

City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Dan Takasugi, Public Works Director/City Engineer
DATE: October 7, 2008
SUBJECT: Consideration of a Resolution Authorizing Awarding a Contract in the Amount of \$25,180.50 to L. D. Giacomini Enterprises, Inc. for the Logvy Demolition Project and Authorizing the City Manager to Execute the Agreement

APPROVAL FOR FORWARDING:


James C. McCann, City Manager

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

ISSUE:

Consideration of a Resolution Authorizing Awarding a Contract in the Amount of \$25,180.50 to L. D. Giacomini Enterprises, Inc. for the Logvy Demolition Project and Authorizing the City Manager to Execute the Agreement

RECOMMENDATION:

Adopt the Resolution.

BACKGROUND/DISCUSSION:

The 10-acre Logvy Community Park property was purchased in 1997. The property included a number of farm buildings and two former dwellings. The City adopted a Master Plan and associated CEQA Mitigated Negative Declaration for the park in 1999 following an extensive community-led planning effort. On October 5, 2004, the Council adopted an Amended Mitigated Negative Declaration to update the original environmental review and to reflect changes for the Park's planned development.

On May 1, 2007, the Calistoga City Council approved a Phase 1 Recreation Facilities Improvement and Implementation Plan. This plan included the design and construction of a Teen Center and Recreation Office to be located at Logvy Community Park consistent with the adopted Park Master Plan, and the renovation of the Monhoff Building.

Consideration of a Resolution Authorizing Awarding a Contract for the Logvy Demolition Project and Authorizing the City Manager to Execute the Agreement
City Council Staff Report
October 21, 2008
Page 2 of 4

26 Following the approval of the Improvement and Implementation Plan, the Council
27 indicated their strong desire to move forward with the initial phase of the project. Staff
28 developed a financing plan to accommodate this direction. (The financing plan includes
29 funds for other public facilities as well, including the community pool, fire station
30 renovation, and public works yard improvements).

31
32 Design and committee work has been underway to develop the plans for this first phase.
33 A part of the work was to reconfirm the Logvy Park Master Plan, make adjustments as
34 needed, and bring the Master Plan back to Council. The Logvy Park Master Plan update
35 process has recommended consolidating new recreational facilities at Logvy Park, versus
36 renovating the Monhoff Building. This revised Master Plan concept was introduced to
37 Council on February 5, 2008 with positive feedback. Design work pursuant to the revised
38 Master Plan continues. The Master Plan and the Concept Design of the Art/Teen Center
39 building will be brought to the Planning Commission and Council in the next couple
40 months for review and action.

41
42 Demolition of the main Logvy house and smaller guest house is necessary to construct
43 the new recreational facilities. In order to simplify the future construction of the Recreation
44 buildings, it would be prudent to perform the Logvy house demolition prior to the main
45 construction contract. Several reasons for this timing are: a) to reduce the time of the
46 building construction contract, b) to reduce the building contractor's risk from unknown site
47 conditions, and c) to reduce the complexity of the building contract. Furthermore, the old
48 houses are becoming an attractive nuisance and safety hazard to the community (even
49 though they are fenced off) and thus should be removed as soon as practicable.

50
51 The demolition work is expected to proceed quickly once a contract is awarded, and
52 should not interfere with pool construction. None of the large valley oak trees will be
53 removed in this demolition project. Only trees immediately surrounding the houses will be
54 removed. Asbestos material was abated from the large Logvy house in October 2005 and
55 from the small house in July 2008.

56
57 On September 2, 2008 the City Council authorized the Public Works Department to
58 request construction bids for the Logvy Demolition Project, based on plans and
59 specifications prepared by Kinzie & Associates, the project architect. The project was
60 advertised and bids were opened on October 7, 2008. Fifteen (15) bids were received
61 and ranked as follows. Bids shown include an Additive bid item for a stabilized
62 construction entrance (large rock pad designed to keep mud off city streets) that may or
63 may not be executed later, depending upon the need. The low bid from L. D. Giacomini
64 Enterprises, Inc. included the base bid of \$25,180.50, and the Additive bid item of
65 \$4,819.50 for a total bid of \$30,000.

66
67
68
69

1.	L. D. Giacomini Enterprises Inc.	Ukiah	\$30,000.00
2.	Kemen & Son	Paradise	\$37,034.00
3.	Yelton Company, Inc.	Vacaville	\$58,888.00

Consideration of a Resolution Authorizing Awarding a Contract for the Logvy Demolition Project and Authorizing the City Manager to Execute the Agreement
City Council Staff Report
October 21, 2008
Page 3 of 4

70	4. W. C. Malloney	Stockton	\$64,275.00
71	5. Pridmore Brothers, Inc.	Napa	\$65,500.00
72	6. Musco Excavators, Inc.	Santa Rosa	\$74,200.00
73	7. Harborth, Inc.	Lower Lake	\$75,010.00
74	8. Helmer & Sons, Inc.	Angwin	\$76,000.00
75	9. Fieldstone Construction Co.	Santa Rosa	\$80,919.00
76	10. Wildcat Underground & Engineering	Petaluma	\$83,100.00
77	11. Delta Oilfield Services	Woodland	\$88,000.00
78	12. Richardson Engineering Contractors	Healdsburg	\$95,990.00
79	13. Montelli Construction	St. Helena	\$96,285.00
80	14. Parc Services Inc.	Livermore	\$96,750.00
81	15. Northwest General Engineering	Santa Rosa	\$97,397.00

82

83 The Engineer's Estimate for the project's construction was \$100,000. The low bid
 84 provided by L. D. Giacomini Enterprises, Inc. is approximately 70% less than the
 85 Engineer's Estimate. Staff has evaluated the bid from L. D. Giacomini Enterprises, Inc.
 86 and found that the bidder is both responsive and responsible. L. D. Giacomini
 87 Enterprises, Inc. has the required experience and licensure to perform the work, and has
 88 provided the required bid security. Staff anticipates that the construction activity will begin
 89 in the next two weeks, and the project should be completed by late November.

90

91 Staff recommends that a contract for the demolition of the two Logvy houses be awarded
 92 to L. D. Giacomini Enterprises, Inc. in the amount of \$25,180.50.

93

94 **GENERAL PLAN CONFORMANCE, ENVIRONMENTAL REVIEW:**

95

96 This project is consistent with General Plan Objectives OSC 4.2 and OSC 4.3.

97

98 The CEQA Mitigated Negative Declaration of 1999 and the Amended Mitigated Negative
 99 Declaration of October 5, 2004 for the Logvy Park Master Plan included the demolition of
 100 the Logvy house buildings.

101

102 An Archaeological and Historical Study was performed on the entire Logvy Park area by
 103 Tom Origer & Associates on July 22, 2008. The study report states, "*There are two 1940s*
 104 *buildings within the study area and neither appears eligible for inclusion on the California*
 105 *Register of Historical Resources.*"

106

107 The demolition activities will be performed almost entirely in pre-disturbed ground.
 108 However, the City will retain a consultant to provide archaeological monitoring of
 109 earthwork during demolition activities, due to the close proximity of a prehistoric
 110 archaeological site. If archaeological remains are discovered, work will stop in the area of
 111 the discovery until an archaeologist can evaluate the find.

112

**Consideration of a Resolution Authorizing Awarding a Contract for the Logvy Demolition
Project and Authorizing the City Manager to Execute the Agreement
City Council Staff Report
October 21, 2008
Page 4 of 4**

113 In the course of demolition several significant trees will need to be removed. Per the
114 recommendations of the project arborist, mitigation for removal of these trees will comply
115 with the City's tree replacement program.
116

117 **FISCAL IMPACT:**
118

119 Funds are budgeted for the Logvy Park Recreational Center Improvements project in the
120 2008/09 Capital Improvement Program in the amount of \$1,807,000.
121

122 The cost of this demolition project will be derived from that project budget. In addition to
123 the \$25,180.50 recommended for contract award, staff also anticipates associated costs
124 for the stabilized construction entrance, archeological monitoring, testing services, arborist
125 services, and any unforeseen site conditions. The remaining larger portion of the
126 Recreational Facilities project is being designed to remain within the allocated budget.
127

128 **ATTACHMENTS:**
129

130 1. Resolution

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

RESOLUTION NO. 2008- ____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA,
COUNTY OF NAPA, STATE OF CALIFORNIA,
AUTHORIZING AWARDING A CONTRACT TO
L. D. GIACOMINI ENTERPRISES, INC. IN THE AMOUNT OF \$25,180.50
FOR THE LOGVY HOUSE DEMOLITION PROJECT AND
AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT**

WHEREAS, the City Council approved the project Plans and Specifications for the Logvy House Demolition Project ("Project"), and authorized the Public Works Department to advertise for bids, at their September 2, 2008 meeting; and

WHEREAS, bids for the Project were opened on October 7, 2008 in accordance with California Public contract Code Section 4105.5 and other applicable law; and

WHEREAS, 15 bids were received by the City, with the low bidder being L. D. Giacomini Enterprises, Inc. in the amount of \$25,180.50; and

WHEREAS, staff has determined that L. D. Giacomini Enterprises, Inc.'s bid satisfies the bidding requirements for the Project; and

WHEREAS, project funds of \$1,807,000 were budgeted in the 08/09 Capital Improvement Project Budget (Account 01-5159); and

WHEREAS, the Project was reviewed under the California Environmental Quality Act (CEQA) Amended Mitigated Negative Declaration adopted by Council on October 5, 2004.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Calistoga as follows:

1. The above recitals are true and correct and are hereby incorporated into this Resolution as findings of the City Council of the City of Calistoga.
2. In accordance with California Public Contract Code Section 20160 and following and other applicable law, the City Council of the City of Calistoga hereby finds the bid of L. D. Giacomini Enterprises, Inc., for the Logvy House Demolition Project to be the lowest, responsive bid.
3. The contract for the Logvy House Demolition Project is hereby awarded to L. D. Giacomini Enterprises, Inc., in the amount of \$25,180.50, conditioned on L. D. Giacomini Enterprises, Inc.'s timely executing the Project contract and submitting all required documents, including, but not limited to, executed bonds, certificates of insurance, and endorsements, in accordance with the Project bid documents.

48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69

4. The City Manager is hereby authorized and directed to execute a contract with L. D. Giacomini Enterprises, Inc., for performance of the Project in accordance with the bid documents and applicable law upon submission by L. D. Giacomini Enterprises, Inc., of all documents required pursuant to the Project bid documents, contingent upon approval by the City Attorney.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Calistoga at a regular meeting held this **21st day of October 2008**, by the following vote:

AYES:

NOES:

ABSTAIN/ABSENT:

JACK GINGLES, Mayor

ATTEST:

SUSAN SNEDDON, City Clerk