



Staff Report

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**File #:** 24-0389

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**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 06/05/2024

**TO:** Honorable Mayor and City Council Members

**FROM:** Public Works Department

**SUBJECT:**

CONSTRUCTION CONTRACT WITH JMJ CONSTRUCTION IN THE AMOUNT OF \$672,330 FOR THE BORDER AND FAIRVIEW PARK PLAYGROUND REPLACEMENTS, PROJECT NO. FC-2022-18, AND MOUNTAIN GATE PARK PLAYGROUND PHASE II, PROJECT NO. FC-2021-01; NOTICE INVITING BIDS 24-067CA

**EXECUTIVE SUMMARY:**

This staff report asks the City Council to approve the Construction Contract with JMJ Construction for the Border and Fairview Park Playground Replacements, Project No. FC-2022-18, and the Mountain Gate Park Playground Phase II, Project No. FC-2021-01. These projects will replace two aging playgrounds at Border and Fairview Parks and install a new dinosaur-themed playground for 2 to 5-year-olds next to the existing playground for 5 to 12-year-olds at Mountain Gate Park.

**RECOMMENDED ACTION:**

**That the City Council:**

- a. Approve the Construction Contract with JMJ Construction for the Border and Fairview Park Playground Replacements, Project No. FC-2022-18, and the Mountain Gate Park Playground Phase II, Project No. FC-2021-01 in the amount of \$672,330.
- b. Award Notice Inviting Bids 24-067CA to JMJ Construction, the lowest responsive, responsible bidder, for the total bid amount of \$672,330, and waive any and all minor irregularities in the bid document submitted by the said bidder.
- c. Authorize the City Manager, or his designee, to execute the Construction Contract with JMJ Construction in the amount of \$672,330, including any non-substantive extensions, change orders, purchase orders, and amendments up to the amount authorized by Corona Municipal Code Section [3.08.050\(H\)](#) which is equivalent to 10% or \$67,233.

- d. Authorize a total budgetary transfer in the amount of \$400,000 from the Parks Facilities and Amenities Inventory Operations and Maintenance Project No. 73840, \$150,000 to the Border and Fairview Park Playground Equipment Capital Improvement Project No. FC-2022-18 and \$250,000 to the Mountain Gate Park Playground Phase II Capital Improvement Project No. FC-2021-01 within the Parks and Open Space Fund Development Impact Fee Fund 217.
  
- e. Authorize a budgetary transfer in the amount of \$350,000 from the Citywide ADA Improvements at Parks Capital Improvement Project No. FC-2020-01 to the Border and Fairview Park Playground Equipment Capital Improvement Project No. FC-2022-18 within the General Fund 110.

**BACKGROUND & HISTORY:**

Corona’s Strategic Plan establishes a framework based on six goals that drive the City’s actions as it strives to build a community where everyone can thrive. Goal 3 looks to provide sound infrastructure through investment in public infrastructure such as parks. This investment included an evaluation of the existing parks and equipment to prioritize replacing assets that were no longer serviceable.

Border and Fairview Park playgrounds were evaluated as part of the Park and Facilities Inventory Project. Border Park’s playground was rated poor, and Fairview Park’s playground was rated fair. Both playgrounds require upgrades to provide appropriate Americans with Disabilities Act (ADA) access to all ground-level components. Subsequently, a Capital Improvement Project (CIP) titled “Border and Fairview Park Playground Replacement Project” was created, and a Request for Proposals (RFP) 22-023RH was conducted and awarded to design and purchase the playground equipment.

The Mountain Gate Park Playground Phase II Project was created in response to the Mountain Gate Park Playground Replacement Project, completed in 2021. This playground was designed for children ages 5-12 years old. To better utilize the space adjacent to the new playground, the City provided playground equipment for younger children ages 2-5. In September 2022, the City Council approved an agreement with Pacific Play Systems. The same company designed the Mountain Gate Park Playground Replacement Project, to be consistent with the adjacent dinosaur-themed design and equipment for the Mountain Gate Park Playground Phase II Project.

**ANALYSIS:**

The Project was advertised for bids on December 15, 2023, pursuant to Corona Municipal Code section [3.08.090](#), Public projects - formal bidding procedure, and the City’s purchasing policy through the City’s PlanetBids bidding portal. Twenty-three (23) prospective bidders were notified of the project, and on January 16, 2024, three (3) bids were received through the PlanetBids bidding service. All three bids were rejected due to a bid challenge. The process was modified to provide clearer direction to bidders, and a new bid, NIB 24-067CA was issued on March 13, 2024. There were forty-three (43) prospective bidders who registered online for the second bid. On April 23, 2024, seven (7) bids were received.

<b>Contractor</b>	<b>Location</b>	<b>Bid Total</b>
JMJ Construction	Winchester, CA	\$672,330
Western State Builder Inc.	Escondido, CA	\$723,752
R E Schultz Construction, Inc.	Orange, CA	\$756,980
KYA Services LLC	Santa Ana, CA	\$839,893
Diamond Construction	La Habra, CA	\$884,543
RG General Engineering, Inc.	Norco, CA	\$949,345
California Landscape & Design, Inc.	Upland, CA	\$1,018,487

Staff has reviewed the bid and recommends awarding the contract to MJM Construction (Exhibit 2) as the lowest responsive, responsible bidder based on the Bid Schedule for a total contract amount of \$672,330. All licenses and references for MJM Construction have been reviewed and verified by City staff, and all other documentation is in order.

**FINANCIAL IMPACT:**

After City Council approval of the budgetary transfers, funding for the Border and Fairview Park Playground Equipment Project will be available in the Capital Improvement Project No. FC-2022-18, which has a current available balance of \$54,380 within the General Fund 110.

The estimated construction costs for the project are outlined as follows:

Equipment.....	\$161,148
Construction .....	\$475,230
Contingency/Construction Inspection.....	\$47,523
<b>Total Construction Cost .....</b>	<b>\$683,901</b>

Likewise, funding for the Mountain Park Playground Phase II Project will be available in the Capital Improvement Project No. FC-2021-01, which has a current available balance of \$9,766 within the Measure X Fund 120.

The estimated construction costs for the project are outlined as follows:

Equipment.....	\$119,995
Construction .....	\$197,100
Contingency/Construction Inspection .....	\$19,710
<b>Total Construction Cost .....</b>	<b>\$336,805</b>

Staff recommends budgetary transfers as follows:

Project No.	Fund	Current Balance	Requested Transfers	Revised Balance
FC-2020-01 (Citywide ADA Improvements at Parks)	General Fund 110	1,380,795	(350,000)	1,030,795
73840 (Park Facilities and Amenities Inventory)	Parks and Open Space DIF Fund 217	2,197,999	(400,000)	1,797,999
FC-2022-18 (Border and Fairview Park Playground Equipment)	General Fund 110	54,380	350,000	404,380
	Parks and Open Space DIF Fund 217	-	150,000	150,000
FC-2021-01 (Mountain Gate Park Playground Phase II)	Measure X Fund 120	9,766	-	9,766
	Parks and Open Space DIF Fund 217	-	250,000	250,000
	<b>Total</b>	<b>\$ 3,623,465</b>	<b>\$ -</b>	<b>\$ 3,623,465</b>

Project No.	Fund	Revised Balance
FC-2022-18 (Border and Fairview Park Playground Equipment)	General Fund 110	404,380
	Parks and Open Space DIF Fund 217	150,000
FC-2021-01 (Mountain Gate Park Playground Phase II)	Measure X Fund 120	9,766
	Parks and Open Space DIF Fund 217	250,000
	<b>Total</b>	<b>\$ 814,146</b>

**ENVIRONMENTAL ANALYSIS:**

The Border and Fairview Park Playground Equipment project action is categorically exempt pursuant to Section 15302 of the Guidelines for the California Environmental Quality Act (CEQA), which states that the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, and is therefore exempt from CEQA. The Border and Fairview Park Playground Equipment project involves the replacement of two existing playgrounds in the same place as the current playgrounds. Therefore, no environmental analysis is required.

The Mountain Gate Park Playground Phase II project is categorically exempt pursuant to Section 15301 of the Guidelines for the CEQA, which states that the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the CEQA determination, and is therefore exempt from CEQA. The Mountain Gate Park Playground Phase II project involves removing existing picnic tables and decomposed granite at an existing park and replacing it with a playground. Therefore, no environmental analysis is required.

A Notice of Exemption has been filed for both projects.

**PREPARED BY:** TRACY MARTIN, SENIOR PROJECT MANAGER

**REVIEWED BY:** SAVAT KHAMPHOU, PUBLIC WORKS DIRECTOR

**Attachments:**

1. Exhibit 1 - Location Map
2. Exhibit 2 - Construction Contract