



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

Date: October 7, 2015

To: Recreation and Park Commission
Capital Committee

Through: Philip A. Ginsburg, General Manager
Dawn Kamalanathan, Capital & Planning Division Head

From: Matt Jasmin

Subject: Randall Museum Renovation Project: Award of a construction contract

Agenda Wording

Discussion and possible action to award a construction contract for the Randall Museum Renovation Project at Corona Heights Park (Contract No. 3219V) to Roebuck Construction, Inc. for \$4,112,000.

Background / Description

The Randall Museum is a free of charge nature and culture museum located in Corona Heights Park that receives over 90,000 visitors per year, as identified in Exhibit A. The museum facilities are owned by the Recreation and Park Department (RPD) and operated with the help of the Randall Museum Friends (RMF), a private, non-profit organization which provides strategic private-sector leadership, fundraising, and administration for museum programs.

The museum is intended to be "a place that would foster a love of science, natural history, and the arts." As part of this mission the museum provides exhibits, classes, workshops, presentations, special events, and many other hands-on learning experiences for children and adults.

Currently, RPD, in conjunction with RMF, is undertaking a renovation of the Randall Museum facilities with the help of a grant from the California State Parks, under their Nature Education Facilities Program. The renovation project comprises new geology and zoology exhibits, a new science lab, new elevator, as well as the renovation of the live animal exhibit, classroom,

restrooms, first floor lobby, and concession area. Sustainable design techniques will be implemented as per the grant requirements.

In August of 2013 the Commission approved the award of a design services contract to PLA/KRA Joint Venture for design of the Project and related infrastructure.

Community Engagement

Staff has conducted three public meetings regarding the upcoming renovation project between October 2013 and February 2014. Outreach mailing and notifications were distributed for all meetings to the following individuals or groups:

- Members of the Randall Museum
- Randall Museum Mailing List
- Schools that regularly visit the museum
- Supervisor Scott Wiener's new letter
- Sunset Neighborhood Beacon Center
- Public notices were mailed to addresses within a 300' radius, and posted at Randall Museum site and on the RPD website.

Participants of the meetings were overwhelmingly supportive of the project.

Proposed Improvements

RPD, in conjunction with The Randall Museum Friends (RMF), is undertaking a renovation of the Randall Museum facilities with the help of a \$5,477,193 grant from the California State Parks, under their Nature Education Facilities Program. The renovation project comprises a new science lab, a new elevator, as well as the renovation of the live animal exhibit, classroom, restrooms, first floor lobby, and concession area. Sustainable design techniques will be implemented as per the grant requirements.

Grant funding will also be used to seismically upgrade those portions of the facility that are funded by the grant and bring them up to ADA standards. The interior renovation will include the consolidation, and rearrangement, of interior rooms and ADA compliance measures. Interior equipment, materials and finishes will be upgraded. Any changes to the building exterior will be historically sensitive. Grant funding will also be used to make grant-funded portions of the facility more sustainable and diminish its carbon footprint.

Grant Funded new live animal exhibits, new geology and zoology exhibits and interpretive graphics will be constructed via a separate construction contract.

Supported By:

Supervisor Scott Wiener, Randall Museum Friends, and the Recreation and Park Department

Opposed By:

None.

Bid Information:

With the assistance of the Department of Public Works, the Recreation and Parks Department advertised the Randall Museum Renovation Project in July 2015. Bids were opened on September 2nd 2015 and four (4) bids were received. A summary of the bids is attached for your reference.

Roebuck Construction, Inc. was the apparent low bidder with a base-bid of \$3,927,000. The low bid was 1.05% under the engineer’s estimate of \$4,150,000, with the average bid under the engineers estimated by 1.00%.

Roebuck Construction, Inc. bid also included the highest number of alternates within the engineers estimate. As a result the following additive alternates including: new skylights and an opening in the ground floor, a new door to the exterior terrace and a lighting upgrade package will be awarded bringing the total bid to \$4,112,000, 1.00% under the engineer’s estimate.

Staff recommends awarding the construction contract to this lowest bidder. Upon approval by the Commission and contract certification, construction activities will commence on site, anticipated to be mid-November. Substantial completion of the construction work and reopening of the park is anticipated to occur 9 months after issuance of the Notice to Proceed.

Project Budget and Fund Source

Budget	<u>\$7,727,440</u>
Base Building Construction Costs	\$4,150,000
Exhibits & Interpretive Graphics (to be constructed <u>under separate contract</u>)	
	\$1,000,000
Soft Costs	\$1,812,000 (design, administration)
Contingency & Reserve	\$765,440

Fund Sources

State California Department of Parks and Recreation Grant:	\$5,477,193
Randall Grounds Renovation Grant:	\$197,247
City Contribution (2000Neighborhood Park Bond):	\$300,000

Randall Museum Friends fundraising contribution:	\$783,000
General Fund:	<u>\$970,000</u>
TOTAL:	\$7,727,440
Randall Museum Friends (RMF) in-kind donation for a Project Coordinator representing RMF:	\$130,000

Anticipated Project Schedule

Construction	11/16/2015 to 08/16/2016
Closeout	08/16/2016 to 11/01/2016

Environmental Review:

The Planning Department’s Office of Environmental Review completed environmental review and issued a Categorical Exemption status was under, Class 1 [State CEQA Guidelines Section 15300, Class 1 (d)] in November of 2010 (Case No. 2010.1126E).

Recommendation:

Staff recommends that this commission awards the construction contract for renovation of the Randall Museum Renovation Project at Corona Heights Park to Roebuck Construction, Inc. for \$4,112,000.

Attachments:

- Attachment “A” – Location Map, Corona Heights Park
- Attachment “B” – Existing Condition Plans
- Attachment “C” – Proposed Scope, Concept Plans and Images for the Randall Museum Renovation
- Attachment “D” – Tabulation of Bids from DPW dated September 2, 2015