



Atascadero City Council

Staff Report – Public Works Department

Lake Park Pier and Pedestrian Pathway Project Construction Award

RECOMMENDATION:

Council award a construction contract for \$217,169 to Atkinson Concrete Construction, Inc. for the Lake Park Pier and Pedestrian Pathway Project (Project No. C2021P01).

DISCUSSION:

Background

The existing fixed pier, located at Atascadero Lake Park (9305 Pismo Avenue), is currently in a state of decline and has been closed to the public since summer 2021. The pier is an elevated wood deck on wooden piers, resting on a concrete foundation that extends into the lake approximately 38 feet. The pier is approximately eight feet wide by forty feet long, with a four-foot-tall safety railing on three of its sides. The adjacent on-grade concrete sidewalk, which begins at the entrance of the pier and travels along the frontage of the lake to the boathouse (paddleboat concessionaire) and up to the park's asphalt multi-purpose path, is not compliant with the Americans with Disability Act (ADA) requirements. Due to the popularity and high volume of visitors to Atascadero Lake Park, the City has actively pursued grant funding to repair the pier and construct ADA improvements to the pathways. In 2019, the Council approved Resolution 2019-080, authorizing the City to apply for grant funding available through Proposition 68 (California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act).

In 2022, the City was awarded \$177,952 in Proposition 68 grant funding from the California Department of Parks and Recreation to make the necessary safety repairs to the pier and ADA improvements to the pedestrian pathway. The grant requires a 20% local matching contribution from the City and construction must be completed by the end of the calendar year 2023. The City issued a Request for Proposals (RFP) for professional engineering services to perform land surveying, engineering design, and preparation of plans, specifications, and cost estimates for the project. AKA Engineering was selected in August 2022 to perform these services and Terra-Verde Environmental Consulting (now SWCA Environmental) was also hired at this time to provide permitting support services due to the project's close proximity to Atascadero Lake. AKA worked closely with SWCA to minimize potential environmental impacts to

Atascadero Lake and the surrounding areas. The pier posts and structural members were evaluated and found to be structurally sound and not needing replacement. Therefore, no construction work will be needed in the lakebed, which simplifies the environmental aspect to the project work.

The project scope includes replacement of the dilapidated four-foot wide concrete sidewalk and curb between the pier and past the paddleboat rental boathouse with a five-foot concrete sidewalk and curb, construction of a concrete stairway with handrails and ADA compliant ramp from the asphalt pathway behind the upper restrooms to the new sidewalk near the boathouse entrance, new railing and decking on the pier, and replacing the chain link fencing with matching pier railing between the pier and the old wading pool. These improvements will be a significant improvement to existing conditions and is expected to re-energize this area of the park.

Bid Analysis

Bidding documents were completed and approved by the City Engineer, and the project was publicly bid starting June 20, 2023 for a minimum of 30 days in accordance with State Contracting Laws and Atascadero Purchasing Policies. A public bid opening occurred on July 20, 2023 and four bids were received ranging from \$212,538 to \$348,039 (base bid) with the low bid received by Atkinson Concrete Construction, Inc. of Atascadero. The bids were reviewed for accuracy and compliance with project bidding requirements, and the City Engineer has determined that Atkinson Concrete Construction, Inc. of Atascadero is the lowest responsive bidder.

The bid form also had an alternative bid schedule that included an item to replace the decking boards on the pier. Bid prices ranged from \$4,630 to \$20,178 with lowest bid price received by Atkinson. Staff recommends that this alternative bid item be included in the award to Atkinson for a combined bid price of \$217,169.

Bidding was competitive for this project, and Atkinson's bid is considered a highly favorable price given the next lowest base bid was \$301,717, or \$89,179 more than Atkinson's bid of \$212,538. In addition, there has been a sharp increase in concrete costs recently on top of the ongoing escalation of construction costs starting in 2021. The current bidding environment across the Central Coast has seen multiple recent projects with a low number of bidders (due to current workload and a limited number of contractors) and bid prices much higher than typical bid costs.

If awarded, construction will last up to 45 working days or about two months. There will be inconvenience and some disruptions to the paddleboat concessionaire and others in the vicinity of the project work, but City staff will work with the contractor to mitigate these impacts as much as possible, including preparing a temporary traffic (pedestrian) control plan, installing temporary safety fencing, and providing access to facilities. To minimize impacts of park visitors, including special events such as the "Saturday in the Park" summer concert series, construction is expected to begin after the Labor Day weekend (September 4th).

ENVIRONMENTAL REVIEW:

The proposed project is Categorically Exempt (Class 1) Existing Facilities from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines Section 15301, because it is limited to repair and maintenance of existing facilities above the lake shore on non-native soil. A finding of exemption is on file in the project records. In addition, SWCA Environmental prepared and submitted a Biological Survey Results Memorandum to the California Department of Fish and Wildlife (CDFW) as part of the approved Lake and Streambed Alteration permit.

FISCAL IMPACT:

The adopted budget includes \$178,000 of Prop. 68 grant funding and \$150,000 in General Funds for a total budget of \$328,000. The following tables summarize the estimated project expenditures and funding sources:

ESTIMATED EXPENDITURES	
Design, Environmental and Bid Phase	\$56,100
Construction Contract (Base Bid + Bid Alt. No. 2)	217,169
Construction Admin., Testing, and Inspection	20,000
Construction Contingency (16%)	34,731
Total:	\$ 328,000

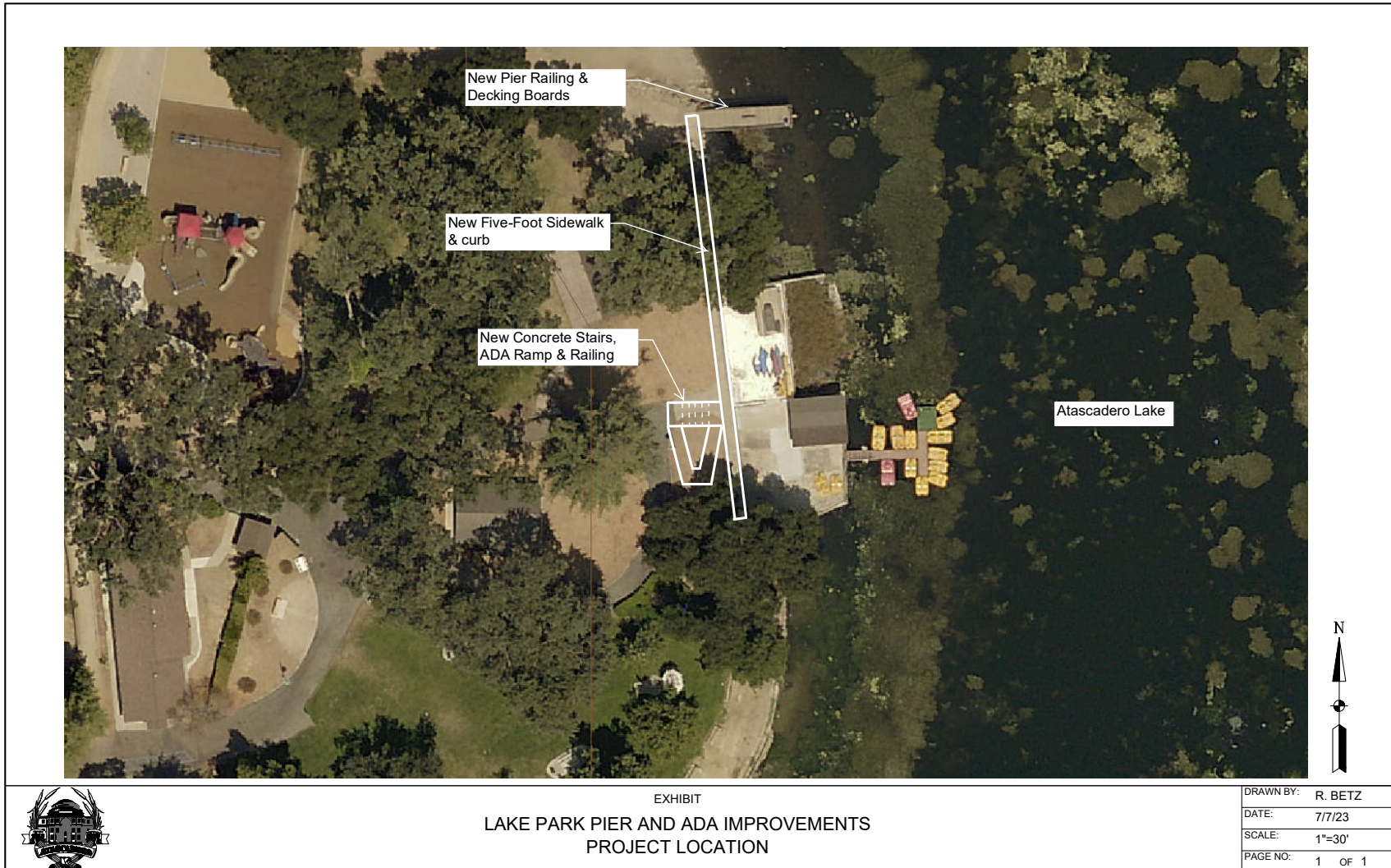
BUDGETED FUNDING SOURCES	
Prop. 68 Grant Funding	\$178,000
Budgeted General Funds	150,000
Total:	\$328,000

ALTERNATIVES:


Council may direct staff to rebid the project; however, staff believes the low bid received is very favorable given current construction costs and the bidding environment. In addition, Atkinson’s bid was very competitive, roughly \$89,000 less than the second lowest bid, and can be completed within budgetary constraints.

ATTACHMENTS:

1. Project Location Map
2. Bid Summary



City of Atascadero
Office of the City Clerk
Bid Summary

TO: Public Works
 FROM: Dillon Dean James, Deputy City Clerk 
 BID NO.: 2023-004
 OPENED: 7/20/2023
 PROJECT: Lake Park Pier & Pedestrian Pathway Project No. C2021P01

4

Bids were received and opened today, as follows:

<u>Name of Bidder</u>	<u>Base Bid Total</u>	<u>Add Alternate</u>
Atkinson Concrete Construction, Inc.	\$212,538.33	
G. Sosa Construction, Inc.	\$301,717.00	
F. Loduca Co.	\$332,929.00	
RCH Construction	\$347,768.20	