

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **APRIL 10, 2012**

From: *MB* **JAMES DURFEE / MARK RIDEOUT** *MR*

Subject: **HIDDEN FALLS REGIONAL PARK BRIDGES, PROJECT NO. 04717**

ACTION REQUESTED / RECOMMENDATION: It is recommended that your Board take the following actions:

1. Award the Base Bid and Alternates #1 and #2 for the Hidden Falls Regional Park Coon Creek Bridge Project, Project No. 4717 to Westcon Construction Corp., in the amount of \$1,698,090 and upon approval of County Counsel and Risk Management.
2. Authorize the Director of Facility Services to execute a contract and any required change orders consistent with the County Purchasing Manual and Section 20142 of the Public Contract Code.
3. Approve a Budget Revision increasing revenues in the amount of \$300,000 from the Capital Projects Fund Account, Project No. 04907, and \$60,000 from the Capital Projects Fund Account, Project No. 04720; and increasing appropriations in the Capital Projects Account, Project No. 04717.

BACKGROUND: Hidden Falls Regional Park is an open space preserve and passive park located between Auburn and Lincoln, which will ultimately provide 1,200 acres of public passive recreation. In 2006, the easterly 221-acres of the park opened to the public, and design and permitting for the remaining 979-acre expansion is complete. This expansion includes the development of a 20-mile trail network, bridges, a waterfall overlook, interpretive signage, riparian enhancement, and picnic facilities.

On January 24, 2012, your Board approved Plans and Specifications and authorized solicitation of bids for the Hidden Falls Regional Park Coon Creek Bridge Project. To work within seasonal construction constraints, your Board also authorized the Director of Facility Services to award and execute a contract not to exceed \$1,189,000 (Engineer's Estimate plus 10% contingency). Bid solicitations were advertised in accordance with the Public Contract Code. Bid documents were sent to fifty-three (53) trade contractors and twenty-three (23) building exchanges. Bids were opened by Procurement Services on February 22, 2012, resulting in the three (3) bids listed in the attached Bid Tabulation (Attachment A). The apparent low bidder was Westcon Construction Corp. of Newcastle (Westcon), with a bid of \$1,698,090 (Base Bid two bridges, Alternates 1 and 2, and rock excavation). This apparent low bid exceeded the Engineer's Estimate by \$618,030 (57%).

In consultation with the design engineer and the Department of Public Works, staff has concluded that the cost differential is largely attributable to the rugged terrain and under-estimation of complexities associated with accessing the remote locations. Given that value engineering has already been performed, the consistency of the bids received, and the May 2013 deadlines of grants providing major funding, staff does not believe a re-bid would be beneficial. Bridge construction is necessary to open the remaining 979-acre expansion area to the public. Completion of both bridges is a scope requirement of the three grants that total \$2 Million, including \$884,000 for bridge construction. Additionally, the Hidden Falls Regional Park Use Permit requires the westerly bridge to provide emergency access over Coon Creek.

The difference between the \$1,698,090 Westcon bid and your Board's \$1,189,000 authorization is \$509,090. Staff recommends that the County fund a 5% contingency of \$84,905, which would be managed by Facility Services bringing the bridge project cost to \$1,782,995. This represents a \$593,995 shortfall in identified project funding. In order to proceed with the Hidden Falls Regional Park Coon Creek Bridge Project and complete grant requirements within their timelines, it is recommended that your Board authorize the Budget Revision as described below and award the bid pursuant to the Purchasing Policy Manual.

ENVIRONMENTAL CLEARANCE: Environmental review for the development of Hidden Falls Regional Park has been completed in accordance with the California Environmental Quality Act (CEQA). A Final Environmental Impact Report (State Clearinghouse No. 2007062084) was certified by the Planning Commission with the approval of Conditional Use Permit PCPA 20090391 on January 28, 2010.

FISCAL IMPACT: To fund this project scope, \$233,995 of existing appropriated Open Space monies in the Hidden Falls Improvements Project 04717 may be applied to the \$593,995 shortfall, and \$360,000 of additional revenue is required. Staff recommends a Budget Revision to reallocate \$60,000 from the completed Spears EIR Project 04720, and \$300,000 from the Miscellaneous County Buildings Project 04907. The prior allocation from the Open Space Trust Fund, along with grant contracts, water quality fines, Park Dedication Fees, and the aforementioned Capital Projects Fund transfers to the Capital Project Fund, Project No. 4717, is estimated to be sufficient to complete bridge construction contract and all grant requirements associated with the 979-acre expansion of Hidden Falls.

AVAILABLE FOR REVIEW AT THE DEPARTMENT OF FACILITY SERVICES: BID DOCUMENTS

ATTACHMENTS: ATTACHMENT A – BID TABULATION
BUDGET REVISION

JD:MR:JR:AF:DB

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT SERVICES

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**ATTACHMENT A
BID TABULATION**

**HIDDEN FALLS REGIONAL PARK COON CREEK BRIDGE PROJECT
PROJECT NO. 4717**

BID DATE: February 22, 2012

BID NO.: 9285P

	Base Bid		Alternates		Rock Clause	Totals
	Bridge #1	Bridge #3	Alt 1 Culvert Crossings	Alt 2 Bridge 3 Approach		
Engineer's Estimate	\$427,600	\$342,000	\$169,000	\$102,000	\$40,000	\$1,080,600
Westcon Constr.	\$719,480	\$756,150	\$159,260	\$27,200	\$36,000	\$1,698,090
Koch & Koch	\$837,919	\$692,135	\$131,353	\$43,443	\$45,000	\$1,749,850
JFC Const	\$708,602	\$879,042	\$120,000	\$100,000	\$12,500	\$1,820,144

PAS DOCUMENT NO.

BUDGET REVISION

POST DATE:

DEPT NO.	DOC TYPE	Total \$ Amount	TOTAL LINES
12	BR	1,440,000.00	8

Cash Transfer Required

Reserve Cancellation Required

Establish Reserve Required

04-1-12

Auditor-Controller

County Executive

Board of Supervisors

ESTIMATED REVENUE ADJUSTMENT

APPROPRIATION ADJUSTMENT

DEPT NO.	T/C	Rev	Fund	Sub Fund	OCA	PCA	OBJ 3	PROJ.	PROJ. DTL	AMOUNT	DEPT NO.	T/C	Rev	Fund	Sub Fund	OCA	PCA	OBJ 3	PROJ.	PROJ. DTL	AMOUNT
											12	014		140		991078	04717	4464			300,000.00
											12	034		140		991078	04717	4464	704717	01000	300,000.00
											12	015		140		991078	04907	4151			300,000.00
											12	035		140		991078	04907	4151	704907	010000	300,000.00
											12	014		140		991078	04717	4151			60,000.00
											12	034		140		991078	04717	4151	704717	01000	60,000.00
											12	015		140		991078	04720	4151			60,000.00
											12	035		140		991078	04720	4151	704720	010000	60,000.00
TOTAL										0.00	TOTAL										1,440,000.00

REASON FOR REVISION: TO SHIFT APPROPRIATIONS FROM CAPITAL PROJECT 4907-MISC PROJECT (\$300,000) AND 4720-SPEARS EIR (\$60,000)
TO CAPITAL PROJECT 4717-HIDDEN FALLS REGIONAL PARK.

Prepared by Valerie Bayne Ext 6803
Department Head Valerie Bayne
Board of Supervisors _____

Date: 4/10/12
Page: _____

Budget Revision # _____ FOR INDIVIDUAL DEPT USE

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