

# Heber Public Utility District

## REPORT TO BOARD OF DIRECTORS

**MEETING DATE:** April 21, 2022

**FROM:** Laura Fischer, General Manager

**SUBJECT:** Information regarding the Bid Results for the Construction of the Children's Park Improvement Project.

### INFORMATION AND DISCUSSION ONLY:

Attached to this report you will find a report prepared by our engineer, Ms. Fumi Galvan. It includes a letter summary of the bid opening, bid tabulation form, and progress report.

The low bid was \$1,565,899. The county of Imperial is requiring that we construct 2 ADA compliant parking spaces, which will add about \$100,000 to the project bringing the total project cost to \$1,665,899.

The State Parks grant for this project is	\$700,000
The State Per Capita Grant for this project is:	\$177,952
The HPUD Approved Contribution is:	<u>\$ 75,000</u>
<b>Total Funds Allocated to this Project:</b>	<b>\$952,952</b>

Engineering, Bid, Design and CM Awarded:	<u>\$165,000</u>
<b>Remaining Funds for Construction:</b>	<b>\$787,952</b>

The lowest bid from Three Peaks was:	<u>\$1,565,899</u>
<b>GAP IN FUNDING:</b>	<b>\$ 777,947</b>

### DISCUSSION:

HPUD staff is working to confirm a meeting with our representative from the State Parks Program on Tuesday the 19<sup>th</sup> to discuss the funding gap and project status.

- We will ask about the possibility of securing additional funds from the State Parks to complete the project as bid.
- Their thought about better pricing if we wait six months or more to rebid, and if yes, can we get an extension on the project?
- Do they know of any additional funding sources that may be readily available for this project?
- How will scaling the project back affect our funding as it is based on completing all of the current components of the project.
- Recommendations and Suggestions.

I will give an update at the HPUD Board meeting on Thursday with the most current responses from the State Parks Representative.

Respectfully Submitted,

Laura Fischer, General Manager



April 14, 2022

Ms. Laura Fischer  
General Manager  
Heber Public Utility District  
1078 Dogwood Road, Suite 103  
Heber CA, 92249

RE: Heber Public Utility District – Children’s Park Renovation Project  
THG No. 744.087  
Bid Document Review

Dear Ms. Fischer:

The Holt Group, Inc. has reviewed the construction bids for the Children’s Park Renovation Project (Project). There were two (2) bids submitted from the three (3) known prospective bidders. Attached is The Holt Group’s Evaluation of Bid Conformance which includes the bid amounts. Refer to the Bid Evaluation and Bid Tabulation attached to this letter.

The apparent low bidder at the time of the bid opening was Three Peaks Corporation (Three Peaks). Three Peaks’ bid amount was written in as \$1,494,399.00 on the bid form; however, after completing a mathematical calculation of the bid amounts, the final bid amount was found to be \$1,565,899.00, which is the recognized bid amount to be used for bidding purposes. The Holt Group’s review found Three Peaks’ bid to include all required bid information and is deemed to be the lowest, responsive, and responsible bidder. An item of note, the second-lowest bidder, A&N Quality Builders, submitted a responsive and responsible bid package, in the amount of \$1,715,682.00.

Given the rise in construction costs over the last year, and also due to the requirements imposed by the various departments of Imperial County, the bids came in high compared to the estimated budget of \$800,000.00. It is not predictable whether material costs will continue rising nor is it foreseeable how supply line issues will affect pricing. The bid amount of \$1,565,899.00 is twice the budgeted amount of \$800,000.00; however, the cost difference between the first and second bidders was \$149,783.00, which was about 10% of the lowest bid. The bids received were competitive and appear to reflect the cost of the project.

Per the meeting conducted with the County of Imperial Planning and Development Services on April 6, 2022 (Refer to the attached Meeting Memorandum), it was required that the entire park be ADA accessible before the grand opening of the park after the renovation is completed. ADA accessible parking spots, one (1) standard and one (1) van accessible parking stalls, are required for the project. Construction of the ADA accessible parking will most likely add \$100,000.00 minimum to the bid amount.

The Holt Group, Inc. recommends that Heber Public Utility District seek additional funding prior to awarding the Project to Three Peaks. It is uncertain if inflation and the rise in

construction costs will slow down in the near future. After the comprehensive review of the bid proposals, The Holt Group, Inc. recommends that the project be awarded to Three Peaks Corporation as the lowest, responsive, and responsible bidder, if funding is available. It is recommended the funding includes ADA compliant parking stalls per the County of Imperial Planning and Development Services requirements. The minimum cost and funding required to proceed with the construction phase is **\$1,665,899.00** (\$1,565,899.00 + \$100,000.00).

Please feel free to contact me with any questions or concerns.

Respectfully,

*Fumi Galvan*

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Fumi Galvan, PE, Project Engineer

Enclosures: Bid Tabulation and Bid Evaluation  
Memorandum of Meeting Conducted with the County of Imperial Planning and Development Services Department

cc: Adriana Amezcua, HPUD - Finance Manager  
James G. "Jack" Holt, PE, The Holt Group, Inc. - Principal Engineer  
Juny Marmolejo, PE, The Holt Group, Inc. - Construction Manager  
George Galvan, The Holt Group, Inc. - Principal Planner



**PROJECT:** HEBER PUBLIC UTILITY DISTRICT CHILDREN'S PARK  
RENOVATION PROJECT  
State Park Development and Community Revitalization Project No.  
XS-13-036  
THG Project No. 744.087

**DATE:** April 14, 2022

### Proposal Evaluation Fact Sheet

1. An original bid opening was scheduled at 2:00 PM on Tuesday, March 15, 2022.
2. The Bid Opening was conducted on Thursday, April 7, 2022 at the County of Imperial Office of Emergency Services at 1078 Dogwood Road, Suite 104, Heber, CA 92249. There were two (2) bids submitted. The apparent lowest bidder at the time of bid opening was Three Peaks Corporation. Three Peaks Corporation submitted a Bid in the amount of \$1,494,399.00. The apparent rankings based on the bid amounts submitted by bidders at the time of bid opening are listed below:

Apparent Bid Result at Bid Opening		
Ranking	Bidder	Total Bid Amount
1	Three Peaks Corporation	\$ 1,494,399.00
2	A & N Quality Builders	\$ 1,715,682.00

3. Mathematic calculations for each unit price for each bid item were verified for all the bids submitted by bidders. There were errors found for the total amounts written by Three Peaks Corporation. In accordance with the Instructions to Bid Form Section 00410 Article 5, 5.01, B "Unit Prices shall prevail over Total Bid price, and written words shall prevail over written figures", the mathematically-calculated total amount governs over the written amount. The bid results and rankings corrected by the price review are listed in the table below.

Bid Result After Mathematic Errors Corrected		
Ranking	Bidder	Total Bid Amount
1	Three Peaks Corporation	<del>\$ 1,494,399.00</del> \$ 1,565,899.00
2	A & N Quality Builders	\$ 1,715,682.00

Project: HPUD Children's Park Renovation Project  
Re: Proposal Evaluation Fact Sheet

4. The Holt Group conducted the review of the Bid Proposal Forms submitted by all Bidders. The proposal forms are found to be in compliance with the Instructions for Bidders and other sections of the Contract Documents, which are determined to be responsive bids.
5. The Holt Group conducted reference checks for the lowest bidder, Three Peaks Corporation, with no negative concerns of responsibility. The references included the representatives from the City of El Centro (Mr. Javier Villaverde – 760.337.4543), City of Anaheim (Mr. Patrick Kelley – 714.765.5272), City Fullerton (Mr. David Grantham – 714.738.6853). They all unanimously stated that Three Peaks Corporation delivers quality work, on time, and within budget (no change orders). The Holt Group previously acted as Construction Managers/Resident Engineers for the projects constructed by A&N Quality Builders (2<sup>nd</sup> Lowest Bidder) in the past. A&N Quality Builders is a well-known local building contractor who delivers quality products.
6. After the comprehensive review of the bid proposals, The Holt Group, Inc. recommends that the project be awarded to Three Peaks Corporation as the lowest, responsive, and responsible bidder, if there is funding available for the entire bid amount.

**HPUD - Children's Park Renovation Project**

**THG No. 744.087**

**Bid Tabulation/Cost Evaluation**

Bid Opening on April 7, 2022 AT 2:00 PM at HPUD Office

Date: April 14, 2022

Reviewed by: Fumi Galvan, The Holt Group, Inc.

<b>Base Bid</b>			<b>Engineer's Opinion of Probable Cost Estimate</b>	<b>A&amp;N Quality Builders</b>	<b>Three Peaks Corporation</b>	<b>Increase Compared to Engineer's Estimate</b>
No.	Description	Unit	Cost	Cost	Cost	%
1	Mobilization of the Project	Lump Sum	\$75,000.00	\$152,595.00	\$96,300.00	28%
2	Demolition and Adjustment of Existing Facilities - Earthwork	Lump Sum	\$35,000.00	\$45,650.00	\$43,170.00	23%
3	Site Utility - Sanitary Sewer and Water Piping and Facilities	Lump Sum	\$42,000.00	\$59,950.00	\$53,000.00	26%
4	Site Grading and Civil Improvements - Concrete Infrastructure, Pad, and Sidewalk.	Lump Sum	\$74,000.00	\$102,168.00	\$91,445.00	24%
5	Irrigation and Lawn Repair	Lump Sum	\$20,000.00	\$46,212.00	\$26,500.00	33%
6	Electrical Work	Lump Sum	\$10,000.00	\$10,296.00	\$145,000.00	1350%
7	Site Furnishings - Benches, Trash Receptacles, Bike Racks, Showers, Hose Bibb, Drinking Fountain, Signs, Fencing, Lights, etc.	Lump Sum	\$36,000.00	\$52,273.00	\$49,484.00	37%
8	Restroom/Mechanical Room Building	Lump Sum	\$156,000.00	\$388,476.00	\$214,000.00	37%
9	Sprayground	Lump Sum	\$226,000.00	\$580,140.00	\$635,000.00	181%
10	Shade Structure	Lump Sum	\$50,000.00	\$58,557.00	\$67,000.00	34%
11	Playground and Safe Rubber Surface	Lump Sum	\$52,000.00	\$167,577.00	\$115,000.00	121%
12	Construction Staking, Survey Work, and Geotechnical Testing	Lump Sum	\$24,000.00	\$51,788.00	\$30,000.00	25%
<b>Totals</b>			<b>\$800,000.00</b>	<b>\$1,715,682.00</b>	<b>\$1,565,899.00</b>	<b>96%</b>
			<b>Engineer's Opinion of Probable Cost Estimate</b>	<b>A&amp;N Quality Builders</b>	<b>Three Peaks Corporation</b>	<b>Increase Compared to Engineer's Estimate</b>

**HPUD - Children's Park Renovation Project**

**THG No. 744.087**

**Evaluation of Bids for Conformance**

Bid Opening on April 7, 2022 AT 2:00 PM at HPUD Office

Date: April 14, 2022

Reviewed by: Fumi Galvan, The Holt Group, Inc.

Bidders	A&N Quality Builders	Three Peaks Corporation
Bidder State License No.	1001206	941528
Bid Amount	\$1,715,682.00	\$1,565,899.00
Received by Bid Date and Time, Signed and Sealed	YES	YES
Bid Form Submittal 0410	YES	YES
Addendum Acknowledgement	YES	YES
Basis of Bid - Schedule of Values Completed 0410	YES	YES
Submittal of Non Collusion Affidavit 0420	YES	YES
Submittal of Bid Bond 0430	YES	YES
Submittal of Compliance Statement / Certification of Non-Segregated Facilities 0440	YES	YES
Submittal of Certification Regarding Debarment 0450	YES	YES
Submittal of Certification for Contracts, Grants and Loans 0460	YES	YES
Submittal of Certification Regarding Worker's Compensation Insurance 0470	YES	YES
Submittal of Tabulation of Subcontractors 0480	YES	YES
Percentage of Subcontractor Participation (To be 85% or less per Section Supplementary Conditions 6.06 of 00800-4)	66.7%	36.0%
Submittal of Bidders Qualifications Statement 0490	YES	YES
Bidders Qualification Met	YES	YES
Submittal of Subcontractor Qualification Statement 0495	Not Applicable	Not Applicable
Submittal of Tabulation of Major Material Suppliers 0500	YES	YES
Submittal of DBE Program Forms 4500-3 & 4500-4	Not Applicable	Not Applicable
Good Faith Effort Met	Not Applicable	Not Applicable
General Contractor in Good Standing of Contractor License in CA	YES	YES
Sub-Contractors in Good Standing of Contractor License in CA	YES	YES
General Contractor Status with Department of Industrial Relations	YES	YES
Sub-Contractors Status with Department of Industrial Relations	YES	YES
General Contractor/Sub- Contractor listed on State of California Debarment List	NO	NO



### MEETING MEMORANDUM

**PROJECT:** Heber Public Utility District  
Children's Park Renovation Project  
ICPDS BP#60813/THG Project No. 744.087E

**DATE:** April 6, 2022 (Corrected on April 15, 2022)

**ORIGINATOR:** Fumi Galvan, PE, Project Engineer

**DISTRIBUTION:** Laura Fischer, General Manager, HPUD  
Sergio Rubio, Imperial County Planning and Development Services  
Stephen Berry, Imperial County Planning and Development Services  
James G. "Jack" Holt, P.E., Consulting District Engineer, The Holt Group  
Juny Marmolejo, P.E., Construction Manager, The Holt Group  
George Galvan, Principal Planner, The Holt Group

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A meeting to review the parking issues for the Heber Public Utility District (HPUD) – Children's Park Renovation Project was conducted at the County of Imperial Planning and Development Services (ICPDS) office at 801 Main Street, El Centro, California, 92243 at 2:00 p.m. on Wednesday, April 6, 2022. An Attendance List was circulated to all those attending the meeting. The Attendance List is an attachment to this meeting memorandum.

The following items were discussed at the meeting:

1. ADA accessible parking spots, one (1) standard and one (1) van accessible parking stalls, are required for the project by the County of Imperial to make the entire park to be accessible before the grand opening of the park after the renovation is completed. Partial compliance with the ADA accessibility is not allowed nor is an extension to complete the parking stall installation.
2. California Building Code Chapter 11B was reviewed with regards to the qualification for the parking waiver. If the construction cost to install ADA-accessible parking stalls is more than 20% of the construction cost, the installation of the ADA stalls may be waived. The Chapter 11B (definition and requirements) will need to be further reviewed to verify if the project qualifies for a waiver. A cost justification/estimate shall be prepared in



- accordance with the acceptable method as outlined in the California Building Code.
3. The County of Imperial Planning and Development Services Department suggested two (2) options for the construction of the ADA accessible parking stalls:
    - a. Onsite parking stalls within the east half of the park near the easternmost entrance from Crane Court are acceptable by the County. A driveway entrance/exit will be constructed with red curb to the west and east sides of the driveway entrance to allow the traffic to back out of the parking stalls.
    - b. ~~Parking stalls can be installed along Alley. This will require paving of the alley in accordance with the County of Imperial Public Works Department.~~ Correction: HPUD may provide on-site parking within the park on the Southside which could be accessed through the alley. Parking along the alley could also be another option; however, both options would need to be reviewed and approved by the road commissioner (John Gay).
  4. The third option of securing ADA-accessible parking stalls for the project being considered by HPUD is to negotiate with the Owner of the Church located southeasterly of the park. The Church has a large number of existing parking stalls. HPUD may consider engaging in an agreement with the Church Owner to utilize the parking stalls for the park users. This will require converting two standard parking stalls into ADA-accessible parking stalls. ADA path of travel will have to be established between the Church Parking area and the alley entrance.

The meeting was completed at 2:30 PM.

Attachment: Meeting Attendance List



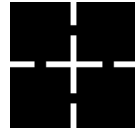
Wednesday, April 6, 2022 AT 2:00 P.M.

ATTENDANCE RECORD FOR:

HEBER PUBLIC UTILITY DISTRICT-  
CHILDREN'S PARK RENOVATION PROJECT  
PARKING REQUIREMENTS REVIEW MEETING

CI-BP BP60813/THG PROJECT NO. 744.087

NO.	NAME	COMPANY, AGENCY OR UTILITY	
1.	Juny Marmolejo	The Holt Group	Phone: 760.337.3883 Fax: Email: j.marmolejo@theholtgroup.net
2.	Fumi Galvan	The Holt Group	Phone: 760.337.3883 Fax: Email: f.galvan@theholtgroup.net
3.	SERGIO RUBIO	ICPOS	Phone: (442) 265-1736 Fax: (442) 265-1735 Email: sergiorubio@co.imperial.ca.us
4.	LAURA FISCHER VIA ZOOM	HPUD	Phone: 760-482-2445 Fax: Email:
5.	Stephen Berry	ICPOS	Phone: 442.265.1736 Fax: Email: stephenberry@co.imperial.ca.us



### MEETING MEMORANDUM

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Children's Park Renovation Project  
ICPDS BP#60813/THG Project No. 744.087E

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Attachment: Meeting Attendance List



Wednesday, April 6, 2022 AT 2:00 P.M.

ATTENDANCE RECORD FOR:

HEBER PUBLIC UTILITY DISTRICT-  
CHILDREN'S PARK RENOVATION PROJECT  
PARKING REQUIREMENTS REVIEW MEETING

CI-BP BP60813/THG PROJECT NO. 744.087

NO.	NAME	COMPANY, AGENCY OR UTILITY	
1.	Juny Marmolejo	The Holt Group	Phone: 760.337.3883 Fax: Email: j.marmolejo@theholtgroup.net
2.	Fumi Galvan	The Holt Group	Phone: 760.337.3883 Fax: Email: f.galvan@theholtgroup.net
3.	SERGIO RUBIO	ICPDS	Phone: (442) 265-1736 Fax: (442) 265-1735 Email: sergiorubio@co.imperial.ca.us
4.	LAURA FISCHER VIA ZOOM	HPUD	Phone: 760-482-2445 Fax: Email:
5.	Stephen Berry	ICPDS	Phone: 442.265.1736 Fax: Email: stephenberry@co.imperial.ca.us

April 15, 2022

## PROGRESS REPORT FOR HPUD CHILDREN'S PARK

THG PROJECT NO. 744.087

### PERMIT PROCESS

1. Permit Applications along with the Project Plans and supporting documentation were submitted to the various departments within County of Imperial and the status of the plan check review process is shown below:
  - A. County of Imperial Planning and Development Services – Plan Check review comments were provided by Interwest (formerly known as EsGil). The comments were shared with bidders for their consideration as the majority of the comments pertain to the building which will be incorporated into the building plans to be prepared by the General Contractor. The plan checker requested parking spaces to be provided at the park. HPUD requested a waiver for the parking spaces. A meeting was conducted with the County of Imperial representatives on April 6, 2022 (Corrected on April 15, 2022). The meeting memo is attached to this report (Attachment 1).
  - B. County of Imperial Public Health Department – Plan Check review comments were provided by Mr. Villa for the sprayground facilities. The design plans for the sprayground were revised to address the comments provided. The revised plans and the responses to the comments were submitted to Mr. Villa on March 25, 2022.
  - C. County of Imperial Public Works Department – The Grading Letter provided for the project was approved by the Public Works Department on March 14, 2022. Comments provided from the County Surveyor are mainly the issues with the alley right-of-way. Additional coordination and work will be required to solve the alley encroachment issue.
  - D. County of Imperial Fire Department – Mr. Andrew Loper approved the project on behalf Fire Department on March 7, 2022 via email (A copy of the email is attached to this memorandum.)
2. Customer Project Development Services Application was submitted to Imperial Irrigation District Energy Division. The deposit fee was submitted by HPUD to finalize IID's design process. IID finalized the design phase and issued the Contractor Notes which were provided to the Contractor during the bidding process. New three (3) LED area lights along the alley were added to the IID's scope of work. The new area lights will be LED 98 Watts and they will be mounted on the existing power poles along the north side of the alley.

## BIDDING PHASE

1. Legal Advertisement of the project was published in the Imperial Valley Press newspaper on Friday, February 11, 2022 and Friday, February 18, 2022.
2. Pre-bid Conference was conducted on Friday, February 25, 2022 at the Children's Park. There were eleven (11) attendees and four (4) were General Contractors.
3. Addenda (1 through 6) were issued.
4. Requests for Information (RFIs) were addressed.
5. Bid Opening was conducted on Friday, April 1, 2022. No bids were received prior to the deadline, 10:00 a.m., on Friday, April 1, 2022.
6. Addendum No. 6 was issued on April 1, 2022, to postpone the bid opening until Thursday, April 7, 2022, after consulting the HPUD Attorney about the legality of extending the bid opening after the first bid opening.
7. Two (2) bids were received on Thursday, April 7, 2022 and the Bid result is attached to this report (Attachment 2).

## SUMMARY OF CHANGES TO THE DESIGN PLANS

1. Restroom/mechanical room building dimensions were increased by 4 feet.
2. Existing deteriorated shade structures, foundations, and sidewalk at the east half of the park are to be removed to meet the ADA guidelines.
3. A new sidewalk will be installed in the east half of the park to replace the existing sidewalk.
4. ADA parking stalls (1 Standard and 1 Van-accessible) are to be installed.
5. An apparatus was replaced at the Sprayground.
6. An additional HVAC system was required.
7. Three (3) new area lights along Alley

## ALLEY RIGHT OF WAY VACATION

1. HPUD is in a process of establishing a lease agreement with the County of Imperial for the triangular piece to secure title to the portion of the park encroaching on the alley.
2. HPUD is working with the County of Imperial Public Works Department to move forward with the alley right-of-way vacation.

**Attachment 1**

**04.06.22 Meeting Memo (Corrected on April 15, 2022)**

**ADA Accessible Parking Requirements**





### MEETING MEMORANDUM

**PROJECT:** Heber Public Utility District  
Children's Park Renovation Project  
ICPDS BP#60813/THG Project No. 744.087E

**DATE:** April 6, 2022 (Corrected on April 15, 2022)

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Attachment: Meeting Attendance List



Wednesday, April 6, 2022 AT 2:00 P.M.

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HEBER PUBLIC UTILITY DISTRICT-  
CHILDREN'S PARK RENOVATION PROJECT  
PARKING REQUIREMENTS REVIEW MEETING

CI-BP BP60813/THG PROJECT NO. 744.087

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2.	Fumi Galvan	The Holt Group	Phone: 760.337.3883 Fax: Email: f.galvan@theholtgroup.net
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5.	Stephen Berry	ICPOS	Phone: 442.265.1736 Fax: Email: stephenberry@co.imperial.ca.us

**Attachment 2**  
**Bid Tabulation**



**THE  
HOLT  
GROUP, INC.**

1601 N. Imperial Ave.  
El Centro, CA 92243  
760.337.3883  
760.337.5997 (fax)

**Municipal Design ■ Infrastructure Engineering ■ Construction Management ■ Land Surveying**

**BID TABULATION FORM**

**Heber Public Utility District  
Children’s Park Renovation Project**

**State Park Development and Community Revitalization Project No. XS-13-036  
THG PROJECT NO. 744.087E**

**APRIL 7, 2022**

**BID OPENING:           DATE:           April 7, 2022  
                                  TIME:          2:00 P.M.  
                                  LOCATION:      County of Imperial Office of Emergency Services  
  1078 Dogwood Road, Suite 104  
  Heber, CA 92249**

**ENGINEER’S OPINION OF  
PROBABLE COST:**

**\$ 800,000.00**

<b><u>NO.</u></b>	<b><u>ENTITY</u></b>	<b><u>BID AMOUNT</u></b>
1.	A & N Quality Builders 998 Industry Way El Centro, CA 92243 Phone: (760) 337-9488 Contact: John Agatep Email: office@AN-QualityBuilders.com	<u>\$ 1,715,682.00</u>
2.	RE Schultz Construction 1767 N. Batavia St. Orange, CA 92865 Phone: <a href="tel:7146492627">(714) 649-2627</a> Contact: Richard Schultz Email: rick@reschultzconstruction.com	\$ <u>NO BID</u>
3.	Three Peaks Corp PO Box 101 Calimesa, CA 92320 Phone: (909) 534-5568 Contact: Stacy Holt Email: stacy@threepeakscorp.com	<del>\$ 1,494,399.00</del> <b><u>\$ 1,565,899.00</u></b> <b>(Corrected)</b>