



# CITY COUNCIL AGENDA REPORT



**DEPARTMENT:** Public Works

**MEETING DATE:** March 19, 2024

**STAFF REFERENCE:** Alex Tachiki, Public Works Director

**AGENDA LOCATION:** AR-2

**GOVERNMENT CODE SECTION 84308 APPLIES:** Yes

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**TITLE:** Award of Contract to Pokrajac Corporation for the Canyon Park Infrastructure Improvement Project, Project #G-961, in an Amount Not to Exceed \$12,095,217.11, Approve a Contingency Amount Not to Exceed \$1,209,521.71 Approve Task Order No.115 with Merrell Johnson Engineering, Inc., for Construction Management and Inspection Services in an Amount Not to Exceed \$2,086,424.95; and Find the Project is Categorically Exempt from Review under California Environmental Quality Act (CEQA) Guidelines Section(s) 15301, 15302, 15303, 15304, 15311

**OBJECTIVE:** To award a contract to Pokrajac Corporation (Pokrajac) for the Canyon Park Infrastructure Improvement Project and approve a task order with Merrell Johnson for construction management of the project.

**BACKGROUND:** In September 2020, the Bobcat Fire burned more than 115,000 acres of the San Gabriel Mountains, including portions of the foothills directly above the City of Monrovia. The Bobcat Fire also burned into areas within City limits, including the Hillside Wilderness Preserve, Canyon Park, and the foothills above the hillside neighborhoods.

On December 14, 2021, debris and mud from the Bobcat Fire burn area high above Monrovia flowed directly into Canyon Park causing catastrophic damage to park facilities including roadways, parking lots, handrails, water systems, fencing, trails and many other areas of the park. Following that, two additional storms caused further damage to the park facility, leaving much of the park inaccessible in the immediate aftermath of the weather events. On December 21, 2021, the City Council adopted Resolution 2021-63, which ratified the City Manager's Proclamation of the Existence of a Local Emergency. Shortly thereafter, the State of California approved CDAA 2022-03, declaring a statewide disaster from the December 2021 storm event that had caused significant damage to Monrovia Canyon Park.

On March 15, 2022, the City Council awarded an emergency repair contract to Pokrajac for the removal of wood, soil, rocks and boulders as part of the Canyon Park Repair Project. In February 2024, the Pokrajac Corporation completed the debris removal from Canyon Park and demobilized from the facility. In addition to debris removal, the Pokrajac Corporation stabilized several hillside sections that eroded during several major rain events, repair and clearance of debris from culverts, installation of erosion control through the use of large boulders, hydroseeding and reuse of debris and materials from the park, erosion control at Check Dams No. 1-3, slope fortification and trail restoration.

As Pokrajac completed the debris removal from Canyon Park, staff worked with Merrell Johnson Engineering to complete the design of the Canyon Park Infrastructure Improvement Project. , In order to solicit feedback on the overall repairs and enhancements to the park, presentations were made to numerous stakeholder groups, such as the Canyon Park Volunteers group, Community Services Commission, and at several City Council meetings. Staff was able to incorporate that feedback into an overall design that includes roadway and parking lot improvements throughout the park, utility upgrades for the water and sewer system, Ranger Station Kiosk enhancements, added educational and recreational spaces and general repairs throughout the park.

Staff initially conducted the bid process in October 2023 and received five bids; however, due to the unique nature of the project, the wide disparity in bid amounts, and concerns relating to the complexity of the project and the contractor capacity and expertise necessary to successfully implement the project, staff recommended rejecting the bids and establishing a pre-qualification policy. On November 7, 2023, the City Council authorized the rejection of all bids and directed staff to re-solicit bids for the Canyon Park Infrastructure Improvement Project, Project #G-961.

In accordance with Public Contract Code Section 20101, staff worked with the City Attorney to draft a pre-qualification policy that would require licensed contractors to pre-qualify for the right to bid on specific public works projects. Adopting a pre-qualification procedure benefits the City by providing the opportunity for staff to review prospective bidders' track record in detail and to create a more competitive pool of bidders. Pre-qualification of bidders streamlines the review of the bids received and reduces the probability that a contractor without the requisite experience will submit a bid. In November 2023, the City Council adopted Resolution 2023-48, thereby approving a uniform system of rating bidders and a process for appeals.

Upon adoption of the pre-qualification policy, staff carried out a pre-qualification process in late 2023, resulting in the successful pre-qualification of three potential bidders from a pool of five submissions. The contractors who were not pre-qualified did not appeal those decisions. Staff then initiated the normal bidding process with the pre-qualified contractors. On February 28, 2024, the City Clerk received and publicly read two (2) bids from pre-qualified contractors with the following results:

<u>Rank</u>	<u>Company</u>	<u>Location</u>	<u>Base Bid Amount</u>
1	Pokrajac Corporation	Monrovia, CA	\$ 12,095,217.11
2	Palp Inc., dba Excel Paving	Long Beach, CA	\$ 12,178,332.59

The engineer's estimate for this project was \$ 14,445,543.50.

#### **ANALYSIS:**

The Canyon Park Infrastructure Project is an unusual public works project with a wide variety of trades and skills required in order to complete the project. The project scope of work includes roadway and parking lot improvements, concrete and asphalt repairs, water system improvements, sewer system improvements, new electrical installation, retaining wall installation, carpentry, and stone masonry. For a project of this complexity, prospective contractors would be required to have a combination of the following California Contractor Licenses':

- A: General Engineering Contractor
- B: General Building Contractor
- C: Specialty Contractor
  - C-5: Framing and Rough Carpentry
  - C-8: Concrete
  - C-10: Electrical
  - C-12: Earthwork and Paving
  - C-13: Fencing
  - C-29: Masonry
  - C-34: Pipeline
  - C-36: Plumbing
  - C-42: Sanitation System

Following the bid opening on February 28, 2024, staff reviewed the bid documents for completeness and investigated the contractor's background, references, and recent projects for competency. Pokrajac Corporation is identified as the lowest responsive bidder for this project and is qualified to complete the work as specified for this project. Pokrajac Corporation is a general contractor with a California Contractor's License "A," and has successfully completed several projects for the City of Monrovia within the last 5 years including the Canyon Park Debris Removal Project, K-Rail removal on Oakglade and Ridgeside Drive, in addition to large scale private development projects in Rancho Cucamonga, Bloomington, Rialto, Riverside and emergency work for the City of San Jacinto.

The Project has specified approximately 175 working days from the Notice to Proceed to complete the Project, not including the time to procure materials. Primary project management and administration for this Project will be conducted through the use of in-house staff. The construction management will be performed through an existing agreement with Merrell Johnson Engineers. The expertise of Merrell Johnson is necessary to assist staff with managing the Project to a timely completion.

Staff is recommending award of contract to Pokrajac Corporation for the Canyon Park Infrastructure Improvement Project and requesting approval of Task Order No. 115 with Merrell Johnson for engineering services and construction management on the Project.

**ENVIRONMENTAL IMPACT:** As this project was necessary to remediate the damage caused by the Bobcat Fire as well as December 2021 and January 2023 Disaster Events where local emergency proclamations remain in effect, this project remains exempt from review under CEQA. In addition, this Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA implementation guidelines under Section 15301(e) as modifications to existing facilities as well as Section 15302, 15303, 15304 and 15311.

**FISCAL IMPACT:** In addition to the base bid amount of \$12,095,217.11, staff is requesting a construction contingency of \$1,209,521.71 (approximately 10%) to cover the cost of any unforeseen conditions or additional work that arises through the execution of this project. As such, the total requested funding for this project is as follows:

Construction	\$ 12,095,217.11
Construction Contingency	\$ 1,209,521.71
<b>Construction Subtotal</b>	<b>\$ 13,304,738.82</b>
Construction Management	\$ 2,086,424.95
<b>Total Budget</b>	<b>\$ 15,391,163.77</b>

Funding for this project will be made available through a combination of sources. Staff is working with the California Governor’s Office of Emergency Services (CalOES) and Federal Emergency Management Agency (FEMA) for reimbursements from damage caused by State or Federally declared emergencies in addition to working with the City’s insurance.

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

1. Award a contract to Pokrajac Corporation for the Canyon Park Infrastructure Improvement Project #G-961, approve a contingency amount of approximately 10%, approve a task order with Merrell Johnson for construction management of the project, and make the necessary CEQA findings.
2. Request additional information from staff before taking action.

**RECOMMENDATION:** Staff recommends Option 1

**COUNCIL ACTION REQUIRED:** If City Council concurs, the appropriate action would be a motion to Award a contract to Pokrajac Corporation for the Canyon Park Infrastructure Improvement Project, Project #G-961, in an amount not to exceed \$12,095,217.11, approve a contingency amount not to exceed \$1,209,521.71, approve Task Order No.115 with Merrell Johnson Engineering, Inc., for construction management and inspection services in an amount not to exceed \$2,086,424.95; find the Project is Categorically Exempt from review under California Environmental Quality Act (CEQA) Guidelines Section(s) 15301, 15302, 15303, 15304, 15311; and authorize the City Manager to execute the necessary documents in a form approved by the City Attorney.