

**SPECIAL AVALON CITY COUNCIL MEETING
TUESDAY, JUNE 28, 2016- 8:30 A.M.
CITY COUNCIL CHAMBERS
410 AVALON CANYON ROAD, AVALON
A G E N D A**

In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact Denise Radde, City Clerk (310) 510-0220. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35.104 ADA Title II). All public records relating to an agenda item on this agenda are available for the public inspection at the time the records are distributed to all, or a majority of all, members of the City Council. Such records shall be available at City Hall located at 410 Avalon Canyon Rd.

CALL TO ORDER

PLEDGE OF ALLEGIANCE / ROLL CALL

ANNOUNCEMENTS

PRESENTATION - None

ORAL COMMUNICATION

Members of the public may address the City Council at this time. No action will be taken on non-agenda items at this meeting. Speakers should limit comments to three (3) minutes each.

CONSENT CALENDAR- None

GENERAL BUSINESS

1. Joe Machado Field Artificial Turf Project
Discuss bid options and approve a contract agreement with a contractor that will provide the best value product for the City.

ADJOURN

NOTICE OF POSTING

I, Denise Radde, declare that the Special City Council Agenda for June 28, 2016 was posted Monday, June 27, 2016, on the City's website www.cityofavalon.com, and at City Hall, 410 Avalon Canyon Road. Copies of agendas and staff reports are available at City Hall.



Denise A. Radde, City Clerk / Interim City Manager

CITY OF AVALON CITY COUNCIL

MEETING DATE: June 28, 2016

AGENDA ITEM: 1

ORIGINATING DEP: Recreation

CITY MANAGER: RR

PREPARED BY: Dennis Jaich, Capital Improvements Director and David Hart, Interim Recreation Coordinator

SUBJECT: Award of Contract for Joe Machado Field Artificial Turf Project

RECOMMENDED ACTION(S):

1. Award contract in the amount of \$1,275,000 to Hellas for the design and construction of an artificial turf surface at Joe Machado Field
2. Authorize contingency funds in the amount of 15% of the contract award.
3. Appropriate funds from General Fund to be utilized on the project.

REPORT SUMMARY:

The playing surface at Joe Machado Field is in need of an upgrade, and the City Council previously directed staff to prepare and advertise a request for proposals for the installation of artificial turf. The City elected to go with a synthetic turf system to increase playability, for water conservation, reduction of maintenance, and a safer playing surface

The Request for Proposals seeks a "design-build" contractor; i.e., one company to perform both the engineering and the construction/installation of the playing surface. The Public Contract Code authorizes the use of a request for proposal for design-build, as opposed to a standard low bid award, for recreation projects in excess of \$1,000,000. Per the Public Contract Code, the award of the contract must be based on the "best value" to the City.

The City Council may, in its discretion, determine which design-build contractor provides the best value. In order to aid this determination, the RFP indicates five areas of the proposal that are to be given equal consideration: technical compliance, reliability, reputation, experience, and price.

The City received proposals in response to the RFP from the following companies at the following prices:

- (1) Hellas, \$1,275,000
- (2) Asphalt, Fabric, and Engineering (AFE) \$1,070,000
- (3) Martin Brothers \$1,523,000
- (4) OHNO Construction \$2,237,000

Each of the four proposals meets the minimum qualifications and technical requirements necessary under the RFP, and so each company is eligible for the contract award. Each company has also demonstrated sufficient experience and reputation in the industry. However, Martin Brothers and OHNO Construction made proposals at higher price than the other two proposers, as well as, the initial estimated cost from staff (\$900,000-\$1,300,000). Neither of these companies offers a unique expertise or quality of product sufficient to overcome this difference in price. Staff therefore recommends that neither of these companies be considered for providing the best value. This essentially leaves two choices for the City Council: Hellas and AFE. Staff's recommendation is that the City Council award the contract to Hellas as staff believes Hellas provides the best value.

Hellas proposed a slightly higher price, with a difference of \$ 205,000, but Hellas offers a superior product. Hellas will install a "matrix turf system" that is of superior quality, both performance-wise and aesthetically. The turf blades are a C8 resin polyethylene that is the highest standard in the industry. These blades are the toughest and most durable on the market. The turf is constructed of spiraled blades that help the blades stand up straight. This gives the look, appearance, and feel of real grass. Hellas is also the only company offering Geoplus organic infill. Geoplus is made from Coconut husk, Ground up cork, and rice husk. The Rice husk allows Geoplus to be a better filler that allows the use of less infill and requires less compaction. It also breaks down slower than other organic infill, which means that it will require less refilling over the long term.

AFE with AstroTurf meets the minimum technical requirements of the RFP. It will install a AstroTurf 3D turf system, which contains flat blades as opposed to the spiral. While also a quality product, this turf system is not as durable as the product offered by Hellas. AFE will install Greenplay organic infill, which is made from Coconut husk, and Cork. This is also a good quality organic product, but it will require more refilling over the long term due to a more compaction and less filler (rice husk).

The products offered by Hellas and AFE each come with an 8-year manufacturer's warranty.

Both give an option for the reclaim system as well as for the Base work. Hellas is building its base with the traditional stone which is permeable. Compared to AFE who is proposing to use concrete as the base, which is none permeable. Under AFE's design if we get any significant amount of rain, the water will pool back up to the surface and the organic infill will migrate off the field.

In May of 2016, The City received a donation from Anheuser Busch in the amount of \$500,000 and those funds will be used to pay for this project. Staff recommends that the additional funding come from financing the field over the life of the Warranty (8 years). At that point Staff will seek out additional funding and grants.

GOAL ALIGNMENT:

Recreational Enhancement "Joe Machado" Field and Fresh Water Resources.

FISCAL IMPACTS:

If awarded to Hellas, the fiscal impact will be \$ 1,275,00 plus a 15% contingency. The impact to the general fund will be \$ 775,000, as the remaining costs will be grant-funded.

If awarded to AFE, the fiscal impact will be \$ 1,070,000 plus a 15% contingency. The impact to the general fund will be \$ 570,000, as the remaining costs will be grant-funded.

CONSEQUENCES OF NOT FOLLOWING RECOMMENDED ACTION:

If a contract is not awarded, the project will not proceed at this time. The playing surface at Joe Machado Field will remain in its current state, not playable. All recreational field activities and high school field activities will come to a halt. If a contract is awarded to AFE instead of Hellas, then the City will receive an acceptable product at a lower initial price, but the product will not be as high quality. An award to AFE may result in higher costs over time due to a less durable product.

FOLLOW UP ACTION:

If a contract is awarded, staff will prepare the final contract documents for execution and request insurance certificates, bonds, and any other deliverables from the selected contractor.

ADVERTISING, NOTICE AND PUBLIC CONTACT:

Per Brown Act.

ATTACHMENTS:

All documents and RFP's are available through request.