

CITY OF YUBA CITY
STAFF REPORT

Date: January 15, 2019
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation by: Benjamin Moody, Deputy Public Works Director – Engineering

Summary

Subject: Sam Brannan Court Restoration and Conversion Award

Recommendation:

- A. Adopt a finding of Class 1 Categorical Exemption for the project per CEQA Guidelines Section 15301 (Existing Facilities).
- B. Accept all bids, award the bid to the lowest responsive and responsible bidder, and enter into Contract No. 18-03 Sam Brannan Court Restoration and Conversion with Saviano Co., Inc. of San Jose, CA in the amount of their total base bid of \$220,300 with a bid alternate of \$27,000, for a total bid of \$247,300.
- C. Authorize the City Manager to execute the contract on behalf of the City, in substantial compliance with the material terms and conditions presented in the attached draft agreement, subject to review and approval as to legal form by the City Attorney.
- D. Authorize the Finance Director to make the following supplemental appropriations and transfers:
 - 1. Transfer CDBG Budget Appropriation from 204-6334 to project 961263-65501 in the amount of \$115,400.
 - 2. Record a supplemental appropriation to project 901263-65501 in the amount of \$63,630.
 - 3. Transfer Budget Appropriation of \$30,000 from project 901222 (Annual Playground Replacement) to project 901263.
 - 4. Transfer Parks and Recreation Vehicle Replacement funds of \$51,630 from the Vehicle Replacement fund to project 901263.

Fiscal Impact: \$272,030 – Account No. 1263 (Sam Brannan Park Pickleball Courts)
 \$247,300 – Contract Award Amount (Base + Bid Alternate)
 \$24,730 – (10%) Construction Contingency/ Management

Purpose:

To renovate and diversify Sam Brannan Park athletic facilities by converting the existing tennis courts to a multi-purpose pickleball and tennis court facility.

Background:

In 1965, the existing tennis courts at Sam Brannan Park (810 Gray Avenue) were installed. The courts have required numerous resurfacing and overlay treatments over time in order to maintain an adequate playing surface. Currently, the courts are in poor condition due to age and weathering, and the best corrective measure is a complete reconstruction.

In recent years, the popularity of tennis has gradually declined, while the popularity of pickleball has increased significantly around the region. In 2017, the Sports & Fitness Industry Association (SFIA) reported that pickleball currently has approximately 2.8 million players in the US, an increase of 12.3% in one year. Pickleball is a multi-generational sport with wide appeal.

In April 2017, the Yuba City area Pickleball Club President approached the Parks and Recreation Commission regarding programming a pickleball program and forming a potential partnership with the club. The Pickleball Club was formed in 2017. Since the inception of the club, approximately 60 to 80 people have joined and participated in the sport locally. Currently, there are no outside courts to play on and very limited space indoors.

The table below lists area cities/recreation districts which have remodeled or completely transformed their tennis courts to pickleball courts and the resulting community engagement.

Location	Courts	Participants	Tournaments
Roseville	11 indoor	120-200	2 times a year
Citrus Heights	6 outdoor	280	2 times a year
Livermore	6 indoor	150	1 time a year
Chico	4 outdoor	98-135	2 times a year
Folsom	7 indoor	140-160	N/A

Staff has monitored the use of the four Sam Brannan Park tennis courts and only one court has been used sporadically in the last nine months, which we believe is due to the current condition of the courts and the decline in popularity of tennis.

Yuba City Unified is partnering with the City on this project, as students from Gray Avenue Middle School will utilize the new facility for PE classes during their pickleball unit.

On May 1, 2018, Council approved the plans and specifications for the Sam Brannan Court Restoration and Conversion Project and authorized the Public Works Department to advertise for bids.

The project was originally advertised for bid from July 23, 2018 through August 8, 2018, and on August 8, 2018, bids were received and opened in the City Clerk's office. Only three bids were received despite a strong push to advertise the project. The costs were higher than staff had estimated with a comparable low bid of \$320,000. City staff believe that the high costs were due to a busy construction season, which yielded few bidders, and a low-competition bid environment. City staff discussed multiple options for project modifications that would allow for cost savings. Ultimately, staff decided to value engineer the project scope, have the City construct some of the bid items by its own forces, and re-bid the project at a time that would allow for a more competitive bid environment. The scope changes were as follows:

- Deleted 12" concrete perimeter curb and replaced with 2" x 6" redwood perimeter header board. (\$28,500 Savings)
- Removed "Existing Court Asphalt Excavation." City staff will perform this task in order to reduce project costs. (\$9,200 Savings)
- Added bid alternates for fence modifications, so that City staff may perform these tasks if more cost efficient than bid costs. (\$14,000 Savings)

After the modifications were made, the project was then re-advertised for bid from December 12, 2018 through January 2, 2019.

Analysis:

The proposed project will modify the existing court layout to include six pickleball courts and two tennis courts, and include the following amenities: an ADA compliant entrance ramp, benches/shade structures, and interior fencing (see Attachment 2 for proposed court layout). The proposed multi-purpose courts have been designed to exceed the highest standard of current tennis and pickleball structural design, which will ensure great structural integrity of the courts and ultimately decrease the amount of necessary future maintenance.

The bid alternate, if also awarded, will allow for the contractor to make additional fence modifications. The modifications will include: adjusting the perimeter fence netting to match final grade, installing two 20' wide gated viewing windows in the exterior fence, and removing 30' of existing fence for construction access. The City decided to make these items bid alternates so that the City could construct said items by its own forces if it was deemed the most cost effective option, based on bid prices. After review of bids, staff has determined that it is more cost effective to have the contractor construct the bid alternate items.

The installation of the multi-purpose courts will allow the public access to both tennis and pickleball courts, supporting both traditional uses and modern interests. Should additional tennis facilities be requested outside of the two newly-refurbished courts, the City's multi-use agreement with Yuba City Unified School District will provide a means for access to additional courts.

The project was re-advertised for bid from December 12, 2018 through January 2, 2019. Plans and specifications were provided to local builder/contractor exchanges. On January 2, 2019, bids were received and opened in the City Clerk's office. A list of the bids received and the engineer's estimate are shown below.

<u>Company</u>	<u>Base Bid</u>	<u>Base + Bid Alternate</u>
Saviano Co., Inc.	\$ 220,300.00	\$ 247,300.00
Sierra Asphalt Inc.	\$ 278,000.00	\$ 301,600.00
North Star Construction & Engineering Inc.	\$ 284,376.20	\$ 307,876.20
Lamon Construction Co., Inc	\$ 306,867.80	\$ 332,667.80
B & M Builders, Inc.	\$ 312,428.00	\$ 336,904.00
All-American Construction, Inc.	\$ 367,164.00	\$ 393,864.00
Engineer's Estimate	\$270,000.00	\$ 310,239.00

Saviano Co., Inc. of San Jose, CA is the low, responsive bidder.

Contract administration and inspection of the project will be performed by Public Works Department and Community Services Department staff. Project construction is expected to begin in March 2019 and continue through May 2019.

Saviano Co., Inc. is a contractor that has been constructing tennis courts since 1963. They are one of the few contractors that specialize in tennis court construction. Being that they specialize in court construction, they have all necessary equipment to complete construction of courts without the need to sub-contract any work. They have a great reputation in the tennis industry, with a lengthy resume, including consultation services for construction of tennis courts in the 2008 Olympic Games, and consultation and construction services for the 2011 Pan American Games.

Fiscal Impact:

The project will be funded through CIP Account No. 1263 (Sam Brannan Park Pickleball Courts). The account is funded by multiple funding sources including community organizations and City funds.

Community Development Block Grant Funding:

\$ 115,400

Community Organizations:

\$ 25,000 – Yuba City Rotary

\$ 25,000 – Friends of the Yuba City Parks and Recreation Foundation

\$ 25,000 – Yuba City Unified School District

Community Services Budget:

\$ 30,000 – 2017/18 Annual Playground Replacement Funds

\$ 51,630 – Parks and Recreation Vehicle Replacement Funds

Total = \$272,030 (Contract Award Amount with 10% Construction Contingency/ Management)

Environmental:

Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Class 1 Categorical Exemption set forth in CEQA Guidelines Section 15301, as the improvements merely replace the existing tennis courts with pickleball courts in an existing recreational facility, and there will be negligible or no expansion of that facility, which will continue to be used for recreational purposes. Further, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines 15300.2 apply to this project.

Alternatives:

Reject all bids and cancel the project.

Recommendation:

- A. Adopt a finding of Class 1 Categorical Exemption for the project per CEQA Guidelines Section 15301 (Existing Facilities).
- B. Accept all bids, award the bid to the lowest responsive and responsible bidder, and enter into Contract No. 18-03 Sam Brannan Court Restoration and Conversion with Saviano Co., Inc. of San Jose, CA in the amount of their total base bid of \$220,300 with a bid alternate of \$27,000, for a total bid of \$247,300.
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Attachments:

1. Contract No. 18-03
2. Project Location Map

Prepared by:

/s/ Josh Wolfe

Josh Wolfe
Assistant Civil Engineer

Reviewed by:

Public Works Director

Finance Director

City Attorney

Submitted by:

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

DL

RB

SLC by email

ATTACHMENT 1

**CITY OF YUBA CITY
PUBLIC WORKS DEPARTMENT**

CONTRACT AGREEMENT

**SAM BRANNAN COURT RESTORATION & CONVERSION
CONTRACT NO. 18-03**

THIS AGREEMENT, made and concluded this ____ day of _____ 20 ____, between the City of Yuba City, party of the first part, and **Saviano Company, Inc.**, Contractor, party of the second part.

ARTICLE I. – WITNESSETH, that for and in consideration of the payments and agreements hereinafter mentioned to be made and performed by the said party of the first part under the conditions expressed in the two bonds bearing even date with these presents and hereunto annexed, the said party of the second part agrees with the said party of the first part, at his own proper cost and expense, to do all the work and furnish all the materials, except such as are mentioned in the specifications to be furnished by said party of the first part, necessary to construct and complete in a good, workmanlike and substantial manner and to the satisfaction of the Public Works Department, construction on various roads, all in accordance with the Special Provisions hereto annexed and also in accordance with the Standard Specifications of the State of California Department of Transportation dated May 2010, the Standard Plans dated May 2010, the “Labor Surcharge” and “Equipment Rental Rates” in effect on the date the work is accomplished, and the “General Prevailing Wage Rates” of the State of California Department of Transportation, which said Special Provisions, Standard Plans, Standard Specifications are hereby specially referred to and by such reference made a part hereof.

The Special Provisions and the project plans for the work to be done are entitled:

SAM BRANNAN COURT RESTORATION & CONVERSION

Which are hereby made part of this contract.

ARTICLE II. – The said Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work contemplated and embraced in this Agreement; also for all loss or damage arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the City of Yuba City and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work and for well and faithfully completing the work, and the whole thereof, in the manner and according to the plans and specifications and the requirements of the Engineer under them, to wit.

ARTICLE III. – The said party of the first part hereby promises and agrees with the said Contractor to employ, and does hereby employ, the said Contractor to provide the materials and to do the work according to the terms and conditions herein contained and referred to, for the prices

hereinafter set forth, and hereby contracts to pay the same at the time, in the manner and upon the conditions above set forth; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE IV. – By my signature hereunder, as Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this contract.

ARTICLE V. – It is further expressly agreed by and between the parties hereto that should there be any conflict between the terms of this instrument and the bid or proposal of said Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

ARTICLE VI. – The City of Yuba City hereby employs Contractor to provide material and to do the work according to the terms and conditions herein contained and referred to for the following prices to be paid at the time, in the manner and upon the conditions hereinafter set forth.

ARTICLE VII. – The improvement contemplated in the performance of this contract is an improvement over which the City of Yuba City shall exercise general supervision.

ARTICLE VIII. – The statement of prevailing wages appearing in the General Prevailing Wage Rates is hereby specifically referred to and by this reference is made a part of this contract. It is further expressly agreed, by and between the terms of this instrument and the bid or proposal of said Contractor, that this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

**SAM BRANNAN COURT RESTORATION & CONVERSION
CONTRACT NO. 18-03**

Bid Item	Item Description	Estimated Quantity	Unit of Measure	Item Price	Total Amount
BASE BID SCHEDULE					
1	Mobilization/Demobilization	1	LS	\$0	\$0
2	Class II Aggregate Base (Re-compact existing, place additional base and compact as necessary to match correct grade)	890	TON	\$52.25	\$46,500.00
3	Asphalt Concrete Level Course (1/2" Agg. 3" Depth)	23,748	SF	\$3.07	\$73,000.00
4	2"X6" Redwood Perimeter Header Board	650	LF	\$13.08	\$8,500.00
5	Minor Concrete, Pedestrian Access Ramp (Caltrans Type A)	1	EA	\$5,000.00	\$5,000.00

6	Minor Concrete, South Entrance Concrete Adjustments	1	LS	\$5,000.00	\$5,000.00
7	Adjust 4' Gate to Final Grade	1	EA	\$500.00	\$500.00
8	Adjust 12' Gate to Final Grade	1	EA	\$800.00	\$800.00
9	Novasurface Acrylic Resurfacer or Equivalent (1 Coat)	1	LS	\$12,000.00	\$12,000.00
10	Novacrylic Combination Surface "Stadium Blue" Acrylic Court Color Coating, or Equivalent (Inside Tennis Playing Areas, Pickleball Service Areas, 2 Coats)	1	LS	\$6,500.00	\$6,500.00
11	Novacrylic Combination Surface "Grass Green" Acrylic Court Color Coating, or Equivalent (Outside Field Areas, Pickleball Non-Volley Zones, 2 Coats)	1	LS	\$6,500.00	\$6,500.00
12	Court Striping (6 Pickleball Courts, 2 Tennis Courts)	1	LS	\$3,000.00	\$3,000.00
13	Pickleball Net Post Sets Installed	6	EA	\$2,000.00	\$12,000.00
14	Tennis Net Post Set Installed	2	EA	\$2,000.00	\$4,000.00
15	4' Galvanized Chain Link Interior Fencing	279	LF	\$43.01	\$12,000.00
16	Superior Shelter Model 8408 with 24 Gauge R Type Roof (Evergreen Color), Standard Square Column, and Black Color Powder Coat, or Equivalent [Installed]	2	EA	\$12,500.00	\$25,000.00
BID ALTERNATE A – (ADDITIONAL FENCEWORK)					
17	Adjust Perimeter Fence Netting to Match Final Grade (Post Extension Cost Included)	1	LS	\$20,000.00	\$20,000.00
18	Remove 30' of Existing Fence for Construction Access	1	LS	\$2,000.00	\$2,000.00
19	Install 6' X 20' Gated Viewing Windows in Existing 12' Fence (See "6' X 10' Viewing Window Layout", Sheet 5)	2	EA	\$2,500.00	\$5,000.00
NOTE:					
1. City will remove all existing asphalt prior to construction. Contractor shall be responsible for all other work.					
TOTAL BASE BID SCHEDULE = \$220,300.00					
TOTAL BID ALTERNATE A = \$27,000					
TOTAL AMOUNT BID (BASE BID + BID ALTERNATE A) = \$247,300.00					

Approved as to form:

City Attorney
City of Yuba City

CITY OF YUBA CITY

Steven C. Kroeger
City Manager

Date

CONTRACTOR

Company Name

By and Title (signature)

Date

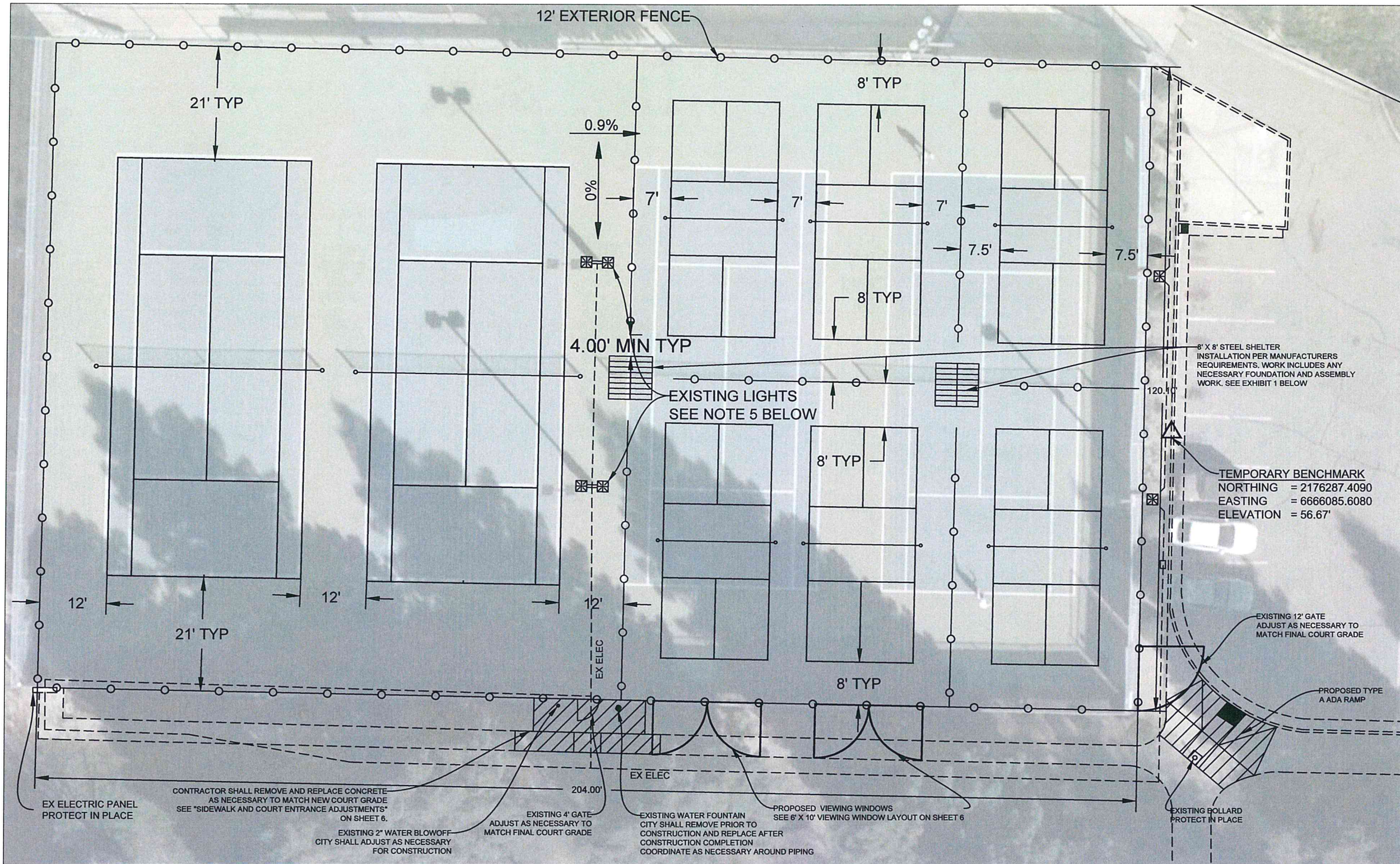
By and Title (printed)

Address

Telephone Number

ATTACHMENT 2

N:\Engineering\018110-03 Sam Brannan Court Restoration and Conversion\DWG\18-03 Sam Brannan Plans 12-12-18.dwg



8' X 8' STEEL SHELTER
INSTALLATION PER MANUFACTURERS
REQUIREMENTS. WORK INCLUDES ANY
NECESSARY FOUNDATION AND ASSEMBLY
WORK. SEE EXHIBIT 1 BELOW

TEMPORARY BENCHMARK
NORTHING = 2176287.4090
EASTING = 6666085.6080
ELEVATION = 56.67'

EXISTING 12' GATE
ADJUST AS NECESSARY TO
MATCH FINAL COURT GRADE

PROPOSED TYPE
A ADA RAMP

EX ELECTRIC PANEL
PROTECT IN PLACE

CONTRACTOR SHALL REMOVE AND REPLACE CONCRETE
AS NECESSARY TO MATCH NEW COURT GRADE
SEE "SIDEWALK AND COURT ENTRANCE ADJUSTMENTS"
ON SHEET 6.

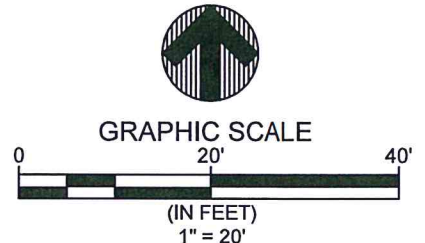
EXISTING 2" WATER BLOWOFF
CITY SHALL ADJUST AS NECESSARY
FOR CONSTRUCTION

EXISTING 4" GATE
ADJUST AS NECESSARY TO
MATCH FINAL COURT GRADE

EXISTING WATER FOUNTAIN
CITY SHALL REMOVE PRIOR TO
CONSTRUCTION AND REPLACE AFTER
CONSTRUCTION COMPLETION
COORDINATE AS NECESSARY AROUND PIPING

PROPOSED VIEWING WINDOWS
SEE 6' X 10' VIEWING WINDOW LAYOUT ON SHEET 6

EXISTING BOLLARD
PROTECT IN PLACE



GENERAL NOTES

1. ANY DAMAGE TO CURB, GUTTER, SIDEWALK, PAVEMENT OR OTHER EXISTING FACILITIES, DURING CONSTRUCTION AND/OR MOBILIZATION/DEMobilIZATION IS TO BE REPAIRED TO A LIKE OR BETTER CONDITION AT THE CITY'S DISCRETION.
2. EAST SIDE OF COURT SHALL HAVE AN ELEVATION 0.15' HIGHER THAN THE TEMPORARY BENCHMARK.
3. THE COURT SHALL BE SLOPED IN ONE PLANE, WITH A HIGH ELEVATION ON THE WEST SIDE, AND A LOW ELEVATION ON THE EAST SIDE. THE COURT SLOPE SHALL BE 0.90%.
4. ALL COURT CONSTRUCTION SHALL MEET OR EXCEED CURRENT ASTM INTERNATIONAL, AMERICAN SPORTS BUILDERS ASSOCIATION, AND USA PICKLEBALL ASSOCIATION STANDARDS.
5. PRIOR TO PAVING, BLOCK OUT FOUNDATION BASE WITH 1"X4" REDWOOD BOARDS, WITH TOP OF FORM HEIGHT A MINIMUM ONE INCH ABOVE FINAL GRADE.

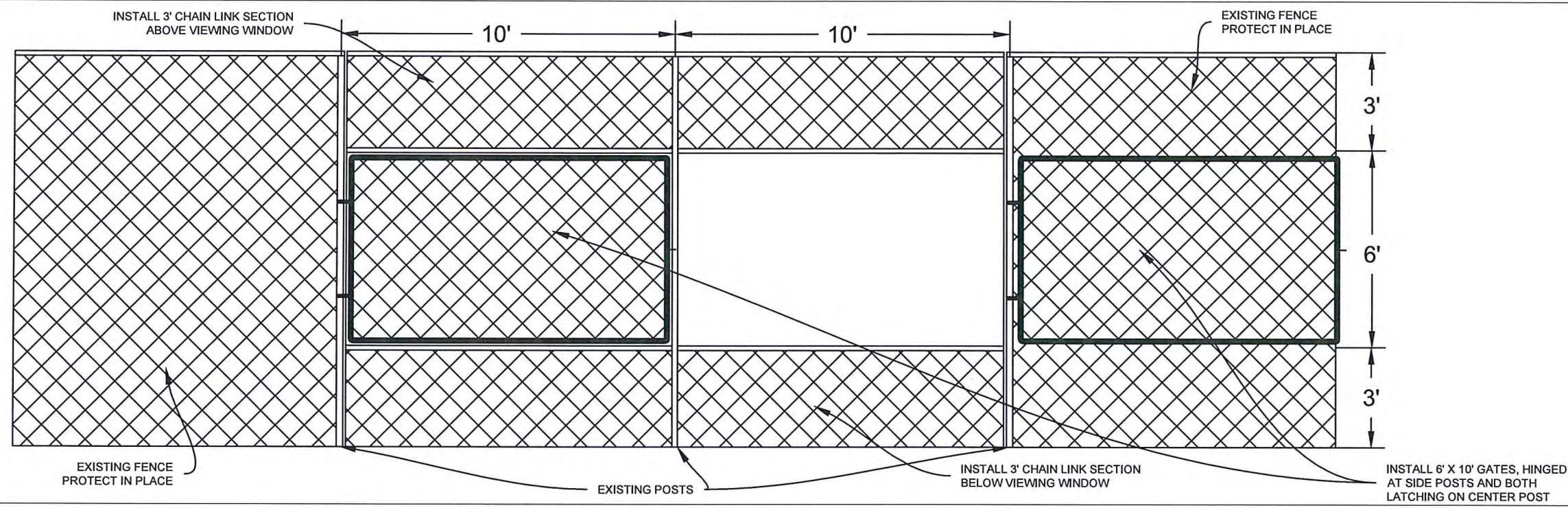


EXHIBIT 1: 8' X 8' GABLE END
STEEL FRAMED MINI SHELTER

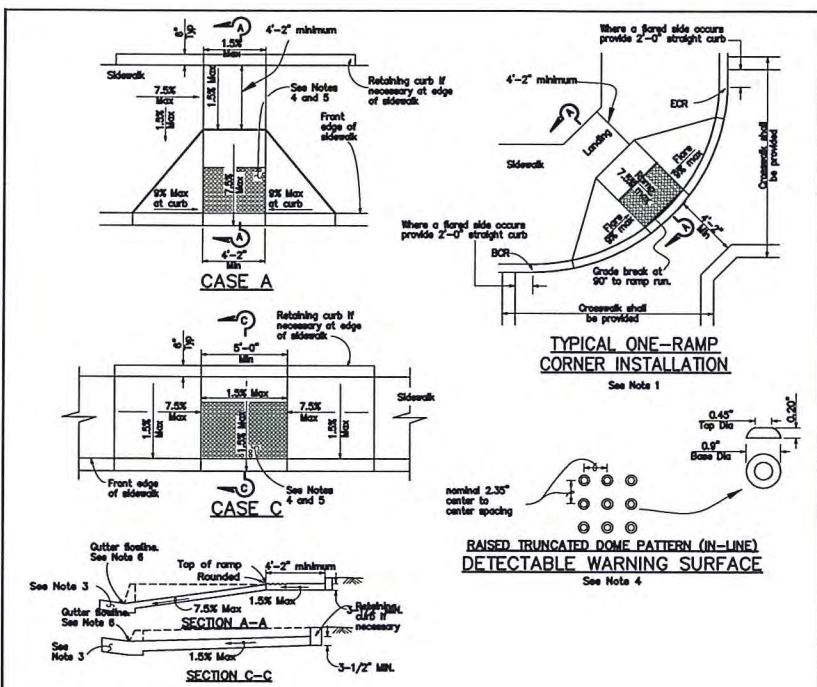


CITY OF YUBA CITY		
SAM BRANNAN COURT RESTORATION AND CONVERSION COURT LAYOUT		
SUBMITTED BY: J. WOLFFE	DESIGN BY: J.G.W.	DRAWING NO.
1201 CIVIC CENTER BLVD. YUBA CITY, CA 95993 (530) 822-3288	DRAWN BY: J.G.W.	5426-B
DATE OF PLANS: 12/06/2018	CHECKED BY: B.K.M.	SHEET <u>3</u>
		OF <u>5</u> SHEETS

N:\Engineering\Share\Projects\2018 Projects\18-03 Sam Brannan Court Restoration and Conversion\Drawings\18-03 Sam Brannan Plans 12-12-18.dwg



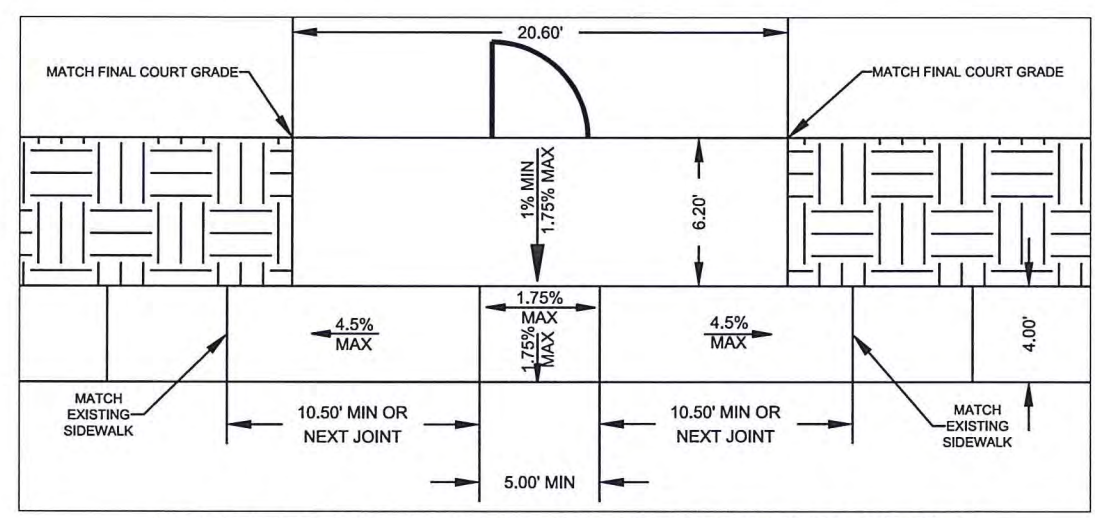
6' X 10' VIEWING WINDOW LAYOUT, BID ALTERNATE A: BID ITEM 19



- NOTES:**
1. WHEN CONSTRUCTION OF TWO PERPENDICULAR RAMPS IS NOT FEASIBLE AT CURB RETURN LOCATIONS, THE ONE-RAMP CORNER INSTALLATION DETAIL MAY BE USED. CROSSWALKS SHALL CONFORM TO THE CONFIGURATION DETAILS ON THIS PLAN.
 2. IF DISTANCE FROM CURB TO BACK OF SIDEWALK IS TOO SHORT TO ACCOMMODATE RAMP LANDING (4'-2" MINIMUM) AS SHOWN IN CASE A, THE SIDEWALK MAY BE DERESSED LONGITUDINALLY OR WIDENED AS NECESSARY.
 3. MAXIMUM SLOPES OF ADJOINING CUTTERS AND THE ROAD SURFACE IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES OF THE BOTTOM OF THE RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 5% IN THE DIRECTION OF CROSSWALK TRAVEL AND 1.5% CROSS SLOPE WITHIN 4.0' OF THE BOTTOM OF THE RAMP. CUTTER PAN SLOPE SHALL NOT EXCEED 1" OF DEPTH FOR EACH 2'-0" OF WIDTH.
 4. RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH OF THE BOTTOM LANDING AND 3.0' IN DEPTH FROM THE BACK OF THE CURB. DETECTABLE WARNING SURFACES SHALL CONFORM TO THE DETAILS ON THIS PLAN.
 5. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE AT THE BACK OF CURB.
 6. TRANSITIONS FROM RAMPS AND LANDING TO WALKS, CUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
 7. RAMPS SHALL BE INSTALLED PRIOR TO PAVING.
 8. SEE CALTRANS STANDARD PLANS FOR ADDITIONAL DETAILS.


CITY OF YUBA CITY			
STANDARD DETAIL			
ST3A			
DATE	REVISIONS	BY	APPROVED
7/5/17	UPDATED TO NEW STANDARDS	JWF	
5/19/14	ADA SELF EVALUATION	SAL	

YC STANDARD DETAIL ST3A



SIDEWALK AND COURT ENTRANCE ADJUSTMENTS



CITY OF YUBA CITY		
SAM BRANNAN COURT RESTORATION AND CONVERSION		
DETAILS SHEET 2		
	SUBMITTED BY: J. WOLFFE	DESIGN BY: J.G.W. DRAWN BY: J.G.W. CHECKED BY: B.K.M. DATE OF PLANS: 12/05/2018
1201 CIVIC CENTER BLVD. YUBA CITY, CA 95993 (530) 822-3288	DRAWING NO. 5426-B SHEET <u>5</u> OF <u>5</u> SHEETS	