



# MONROVIA CITY COUNCIL

April 18, 2022

AR-3 Award of Contract to KASA Construction, Inc. for the  
Lucinda Garcia Park Improvement Project

# Objective

- Award of Contract to KASA Construction, Inc., for the Lucinda Garcia Park Renovation Project, Project #G-935, in an Amount not to Exceed \$1,188,803.70, with a Contingency in an Amount Not to Exceed \$118,880.00

# Background

- Lucinda Garcia Park is a modest park that currently offers picnic tables, barbecues, drinking fountains, a walking trail loop around the park, and playground equipment.
- As a part of the 2018 Park Master Plan, Lucinda Garcia Park was identified as needing significant repairs including replacement of the asphalt walkway, replacement of the playground equipment and fall surfacing, and park expansion to the west end of the park.

# Background

- In February 2020, the City was successful in securing \$675,000 through the State Proposition 68 Competitive Grant program to make needed improvements at Lucinda Garcia Park.
- Then, in June 2020, an additional \$300,000 was awarded through the Los Angeles County Regional Park and Open Space District's Fifth Supervisorial Excess Funding Program.
- In addition, the City will also be using a variety of other funding sources:
  - \$25,000 Conference of Mayors Grant
  - \$201,658 in Proposition 68 Per Capita Park Development Funds
  - \$54,120 in Transportation Development Act (TDA) Article 3 Funds
  - Other funding identified through the Capital Improvement Program (CIP) budget

# Background

- As a part of the grant application process, the City conducted seven outreach meetings to garner community feedback on the needed improvements to the Park.
  - Staff spoke with over 100 different people across all meetings
  - Staff hosted larger-scale workshops and one-on-one discussions at pop-up events
  - Staff conducted door-to-door neighbor outreach
  - Conducted Community Services Commission meeting on site
  - Staff met with special needs groups and elementary school parent associations

# Background

## Project Scope to include:

- Expanding the park to the open space area located at the west end of the facility by  $\frac{1}{4}$  acre
- Replacing and upgrading the play equipment
- Adding fall safety surfacing for the entire playground area
- Installing exercise circuit equipment along the pathway at the park
- Replacing the pathway and enhancing the park lighting
- Upgrading the landscaping at the park
- Installing interpretive signage on the history of Lucinda Garcia and the Red Car
- Installing a demonstration garden with drought tolerate and native plants





# Analysis

- The City advertised the project and solicited bids in accordance with the California Public Contracts Code and the City of Monrovia Purchasing Ordinance.
- A Notice Inviting Bids was published in the local newspaper and a trade publication of general circulation.
- A mandatory pre-bid meeting was held on March 31, 2022, and was attended by approximately 19 prospective bidders.
- On April 13, 2022, the City received and publicly opened nine (9) Sealed Bids.



# Analysis

- Bid Results were as follows:

| RANK | BIDDER  | BID AMOUNT             |
|------|---|------------------------|
| 0    | <i>Landscape Architect Probable Cost Estimate</i> | <b>\$ 1,162,039.00</b> |
| 1    | KASA Construction, Inc.                           | \$ 1,188,803.70        |
| 2    | Horizons Construction Co.                         | \$ 1,297,645.90        |
| 3    | Klassic Engineering & Construction                | \$ 1,313,910.55        |
| 4    | Environmental Construction                        | \$ 1,355,632.45        |
| 5    | NoHo Construction                                 | \$ 1,410,786.33        |
| 6    | PUB Construction Inc.                             | \$ 1,465,174.35        |
| 7    | ACE Construction Inc.                             | \$ 1,704,000.00        |
| 8    | Los Angeles Engineering, Inc.                     | \$ 1,720,300.00        |
| 9    | CS Legacy Construction, Inc.                      | \$ 1,825,087.13        |

# Analysis

- In February 2022, the City approved a Task Order with Merrell-Johnson Engineering, Inc. for Engineering Services related to Lucinda Garcia Park, including bid augmentation, construction management, on-site inspection, and reprographics.
  - Merrell-Johnson has experience working with park development, including the renovations of Julian Fisher Park, and will be able to support city staff with ongoing Project and Construction Management.
- Merrell-Johnson and staff reviewed the bid documents for completeness and investigated the contractor's background and recent projects for competency.
  - KASA Construction, Inc. is the lowest responsive bidder, and based on the assessment of the firm, staff is convinced that the company is qualified to complete the work as specified for this project.

# Analysis

- Staff is recommending the award of contract to KASA Construction for the base bid amount of \$1,188,803.70.
- In addition, staff is requesting a contingency amount of \$118,880 (approximately 10%) to cover the cost of any additional work or unforeseen conditions that might occur through the course of the project.

| Item                       | Percentage | Cost            |
|----------------------------|------------|-----------------|
| Construction Contract      | 100%       | \$ 1,188,803.70 |
| Construction Contingencies | 10%        | \$ 118,880.00   |
| Total Appropriation        |            | \$ 1,307,683.70 |

# Analysis

- The project has specified 120 working days to completion from the initial Notice to Proceed, with construction anticipated to begin in May 2022.
- Staff anticipates completing this project before the end of the calendar year and looks forward to opening the park to the community in the fall of 2022.

# Bid Protest Received

On April 15, 2022 staff received a bid protest from Klassic Engineering and Construction, the apparent third low bidder. Klassic challenges the award and asks the City to disqualify the first and second apparent low bidders for two reasons:

1. First they questioned whether the appropriate embossed "Seal" of the companies had been placed on both copies of a certain page in the proposals. Staff verified that both bids contain the appropriate seal and this "question" has no impact on the validity of the bids that are lower than Klassic's.
2. Second, Klassic claims that the two apparent lower bidders did not put a unit price next to a particular "General Condition" in the bid package where no price was required. Klassic entered a price on that line in error and this basis for a bid protest is not correct.

In addition, both items claimed by Klassic could have been determined to be trivial defects and waived by the City Council.

# Options

**OPTIONS:** The following options are provided for consideration:

1. Staff recommends that the City Council deny the bid protest by Klassic Engineering and Construction, waive any irregularities in the awarded bid, award a Contract to KASA Construction, Inc. for the Lucinda Garcia Park Renovation Project, Project #G-935, in an amount not to exceed \$1,188,803.70, approve a contingency in an amount not to exceed \$118,880.00, and reject all other bids.
2. Provide additional direction to staff before taking action.



Questions?