



# CITY COUNCIL AGENDA REPORT

Revised 2/21/23

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**DATE:** FEBRUARY 21, 2023                      **FILE I.D.:** PRK025  
**SECTION:** CONSENT - AGREEMENTS                      **DEPT.:** PUBLIC WORKS  
**ITEM NO.:** 2    **PREPARER:** R. ORTEGA

**SUBJECT:** CONSIDER AWARD OF CONTRACT TO PUB CONSTRUCTION, INC., IN THE AMOUNT OF \$5,461,739.03 FOR CONSTRUCTION OF THE REEDER RANCH PARK PROJECT

CONSIDER APPROVAL OF AGREEMENT NO. 23-11 WITH PUB CONSTRUCTION, INC., FOR CONSTRUCTION OF THE REEDER RANCH PARK PROJECT, SUBJECT TO ANY REVISIONS DEEMED NECESSARY BY THE CITY ATTORNEY

CONSIDER AUTHORIZING AN ADDITIONAL \$1,417,243 APPROPRIATION FROM 2021 LEASE REVENUE BOND FUNDS FOR CONSTRUCTION OF THE REEDER RANCH PARK PROJECT

CONSIDER AUTHORIZING A \$546,174 CONSTRUCTION CONTINGENCY FOR CONSTRUCTION OF THE REEDER RANCH PARK PROJECT

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**REASON FOR CONSIDERATION:** The City Council is requested to consider awarding a contract to and approving Agreement No. 23-11 with PUB Construction, Inc., in the amount of \$5,461,739.03, authorizing a \$1,417,243 appropriation from 2021 Lease Revenue Bond funds, and authorizing a \$546,174 contingency for construction of the Reeder Ranch Project.

A copy of proposed Agreement No. 23-11 is attached for the City Council's review and consideration.

**BACKGROUND:** On March 19, 2020, the City was notified of its successful application with the Statewide Park Development and Community Revitalization Program for construction of a new park on a City-owned lot adjacent to the Reeder Citrus Ranch property. The grant was awarded to the City to design and build Reeder Ranch Park, a 1.56-acre neighborhood multi-benefit park with athletic and passive recreational play opportunities. The park will include a 2,500 square-foot recreational building, bike racks, fruit trees, a fitness equipment area, lighting throughout the park, a parking lot, a playground, as well as benches and companion seating around the playground and barbeque area.

During the design process, staff determined that additional space will be needed for storage and office space. Staff elected to increase the building size by approximately 550 square feet. The added space will add functionality to the multipurpose room by allowing room for storage, a receptionist, a research room, and a hallway that leads to the fitness center.

On December 15, 2022, City Council approved the Reeder Ranch Park Project advertisement for bids for construction. The Project was advertised on Planet Bids from December 6, 2022, to January 19, 2023. On January 19, 2023, the City received and opened eight bid proposals for the Project as follows:

Bidder	Bid Amount
PUB Construction, Inc.	\$5,461,739.03
RC Construction	\$6,033,483.00
JT Construction Group, Inc.	\$6,478,791,74
Nationwide Contracting Services, Inc.	\$7,230,000.00
Horizons Construction Company Int'l Inc.	\$7,689,600.00
R.T Contractor Corp.	\$8,220,000.00
PCN3, Inc.	\$8,242,000.00
Woodcliff Corporation	\$8,647,000.00

Following the bid opening, eight proposals were reviewed for completeness and accuracy. The bid proposal from the apparent low bidder, PUB Construction, Inc., provided all required documents and was deemed the lowest responsible, responsive bidder for the Project. PUB Construction, Inc. has never performed work for the City. Based on a reference check of their prior work experiences in construction, PUB Construction, Inc. is known to have the personnel, equipment, and job experience necessary to complete this contract in accordance with the project specifications.

The total estimated cost of the Reeder Ranch Project is as follows:

No.	Item	Amount
1.	Construction Contract	\$ 5,461,739
2.	Construction Contingency	546,174
3.	Construction Support	139,465
4.	Design	406,865
	<b>Total</b>	<b>\$ 6,554,243</b>

The City will receive \$5,137,000 in grant funding for design and construction of the new park. Also, the grant will only cover the construction of a 2,500-square-foot Community Center. \$1,417,243 is needed to complete the overall construction of the Reeder Ranch Park Project.

The City Engineer has reviewed the project plans and specifications and determined that they conform to applicable statutes, codes, standards, and guidelines. The anticipated start of construction is the summer of 2023 for a duration of 16 months.

**FISCAL IMPACT:** The Reeder Ranch Park Project will be mostly funded by the Statewide Park Development and Community Revitalization Program Grant Fund in the amount of \$5,137,000. The additional \$1,417,243 requested from 2021 Lease Revenue Bond funds would be used to complete the construction of the Project. Any unused funds will be returned to the 2021 Lease Revenue Fund account.

**RECOMMENDATION:** Staff recommends that the City Council take the following actions in relation to the Reeder Ranch Park Project:

1. Award a contract to PUB Construction, Inc., in the amount of \$5,461,739.03 for construction of the Project.
2. Approve Agreement No. 23-11 with PUB Construction, Inc., for the construction of the Project, subject to any revisions deemed necessary by the City Attorney.
3. Authorize an additional \$1,417,243 appropriation from 2021 Lease Revenue Bond funds for construction of the Project; and
4. Authorize a \$546,174 construction contingency for the Project.