



Staff Report

---

**File #:** 22-0716

---

**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 09/07/2022

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

**FROM:** Public Works Department

**SUBJECT:**

Award of Contract to Three Peaks Corp. for the Park Revitalization-Equipment Replacement Project, No. 2021-38.

**EXECUTIVE SUMMARY:**

Corona's parks and facilities were evaluated in 2020-2021 to assess equipment and identify capital replacement needs. The evaluation revealed a backlog of deferred maintenance and a need to replace park assets that were beyond their useful life. A Notice Inviting Bids for the Park Revitalization-Equipment Replacement Project was issued on June 30, 2022, and Three Peaks Corp. of Calimesa, CA, was the apparent lowest responsive and responsible bidder with a bid submission of \$947,200. Staff recommends awarding the Project to Three Peaks Corp. to proceed with the replacement of aged park equipment to help revitalize Corona's parks.

**RECOMMENDED ACTION:**

**That the City Council:**

- a. Authorize an appropriation in the amount of \$65,000 from Landscape Maintenance District 84-2 Zone 20 (Fund 470).
- b. Award Notice Inviting Bids 22-079AS for the Park Revitalization-Equipment Replacement Project, Project No. 2021-38 to Three Peaks Corp. of Calimesa, CA as the lowest responsive and responsible bidder for the total not to exceed amount of \$947,200.
- c. Authorize the City Manager, or his designee, to execute a contract with Three Peaks Corp. for \$947,200.
- d. Authorize the City Manager, or his designee, to negotiate and execute non-substantive extensions, change orders, and amendments up to 10% or \$94,720 as authorized in Corona

Municipal Code Section [3.08.050\(H\)](#).

- e. Authorize the Purchasing Manager to issue a Purchase Order to Three Peaks Corp. in the amount of \$947,200.

**BACKGROUND & HISTORY:**

The City of Corona is committed to providing sound infrastructure for the community. The City's Strategic Plan goals in this category include enhancing Parks and Recreation Facilities by utilizing asset management principles such as regular inspections and condition assessments to prioritize and upgrade park facilities.

In 2020-2021, the City conducted an inventory and assessment of the City's park and public facilities with the goal of creating a capital improvement program to identify and replace aging park assets before they reach the end of their useful life. As a result of these efforts, thirteen (13) parks were identified as having park equipment that required replacement. A map of these parks is shown on the attached Exhibit B. The parks included in this first round of replacements include Border, Citrus, Cresta Verde, Lincoln, Mangular, Mountain Gate, Ontario, Promenade, Ridgeline, River Road, Rock Vista, Serfas Club, and Victoria.

Prior to replacing the existing equipment, the Parks and Recreation Commission were presented with various options for a multitude of park amenities, such as benches, trash cans, bicycle racks, etc., on October 12, 2021. Commissioners were asked to provide input on their preferences for the types of materials and equipment that should be used going forward in Corona's parks. After receiving individual responses from each Park Commissioner, a final list of equipment to be utilized in Corona's parks was compiled and presented to the Parks and Recreation Commission on February 8, 2022, where the Commission expressed its support to proceed.

The City is now utilizing the information from this assessment to identify and prioritize replacing some of the most common park assets, including trash cans, benches, and picnic tables. In addition, based on the improvements taking place in Mountain Gate Park, a bid alternative was requested for the replacement of benches in the greenbelt areas near Mountain Gate Park, which are located in Landscape Maintenance District 84-2 Zone 20 and will be funded through an appropriation of funds from this zone.

**ANALYSIS:**

Notice Inviting Bids (NIB) 22-079AS for the Park Revitalization-Equipment Replacement (Project) was issued and posted on the City's PlanetBids bidding website on June 30, 2022, and advertised in the Sentinel Weekly on July 1, 2022, pursuant to Public Contract Code formal bidding procedures and Corona Municipal Code Section [3.08.090](#). A total of 126 prospective bidders were notified about the Project. Four (4) bids were received by the due date and time of July 29, 2022, at 2:00 p.m. The results of the bids are as follows:

<b>Contractor</b>	<b>City</b>	<b>Total Bid Amount</b>
Three Peaks Corp.	Calimesa, CA	\$947,200
R E Schultz Construction, Inc.	Orange, CA	\$969,640
Senitica Construction, Inc.	Mira Loma, CA	\$1,227,700
Jon Gilmer Construction	Santa Ana, CA	Non-responsive

As part of the Notice Inviting Bids, bidders were asked to provide pricing based upon the trade-named products listed in the equipment specifications or to submit a request to substitute an equal product at least seven days prior to the submission of bids. No contractor requested a substitution, and the top two bidders confirmed in writing that their bid submission is based upon providing the equipment with the trade names as specified in the bid documents.

Additionally, the bid documents requested contractors to provide an experience statement with their bid submission listing at least three public agencies that they have performed similar work for within a 100-mile radius of Corona within the last five years. The purpose of the experience statement is to require the contractor to have sufficient resources and experience to perform the work requested in the Notice Inviting Bids, therefore ensuring the City of Corona receives quality services at a competitive price. Failure to comply with the requirement would result in the bidder's bid being deemed non-responsive. Upon review of the bid submissions, the lowest bidder, Jon Gilmer Construction, did not provide the required information in the experience statement. City staff reviewed the information submitted and contacted the references provided as part of the bid evaluation process. The information submitted by Jon Gilmer Construction did not include projects completed by Jon Gilmer Construction but was for previous companies that the owner had worked for over the years. Therefore, Jon Gilmer Construction was determined to be a non-responsive bidder.

City staff then reviewed the bid of the next lowest bidder, Three Peaks Corp. City staff contacted the entities listed on the Three Peaks Corp. experience statement and confirmed that the work was performed satisfactorily by the bidder and per the bid requirements, and determined that Three Peaks Corp. of Calimesa, CA was the apparent lowest responsive and responsible bidder, with a bid submission price of \$947,200. Staff recommends that the City Council award the Project to Three Peaks Corp. of Calimesa, CA, in an amount not to exceed \$947,200.

#### **COMMITTEE ACTION:**

This item was presented to the Parks and Recreation Commission on October 12, 2021, and on February 8, 2022.

#### **FINANCIAL IMPACT:**

There is an existing Capital Improvement Project titled "Park Amenities Replacement-Phase I," CIP No. 76400. The current available balance in CIP No. 76400 is \$1,129,245, which is sufficient for the recommended actions. CIP No. 76400 is funded through the Measure X Sales Tax.

Additionally, an appropriation in the amount of \$65,000 from Landscape Maintenance District (LMD)

84-2 Zone 20 (Fund 470) is requested for the cost of benches and picnic tables to be installed in the LMD 84-2 Zone 20 greenbelt areas. There is sufficient fund balance in Landscape Maintenance District (LMD) 84-2 Zone 20 (Fund 470) for the recommended action.

**ENVIRONMENTAL ANALYSIS:**

This action is categorically exempt pursuant to Section 15301 of the Guidelines for the California Environmental Quality Act (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. This action involves the removal and replacement of existing park benches, trash cans, and picnic tables. Therefore, no environmental analysis is required. Staff has filed a Notice of Exemption with the County of Riverside.

**PREPARED BY:** TRACY MARTIN, CAPITAL IMPROVEMENT PROJECT MANAGER

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

**Attachments:**

1. Exhibit 1 - Contract
2. Exhibit 2 - Map of Park Locations
3. Exhibit 3 - Parks Commission Presentation, February 8, 2022