



# City of Costa Mesa

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 21-487

**Meeting Date:** 12/7/2021

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**TITLE:**

JACK HAMMETT SPORTS COMPLEX EXPANSION PROJECT, CITY PROJECT NO. 21-05

**DEPARTMENT:** PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

**PRESENTED BY:** RAJA SETHURAMAN, PUBLIC SERVICES DIRECTOR

**CONTACT INFORMATION:** SEUNG YANG, P.E., CITY ENGINEER (714) 754-5633

**RECOMMENDATION:**

Staff recommends the City Council:

1. Adopt plans, specifications, and working details for the Jack Hammett Sports Complex Expansion Project, City Project No. 21-05.
2. Accept the bid withdrawal submitted by PUB Construction, Inc.
3. Award a Public Works Agreement (PWA) to Horizons Construction Company International, Inc., 432 W. Meats Avenue, Orange, CA 92865, in the amount of \$2,166,920.70 (Attachment 1).
4. Authorize the City Manager and City Clerk to execute the PWA and future amendments to the agreement within Council authorized limits.
5. Authorize a budget adjustment of an additional \$125,000 from the Jack Hammett Sports Complex Capital Improvement Fund (417).
6. Authorize an additional ten percent (10%) contingency in the amount of \$216,693 as needed for any unforeseen costs related to this project.

**BACKGROUND:**

This Jack Hammett Sports Complex is named in honor of former mayor, Jack Hammett. The facility offers six (6) fields that are primarily used for soccer and lacrosse programs but can be utilized for other various recreational activities. This location is currently the preseason training home of the Los Angeles Chargers professional football team. The sports complex has endured frequent use over time and is in need of improvements and new upgrades to this public recreational facility.



### **Jack Hammett Sports Complex**

For many years, parking has been an issue at the Sports Complex with the popularity of field sports and sponsored activities that occur throughout the year such as AYSO Region 120, Costa Mesa Youth Soccer League, Pilot Cup, and OC Football Academy. Due to limited parking capacity, patrons of the Sports Complex have used the adjacent Costa Mesa High School parking lot, in which the City has in place a Use Agreement. However, the high school often conducts its own sporting events, whereby its parking facilities are not always available. In addition, the nearby Presbyterian Church of the Covenant and Orange Coast College (OCC) have served as alternate venues for parking. However, space availability can be limited due to hosted events by these entities, as well as complaints from church leadership along with added costs associated with the use of the church and OCC parking lots for larger events.

City staff and user groups have met over several years and identified the need for this parking expansion along with improved access to meet Americans with Disability Act (ADA) standards and storage facilities. The safety lighting in the park was rusted and needed replacement and were included in the project scope. Initial budget allocations for the project were made in 2014-15 Capital Improvement Program (CIP) budget and there were subsequent allocations in following years.

In the event that the Los Angeles Chargers relocate its training camp, the City intends to expand its programs by allocating more field usage to user groups in hosting tournaments and competitions. Other events such as concerts and specialty events are possible, which will potentially create higher parking volumes. The parking improvements proposed by this project will help alleviate much of this parking demand.

For this project, the proposed improvements are designed to increase parking, improve overall circulation, provide ADA accessible paths and improvements and the construction of permanent storage facilities. The proposed improvements will be completed around various areas of the sports complex.

The scope of work for this project includes, but is not limited to, parking lot pavement improvements that include striping and markings; concrete flatwork; ADA compliant ramps, curbs and gutters; installation of a new storage building; site grading; lighting; irrigation; landscaping; electrical and mechanical work; and all other tasks associated with the project to bring it to completion.

In the future, if it is determined that there is excess available parking on-site, modifications can be made to reallocate this excess paved surface to other recreational uses such as pickle ball courts and soccer mini-pitch play areas.

A copy of specifications and working details are available for review in the Office of the City Clerk or in the Public Services Department and are posted on the City website at:

<https://www.costamesaca.gov/city-hall/city-departments/public-services/capital-improvement-projects>

**ANALYSIS:**

The City Clerk received and opened nine (9) bids for the project on September 28, 2021. PUB Construction, Inc. was the apparent lowest bidder with a base bid proposal of \$1,757,917.56. Horizons Construction Company International, Inc. (Horizons), was the apparent second lowest bidder with a base bid proposal of \$2,166,920.70. PUB Construction, Inc., submitted a letter withdrawing its bid for Project No. 21-05 on September 29, 2021 due to clerical errors (Attachment 2), and the request for withdrawal was made within the allotted time of five (5) working days as stipulated in Public Contract Code, Section 5103(b).

Due to the withdrawal of PUB Construction, Inc., the proposal from Horizons is deemed as the apparent lowest bidder. The City Engineer's original estimate was \$1,958,005 and the average of the eight (8) bids received amounted to \$2,627,911.17. An analysis of the bids indicates that the apparent lowest bidder submitted a proposal that is eleven percent (11%) higher than the Engineer's estimate, but seventeen percent (17%) lower than the average of all bids. The discrepancy in the Engineer's estimate is attributable to the continual rise in construction material and labor costs that is being experienced throughout the United States. The bid results are summarized in the bid abstract (Attachment 3).

The license and references of Horizons have been checked and staff found them to be in good standing.

Horizons will furnish the necessary bonds and insurance, which will be approved as to form by Risk Management. After the award and subsequent execution of the agreement, a "Notice to Proceed" will be issued.

Therefore, staff requests that City Council award the project to Horizons Construction Company International, Inc., as the lowest responsible bidder.

**ALTERNATIVES:**

The alternative to this Council action would be to reject all bids and re-advertise the project. Staff believes that re-advertising the project will not result in lower bids. Another alternative would be to eliminate the proposed parking expansion. If this alternative is approved, staff will attempt to re-negotiate with the contractor through change order process and authorize a new design for that portion of the project.

**FISCAL REVIEW:**

Funding for this project is included in FY 2021-22 and prior years Capital Improvement Project (CIP) budgets. Staff requests that the City Council approve a budget adjustment of \$125,000 from the Jack Hammett Sports Complex Capital Improvement Fund (417).

**LEGAL REVIEW:**

The City Attorney's Office has reviewed and approved this report as to form and prepared the Public Works Agreement.

**CITY COUNCIL GOALS AND PRIORITIES:**

In 2021, the City Council adopted a list of three-year goals. The project works toward achieving the following City Council goal:

- Strengthen the public's safety and improve the quality of life.

**CONCLUSION:**

Staff has evaluated the bids for Jack Hammett Sports Complex Parking Lot and ADA Upgrades Project, City Project No. 21-05, and recommends the City Council:

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