



CITY OF TEMPE
REQUEST FOR COUNCIL ACTION

Council Meeting Date: 04/21/2016
Agenda Item: 5B12

ACTION: Award job order no. 2 to Valley Rain Construction Corporation for improvements to the ballfield and irrigation at Daley Park at 1625 South College Avenue.

FISCAL IMPACT: The total job order amount is \$486,411.49 and the project contingency amount is \$48,000. Funds to cover this job order contract and related costs are appropriated for fiscal year 2015/16 in Capital Improvement Project Nos. 6305969, Ball Field Infield Renovation, and 6303089, Athletic Field Lighting System Replacement. This project is funded in part with a \$200,000 grant from the Salt River Pima Maricopa Indian Community.

RECOMMENDATION: Award job order no. 2 with Valley Rain Construction Corporation through existing job order contract no. C2015-284.

BACKGROUND INFORMATION:

Project History:

The City maintains a park infrastructure covering nearly 1,900 acres in 53 parks, 62% percent of which are over 30 years old. Excluding Diablo Stadium, the City has 20 softball and baseball fields with infields and warning tracks that have deteriorated from use and age to such an extent that the fields are extremely dusty when users play on them and require “watering down” to control the dust. The Daley Park ballfields are a frequently used athletic facility in the City and one of 14 fields that are used for league and recreational programming.

This project will improve the conditions of the Daley Park ballfields by providing playing surfaces that generate less dust, thus contributing to the air quality, and are easy to maintain resulting in reduced labor requirements. The replacement infield and warning track mixes are expected to last for about 10 years with scheduled preventative maintenance.

The lighting system for the fields at Daley Park has been in service for over 25 years and is not currently providing the recommended level of lighting for athletic facilities. A 2000/2001 study of the City's athletic field lighting by Clark Engineers SW, Inc. showed that the lighting at Daley Park ballfield complex was lacking when compared with the Illuminating Engineering Society's (IES) recommended standards for this type of ballfield. The lighting tested at levels between 24.1-48.4 foot-candles (fc), with the current recommended illuminance level for baseball/softball fields at 50/30 fc. With the adjacency of residential housing, staff will pursue the most energy efficient and shielded lighting available, which will also be dark sky compliant.

Contract Type: Job order construction contract.

Procurement Method:

Job order contracting (JOC) was selected as the procurement method for this project due to the critical project location on Tempe Town Lake and the extremely limited amount of available time for installation.

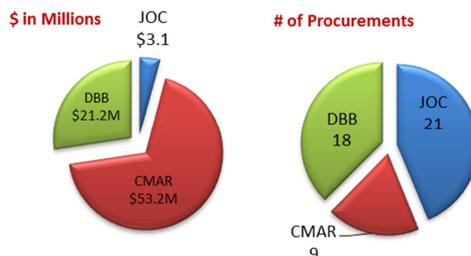
Valley Rain Construction Corporation (Valley Rain) was previously selected through a qualifications based process consistent with Arizona Revised Statutes. § 34-601 through 611 for job order contracting. The qualifications based selection process for job order contracting includes evaluating each contractor's statement of qualifications, in response to our request for qualifications (RFQ), and holding selection panel interviews with qualified firms based on the following criteria:

- 20% Relevant experience and qualifications of the proposed firm;
- 20% Relevant experience of key personnel;
- 20% Understanding of and approach to performing required services;
- 30% In depth discussion through question and answer session of the proposed firm's expertise, knowledge and qualifications of key personnel, and;
- 10% Overall evaluation of the proposed firm and its ability to provide the required services.

Once interviews are held, a final list of up to three qualified firms is established to negotiate and enter into contracts with. Once job order contracts are awarded, work is performed as a series of individual job orders. Scope, schedule and price are established for each individual job order, which is recommended to Mayor and Council for award if the job order exceeds \$50,000. For this project, staff has reviewed the proposal from Valley Rain and found it to be reasonable for the scope of services.

Staff is providing a snapshot of the City's current CIP construction activity by procurement method:

- CMAR – Construction Manager at Risk
- DBB – Design, Bid, Build (low-bid)
- JOC – Job Order Contract



Scope of Work:

The scope of work for this contract is to provide construction services for the removal and replacement of the infield clay mix, warning track, installation of all base footings and sleeves, and the rehabilitation of the irrigation system. This project is a continuation of ongoing park restorations throughout the City with a portion of the funding by Salt River Pima Maricopa Indian Gaming Grants.

This job order will also consist of new ballfield lighting including installation of new foundations and steel poles, a lighting control system, electrical conduit, wires, electrical boxes, and other associated electrical hardware to support the new lighting using local funding. The new, pre-cast concrete base poles eliminate the need for welded base plates and anchor bolts, which are often associated with corrosion and potential failure issues. The new athletic field lighting fixtures will meet the City's high level of standards and efficiently provide quality athletic field lighting as well as control the lighting spill and glare impacts to the adjacent residential area. The new lighting system includes a 25-year service warranty that will eliminate maintenance costs for re-lamping during the warranty period. The new system will be more energy efficient, with lighting levels designed to meet current Illuminating Engineering Society (IES) standards. The system guarantee, for a period of 25 years, is a constant lighting level of 50 fc for infields, and 30 fc for softball outfields. The new lighting control system will provide for a reliable and efficient operation and allow for proactive maintenance of the lighting system.

The total project contingency has been established at \$48,000, approximately ten percent (10%) of the construction contract amount, to cover possible unforeseen conditions during construction.

ATTACHMENTS: Job order construction contract (Technical and Electrical Specifications on file in Engineering office).

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