

# CITY OF HUNTINGTON PARK

Public Works Department  
City Council Agenda Report



December 1, 2020

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

**RECONSIDERATION OF BID PROCESS PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE SECTION 22160 ET SEQ. AND APPROVAL OF A DESIGN BUILD CONTRACT PROCESS FOR THE CONSTRUCTION AND COMPLETION OF THE AQUATIC CENTER AND RELATED AMENITIES AT SALT LAKE PARK**

**IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Approve the reconsideration of the design-build bid award process pursuant to California Public Contract Code Section 22160, et seq. Such approval is without admission of fault or any lack of compliance by the City in its award of a design-build approach approved on August 6, 2019;
2. Authorize the City Manager, City Attorney and City Engineer to prepare and release a Request for Qualifications (RFQ) in order to prequalify or short-list all proposers to be evaluated for final selection;
3. Upon identifying the short-list or prequalified vendors, the City Manager is authorized to prepare and release a Request for Proposal (RFP) to those short-listed or prequalified parties;
4. From those responding to the RFP, the City Manager, the City Engineer, and other appropriate staff or consultants are authorized to review and evaluate responses utilizing a "best value" approach and analysis and in compliance with other requirements and conditions set forth in the RFP and/or the California Public Contract Code Section 22160, et seq. and
5. Upon completion of the RFQ/RFP process, the City Manager is to present to the City Council a recommended design-build entity.

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**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The City of Huntington Park has been underserved in the ability to provide a usable aquatic complex for recreational, health and competitive youth activities. Staff reviewed potential options for providing a City owned and maintained pool for the beneficial use of Huntington Park residents. Salt Lake Park was determined to be the best possible location for a pool or aquatics center due to the open space available, the proximity of the available infrastructure and centralized location to the recreation department.

Preliminary plans were developed to accommodate the needs of the community aquatic center at the Salt Lake Park location. The plans include a new 30,000 square foot two-story state-of-the-art aquatic center, with an Olympic size pool (competition 50-meter pool), locker rooms, showers, saunas, gym/exercise room (overlooking the swimming pool from the second floor), conference rooms, multi-purpose room, public restrooms, new playground, new football field, facade modifications to a separate existing building and various infrastructure modifications to accommodate the aquatic center (the "Project").

Based upon this evaluation, on August 6, 2019 the City Council considered and approved awarding a design build contract to JT Construction for construction of the Project after the review by the City's Engineer, Infrastructure Engineers, on a pre-qualification basis and evaluation of the circumstances presented.

JT Construction commenced work on the Project shortly after being awarded the contract by the City. During the excavation and soil preparation stage of construction, it was discovered that there was soil clean-up remediation required. As a result of this circumstance, work on the Project has been placed on hold, pending approval by appropriate County and State agencies to again commence work on the Project.

In addition, the City recently received one objection to the process followed by the City in awarding the original contract to JT Construction. In order to address this objection, and without admitting or conceding that the City may be in violation of any law, statute, regulation or requirement in taking any previous actions, City staff is recommending the City Council authorize staff to take steps consistent with the California Public Contract Code and seek clarification and re-evaluation of the bid process for the construction of the Project.

Staff is recommending the City rebid the Project following a design-bid procurement process set forth in California Public Contract Code Section 22160, et seq. This process allows for the City to develop a pre-qualified or short-list of design-build vendors as determined by the City staff via a RFQ process. Once pre-qualified/short-list entities are identified, those vendors will be permitted to respond to a RFP for the Project. The City

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Staff will review and consider the responses to develop a recommendation for Project contract award to be presented to the City Council at the earliest convenient date after full review and evaluation.

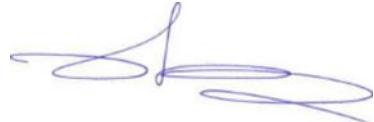
**FISCAL IMPACT**

The Project construction steps have commenced. The soil remediation process has increased the affected the Project cost and the resulting impacts of the remediation requirements are still being evaluated by Staff as the rebid process proceeds. The exact cost of the completion of the Project cannot be determined at this time.

**CONCLUSION**

Upon Council approval, staff will proceed with the recommended actions set forth above and return with a recommendation at the earliest possible date.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ricardo Reyes".

RICARDO REYES  
City Manager