract) for additional work if needed; and approve the plans and specifications for the Manhattan Village Field Synthetic Turf Replacement Project (Attachments 1-4).

2. Adopt Resolution No. 18-0056 awarding a construction contract to Quality Fence Co., Inc. for \$195,500; authorize the City Manager to execute the contract; approve a contingency amount of \$19,550 (10% of construction contract) for additional work if necessary; and approve the plans and specifications for the Manhattan Village Field Fencing & Netting Replacement Project (Attachments 5-8).
3. Adopt Resolution No. 18-0057 awarding a construction inspection services contract to Transtech Engineers Inc. (Transtech) for \$68,000; and authorize the City Manager to execute the contract for the Manhattan Village Field Synthetic Turf and Fencing & Netting Replacement Projects for \$68,000 (Attachments 9-10).
4. Adopt Resolution No. 18-0058 authorizing the City Manager to approve and execute Amendment No. 1 for \$14,600 to the existing professional design services agreement with David Volz Design Landscape Architects Inc. for Construction Support Services (Attachments 11-12).
5. Adopt Resolution No. 18-0059 (Attachment 13) approving the re-appropriation of \$82,000 in the Capital Improvement Program (CIP) Fund from the Begg Field Synthetic Turf and Light Fixtures Replacement Project to the Manhattan Village Field Replacement Turf Project; approving the appropriation of private donations received totaling \$699,999 for the Manhattan Village Field Replacement Turf Project; and approving the Manhattan Village Field Use Letter Agreements (Attachments 14-18) between the City and:
 - The American Youth Soccer Organization (AYSO) for \$349,663;
 - Manhattan Beach Sand & Surf (MBSS) for \$180,721;
 - Beach Cities Sports (BCS) for \$29,615;
 - South Bay Lacrosse Club (SBLC) for \$112,404; and
 - Trident Lacrosse Club (Trident) for \$27,596

FISCAL IMPLICATIONS:

Staff estimates total costs for these projects, including design, bid, construction support, and construction (including the standard 10% contingency) to be \$876,742 per the attached budget and expenditures summary (Attachment 19). To date, \$699,999 in private donations have been raised and must be appropriated from the Capital Improvement Fund for the Manhattan Village Field Replacement Turf Project. The remaining \$82,000 needed can be re-appropriated from the Begg Field Synthetic Turf and Light Fixtures Replacement Project to the Manhattan Village Field Replacement Turf Project.

BACKGROUND:

Manhattan Village Park is located at 1300 Parkview Avenue (Attachment 20). The park facilities consist of picnic and playground areas, restrooms, and a multi-purpose synthetic turf playing field. The playing field's area is approximately 94,000 square feet.

The natural grass field was converted to synthetic turf in 2007 and had an estimated lifespan between eight to ten years. Due to heavy use by AYSO, club soccer groups and the City's adult 7-on-7 Soccer League, the field has deteriorated and is now in need of replacement.

The synthetic turf and supporting infill materials installed on the multi-purpose playing field have reached the end of their service life, and, in fact, slightly exceeded the original eight to ten-year life span estimate. Up to ten years can be expected per industry standards, at which point the field will

show excessive migration of rubber particles from the in-fill layer, UV degradation of the synthetic turf filaments and exceedance of acceptable impact attenuation values.

Making improvements to the Manhattan Village Field will include removing the synthetic turf surface down to the in-fill layer, making necessary repairs to the drainage sub-base, piping, and installing new synthetic turf. Additionally, the fencing and netting materials installed around the perimeter of the field have reached the end of their service life and now have missing, damaged and worn out components, such as rails, tension wire, mesh fabric, etc. Ultra violet degradation of the netting and corrosion of the chain-link framework were also observed. The improvements along the perimeter of the multi-purpose playing field consist of replacing, repairing and painting worn out framework, mesh fabric, and netting components as needed.

On December 1, 2017, the City Manager executed a design services agreement with David Volz Design Landscape Architects for Manhattan Village Field Synthetic Turf and Fencing and Netting Replacement projects in the amount of \$49,500. Staff has also identified the need for additional construction support services for up to \$14,600 during the construction phase of the project.

DISCUSSION:

Construction Bid Proposals

The City solicited bids on a competitive basis in accordance with the provisions of the California Public Contract Code. The project was advertised for bid in the City's publisher of record (The Beach Reporter), in several construction industry publications and was listed on the City's website and BidSync (an online service that connects vendors, suppliers and contractors to government procurement opportunities).

1. Manhattan Village Field Synthetic Turf Replacement Project

A total of five (5) competitive bids were received and opened on March 19, 2018. The bids ranged from a low of \$457,757 to a high of \$829,338.35 as follows:

<u>Contractor</u>	<u>Total Submitted Bid Amount</u>
Sprinturf LLC, Mount Pleasant, SC	\$457,757.00
KYA Services LLC, Santa Ana, CA	\$645,660.00
Asphalt, Fabric and Engineering Inc, Signal Hill, CA	\$678,251.00
Byrom-Davey Inc, San Diego, CA	\$772,903.00
Ohno Construction Company, Fontana, CA	\$829,338.35

All prospective bidders were required to submit a sample of the actual synthetic turf surface that they would install during construction for testing by an independent specialty lab per the specifications. After analyzing all bid packets for arithmetical errors, completeness, accuracy, etc. and reviewing the lab test results, it is apparent that Sprinturf is the only bidder whose synthetic turf sample is in full compliance with the specifications.

Sprinturf's bid package contained minor arithmetical errors amounting to a 0.04% variance from its submitted bid. After consultation with the City Attorney's office, it was determined that the variance shown on Sprinturf's bid packet is an immaterial deviation for the purposes of considering its bid as responsive. Per the specifications, in case of discrepancy between the unit price and the extended

amount set forth for the item, the unit price shall prevail. Therefore, for the purposes of contract award, the total bid amount should include the calculated amount (rather than submitted subtotals) for a total bid amount of \$457,942 (a \$185 difference).

Staff reviewed Sprinturf's contractor license and found it to be in order. Additionally, references indicate Sprinturf has the knowledge and capability to complete the work in a timely and acceptable manner. Therefore, staff recommends that City Council authorize the City Manager to execute a construction contract with Sprinturf for \$457,942 and approve additional work, if necessary, for up to \$45,800 (10% of construction contract).

The construction phase is anticipated to occur between June and August 2018, and completed prior to the start of the upcoming soccer season scheduled for the first week of September 2018.

2. Manhattan Village Field Fencing & Netting Replacement Project

A total of five (5) competitive bids were received and opened on March 26, 2018. The bids ranged from a low of \$195,500 to a high of \$298,585.20 as follows:

<u>Contractor</u>	<u>Total Submitted Bid Amount</u>
Quality Fence Co Inc, Paramount, CA	\$195,500.00
Driven Fence Company, Murrieta, CA	\$202,000.00
Dash Construction Company Inc, Encino, CA	\$207,760.00
Golden Sun Firm & Co Inc, Northridge, CA	\$228,777.00
Red Hawk Services, Perris, CA	\$298,585.20

Staff reviewed Quality Fence's contractor license and found it to be in order. Additionally, references indicate Quality Fence has the knowledge and capability to complete the work in a timely and acceptable manner. The Public Works Department reviewed Quality Fence's bid proposal and found it to be responsible with no errors.

Therefore, staff recommends that City Council authorize the City Manager to execute a construction contract with Quality Fence for \$195,500 and approve additional work, if necessary, for up to \$19,550 (10% of construction contract).

The construction phase is scheduled to occur between June and July 2018, prior to the start of the upcoming soccer pre-season practice activities scheduled for the last week of August 2018.

Inspection Services

The fact that the replacement of a synthetic turf surface requires specialized knowledge and experience in order to ensure its proper installation on a daily basis supports the need for dedicated, professional, construction inspection services. The assigned inspector to these projects will also monitor extra work, keep daily logs, document contractor delays, verify compliance with labor laws, create punch-lists, document project progress, and other duties to confirm the compliance of all construction items with the plan's specifications and estimates.

The Public Works Department issued a Request for Proposal (RFP) No.1158-18 on March 5, 2018, for inspection services for the Manhattan Village Field Synthetic Turf and Fencing & Netting Replacement Projects. The RFP was posted on the City's website, BidSync and sent by e-mail to a

list of consultants to provide the professional services requested. A total of four (4) proposals were received by March 15, 2018. Proposals were evaluated and ranked by an evaluation committee of City staff according to the following selection criteria:

- Qualifications and experience of the assigned inspector;
- Proposed duties of the assigned inspector;
- Reference feedback;
- Ability to perform construction management activities as part of their normal routine service provided to the City; and
- Quality control/assurance methods.

The final ranking for all submitted proposals is the following:

<u>Consultant</u>	<u>Rank</u>
Transtech Engineers Inc	1
Willdan Group Inc	2
NV5 Inc	3
Quantum Consulting Inc	4

Transtech submitted a responsive proposal. The company's assigned inspectors have excellent experience and understand the key project issues. Transtech has proposed two inspectors with recent and specialized experience installing synthetic turf surfaces. The inspectors' hourly rates are \$100 for the Expert Specialty Artificial Inspector and \$120 for the Senior Public Works Inspector.

The agreement is for a not-to-exceed amount of \$68,000. It is anticipated that the cost will be split between the fencing & netting project and the synthetic turf project at a 30/70 percent ratio. The duration of the work will extend from early June to the end of August 2018, to provide coverage for all active construction work, as well as project closeout activities.

Construction Support Services

On December 1, 2017, the City Manager executed a design services agreement with David Volz Design Landscape Architects for the Manhattan Village Field Synthetic Turf and Fencing & Netting Replacement Projects in the amount of \$49,500. Due to the projects' progression into the procurement and construction phases, there is now a need for construction support services for shop drawing review, installation specification details, etc. David Volz Design Landscape Architects submitted a not-to-exceed proposal for \$14,600 to provide construction support services for both projects. Staff has reviewed and found the proposal to be reasonable and responsive to the City's current needs for these projects.

User Groups Field Use

In March, 2017, local, resident-based user groups, including American Youth Soccer Organization (AYSO); Manhattan Beach Sand & Surf Soccer Club (MBSS); South Bay Lacrosse Club (SBLC); Beach Cities Sports (BCS) flag football program; and Trident Lacrosse, approached the City's Parks and Recreation Department staff with a proposal to partner together to provide donations for the field's replacement in the amount of \$699,999 in exchange for dedicated field use. Additionally, the user groups proposed paying a reduced hourly rate, broken down by classifications.

In partnership with the resident-based user groups, staff determined 2,418 hours are available for field use time for youth sport groups. These hours include weekdays from 3:30 p.m. to 8:00 p.m. and weekends from 8:00 a.m. to 8:00 p.m. Resident user groups expressed the need for practice and game space for 48 weeks annually with a four-week break during the summer. Evenings from 8:00 p.m. to 10:00 p.m. are dedicated use for the City's Adult 7-on-7 League.

Per the attached agreements, each user group will receive one hour of dedicated and exclusive field space for every \$15,613 donated, for the term of the agreements (10 years), beginning when the field is available after the new turf is installed. Below is a summary of the agreements with these user groups:

- AYSO, a Class A Organization per the Field Allocation Policy, will receive 1,039 hours (~50%) of the available field space annually at a discounted rate of \$20 per hour in addition to their contribution of \$349,663 to fund the re-turf project.
- MBSS, a Class D Organization will receive 525 hours (~25%) annually at a discounted rate of \$50 per hour in addition to their contribution of \$180,721.
- SBLC, a Class B Organization will receive 334 hours (~16%) annually at a discounted rate of \$30 per hour in addition to their contribution of \$112,404.
- BCS, a Class A/B Organization will receive 88 hours (~4%) annually at a discounted rate of \$20 or \$30 per hour based on their classification in addition to their contribution of \$29,615.
- Trident, a Class B Organization will receive 82 hours (~4%) annually at a discounted rate of \$30 per hour in addition to their contribution of \$27,596.

Parks and Recreation Department staff have determined that based on the discounted field rates, the City will receive a minimum of \$61,710 in revenue annually from field rentals in addition to the \$699,999 received upfront in donations. Amortized over 10 years, the proposed lifespan of the turf, the City will receive \$1,317,100 in total revenue. Staff believes the discounted rates are fair due to the provision of capital funds in advance. Should the resident user groups drop below 60% residency, as defined in the Field Allocation Policy, each group will be required to pay 15% below the market rate. Should the residency rate drop below 40%, the City has the option to rescind the dedicated use.

Per the Field Use Letter Agreements with some of the user groups, if the City fails to complete construction on or before August 26, 2018, it will reimburse the American Youth Soccer Organization, Manhattan Beach Sand & Surf, Beach Cities Sports and South Bay Lacrosse Club \$100 per hour of dedicated and exclusive use of the field (as provided on the Field Use Letter Agreements) until the project construction is completed.

ENVIRONMENTAL REVIEW:

The City has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Class 1(d) categorical exemption pursuant to Section 15301 of the State CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles County Clerk's office for the project.

LEGAL REVIEW

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

Attachments:

1. Resolution No. 18-0055
2. Sprinturf Agreement
3. Spinturf Plans and Specifications (web-link provided)
4. Sprinturf Bid Proposal
5. Resolution No. 18-0056
6. Quality Fence Agreement
7. Quality Fence Plans and Specifications (web-link provided)
8. Quality Fence Bid Proposal
9. Resolution No. 18-0057
10. Transtech Agreement
11. Resolution No. 18-0058
12. David Volz Design Landscape Architects Amendment No. 1 to Design Services Agreement
13. Resolution No. 18-0059
14. American Youth Soccer Organization Field Use Agreement
15. Manhattan Beach Sand & Surf Field Use Agreement
16. Beach Cities Sports Field Use Agreement
17. South Bay Lacrosse Club Field Use Agreement
18. Trident Lacrosse Club Field Use Agreement
19. Budget and Expenditures Summary
20. Project Location Map