

DEPARTMENT: Public Works

BY: James J. Petropulos
PHONE: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION:

Request direction regarding possible options for the amphitheater project. Dependent on the chosen option, provide additional funds for the project and authorize Public Works to award the contract to Tech Four Construction, Inc.

(See attached report for synopsis of the project and possible options)

Option #1 (partial concrete seating) would require an addition appropriation of \$5,000 plus a 5% contingency of \$23,250. Total additional funding needed: \$28,250

Option #2 (grass seating) would require no additional funds.

Option #3 (seating per plan) would require an additional appropriation of \$110,000 plus a 5% contingency of \$28,500. Total additional funding needed: \$138,500.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board approved advertising the project December 18, 2002. The only bid was opened January 15, 2003. Options were discussed with the Space Needs Committee with the recommendation that staff return to the Board during the first week of March for further direction and consideration of various options.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Possible alternatives are discussed in the attached report. Negative action will delay the project with possible increase in cost.

Financial Impact? (X) Yes () No	Current FY Cost: \$	Annual Recurring Cost: \$
Budgeted In Current FY? (X) Yes () No () Partially Funded		
Amount in Budget: \$ 481,605		List Attachments, number pages consecutively
Additional Funding Needed: \$		Report prepared by Fred Solomon (6 pages)
Source:		Grant letter from California Department of Park & Recreation (1 page)
Internal Transfer		
Unanticipated Revenue *	4/5's vote	
Transfer Between Funds *	4/5's vote	
Contingency *	4/5's vote	*4/5's vote may be required pending option chosen
() General () Other		

CLERK'S USE ONLY:

Res. No.: 03-86 Ord. No. _____
Vote - Ayes: _____ Noes: _____
Absent: _____
() Approved
(X) Minute Order Attached () No Action Necessary

COUNTY ADMINISTRATIVE OFFICER:

____ Requested Action Recommended
____ No Opinion
Comments:

The foregoing instrument is a correct copy of the original on file in this office.

Date: _____



COUNTY of MARIPOSA

P. O. Box 784, Mariposa, CA 95338 (209) 966-3222
BOB PICKARD, CHAIR
GARRY R. PARKER, VICE-CHAIR
LEE STETSON
DOUG BALMAIN
JANET BIBBY



MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: JIM PETROPULOS, Public Works Director
FROM: MARGIE WILLIAMS, Clerk of the Board *MW*
SUBJECT: DIRECTION REGARDING THE AMPHITHEATER PROJECT
Resolution No. 03-66

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on March 4, 2003

ACTION AND VOTE:

10:10 a.m. Jim Petropulos, Public Works Director;

The Only Bid Received is Over the Budgeted Amount for the Amphitheater Project; Therefore, Public Works is Requesting Direction Regarding Possible Options for the Amphitheater Project (4/5th Vote Depending on the Option Selected)

BOARD ACTION: Discussion was held with Jim Petropulos and Fred Solomon. Jim advised that only one bid was received for this project. Chairman Pickard clarified that the action taken for the mid-year budget adjustments added a little over \$4,000 to this project, and Jim advised that their request for additional funding could be reduced by that amount. Fred reviewed the history of the project and the options for completing it and for getting the amphitheater to a point where it can be used and relative to budgetary constraints. It was also noted that another option could be to enclose the amphitheater. Discussion was held relative to options for the seating and use of the grant funds that were awarded to assist with the seating. It was noted that a larger seating capacity would result in an assembly classification and would require more conditions. Supervisor Stetson suggested that consideration be given to initially installing the permanent seating in the center versus all of the way across the front of the stage, and with having the grass seating on the sides and back of the permanent seating. He also suggested that consideration be given to having wings at the same level as the stage. He noted that the goal is to make the facility usable for all types of uses and in all weather conditions. Jeff Green, County Counsel, responded to questions relative to reducing the scope of work for the project as there is insufficient funding to complete the whole project at this time. Further discussion was held relative to options for the project given the amount of funding that is available. It was also suggested that there could be fundraising efforts to continue with the installation of the permanent seating in the future. Fred reminded everyone that the proposed project does not include any sound system or lighting in the building. Arrangements will need to be made for these types of amenities for each event.

(M)Stetson, (S)Parker, Res. 03-66 was adopted approving option 1 for the project, with direction given to staff to stay within the existing budget for the project, and to reconfigure the seating so that the permanent seating runs up the center and the grass seating is on the sides and back. Supervisor Stetson requested that staff look at the option of completing the building as soon as possible, including being able to use the inside of the building, and look at meeting the assembly requirements for the facility. Jeff Green asked for clarification relative to moving forward with this project. The motion was amended, agreeable with the maker and second, to include direction for staff to move forward with this project and contract with Tech Four Construction, Inc., and to keep the Board members informed of the status; and if any concerns arise, the matter is to be brought back/Ayes: Unanimous.

cc: Ken Hawkins, Auditor
Jeff Green, County Counsel
Mary Hodson, Administrative Analyst
File

Memo

To: J. Petropulos, Director of Public Works
From: Fred S. Solomon
Date: February 11, 2003
Re: Amphitheater Bid

The Amphitheater project bid was advertised to bid on January 15, 2003. One bid was received, that being from Tech Four Construction, Inc. Tech Four Construction was the successful low bidder on the Government Center, the Library and the Museum vault.

The Amphitheater building cost estimate, plan revisions, and specifications were prepared by me. I estimated the cost for the work on the building to be \$320,000. The bid for the building was \$290,000, \$30,000 under budget.

The plans, specifications and cost estimate for the seating were prepared by Roger Stephens Engineering. The cost estimate for the work, not including lighting of the stairs and exterior overhead lighting, was \$140,941. The bid for the seating, including all exterior lighting, was \$280,000. This phase of the work is \$140,000 over budget.

The total County budget for the work is \$460,000. The total bid is \$570,000. I have worked with Tech Four to prepare options to reduce costs. The cost of various options, as prepared by Tech Four is attached.

My recommendation is to select one of three options;

Option One - Reduce the scope of the seating work by demolishing the existing seating and miscellaneous concrete, grading the slope as per plan, constructing the first five rows of seating per plan, installing step lights and overhead exterior lighting, constructing retaining walls to replace existing failing walls, constructing steps to access the grass sloped area, and installing grass for the remainder of the slope up to the top. The total cost of the project under this option is \$465,000, necessitating an additional appropriation of \$5,000. The additional appropriation does not include any contingency funding. (See attached sketch for clarification)

Option 2 - Eliminate all replacement seating while demolishing the existing seating, grading the seating slope in anticipation of future construction of the replacement seating, and constructing retaining walls to replace existing failing walls. The slope would be grassed so people could sit on the slopes for performances.

Overhead exterior lighting would be included. This option would result in the building being constructed per plan. The total cost to implement this option is \$408,500.

Option 3 - Construct the building and seating per plan. This would require an additional appropriation of \$110,000, not including contingency funds.

Another option I reviewed with Tech Four virtually guts the interior of the Amphitheater, except for restrooms and exterior doors, but allows for construction of all of the exterior seating. This option renders the building unusable and still requires an additional appropriation of \$37,000 plus contingency funds. I cannot recommend this option. Finally, the last option would result in construction of the center seating and two aisles, eliminating the two side sections of seating. This option only saves \$32,000 over proceeding to construct all work per plan. I cannot recommend this option because of the limited savings.

Additional costs for electrical utility service may be incurred. I have had difficulty in reaching the PG &E representative to fix this cost. However, a power pole is adjacent to the site and costs should not be significant. Once I am given direction on the option chosen, I will again try to meet with PG & E.

I was asked to comment on the estimated annual cost increase the County would incur by delaying construction of the seating while proceeding with demolition and installing slope grass. Engineering News Record projects a cost increase of 4% annually or approximately \$9,000 per year over the next two years.

While Tech Four was the only respondent to the bid, they have shown they are competitive by virtue of their success bidding the previously mentioned projects. It has been my experience on the library and museum vault projects that Tech Four did quality work while minimizing cost extras. I do not believe there is anything to be gained by re-bidding the work. Additionally, a significant portion of the work under the direction of Tech Four is to be done by Mariposa subcontractors such as Sierra Concrete and Hilton Construction. Andrews Construction from Oakhurst was the low bidder to Tech Four on the framing.

Please let me know how you wish to proceed .



Tech Four Construction, Inc.

MEMORANDUM

To: Fred Solomon
Subject: Mariposa Amphitheater
Date: January 28, 2003

Following is a list of value engineering items and the revised bid amounts associated with each.

Option #1: This option would eliminate the two outermost seating sections only. All other building and sitework will remain the same.

\$ 538,000.00 X

Option #2: Elimination of entire seating area. The uppermost retaining wall, curb and rail at the patio area will remain. Lights at patio and light poles are included. Building will remain the same.

\$ 408,500.00 ✓

Option #3: Elimination of interior walls, stage, electrical except two restrooms. All seating, rails and site lighting will remain.

\$ 497,000.00 X

Cost to add stage framing to Option #3 above. This includes the stage structure only. No electrical. This includes the wall at the rear of the stage. (Structural drawings utilize the wall to support the stage).

\$ 22,000.00 X

Call me if you have any questions.

Thank you.

Mitch Gaasch, Chief Estimator

*See additional
option costs, next
sheet*



Tech Four Construction, Inc.

MEMORANDUM

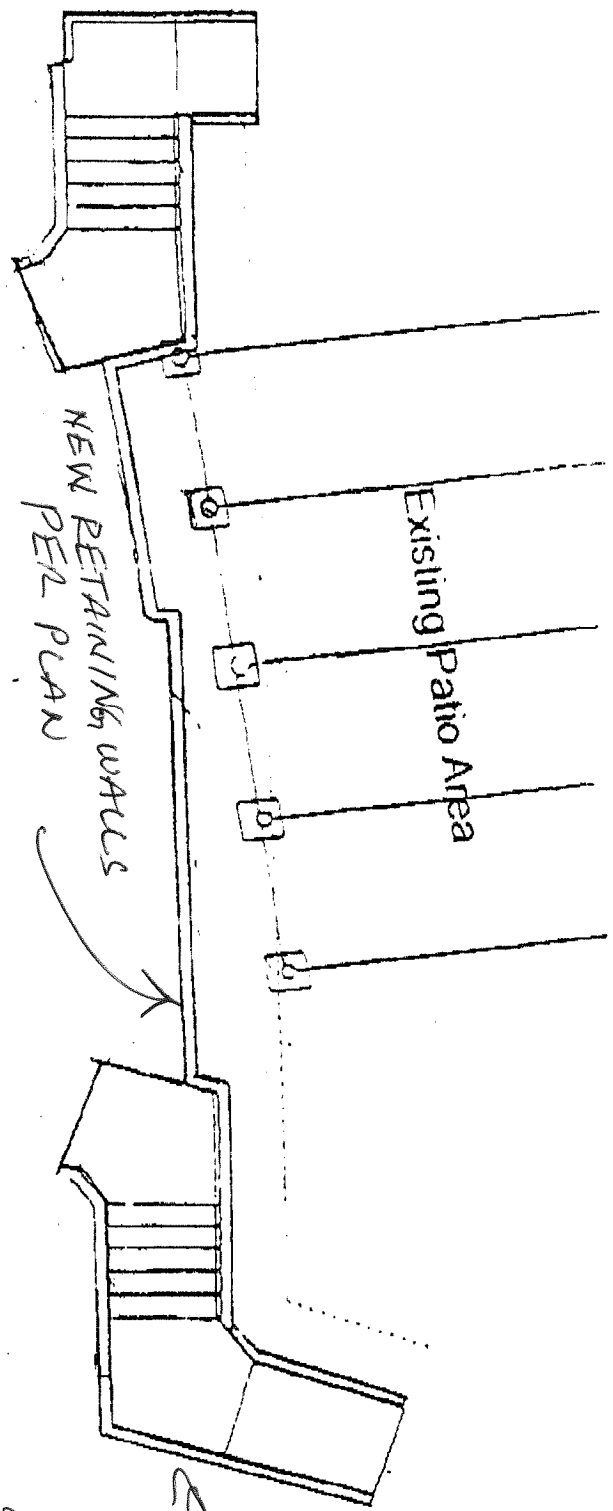
To: Fred Solomon
Subject: Mariposa Amphitheater
Date: February 11, 2003

Attached is the revised seating layout including the intended sight lighting plan. The revised price for this option is \$465,000.00.

Call me if you have any questions. ✓

Thank you.

Mitch Gaasch, Chief Estimator

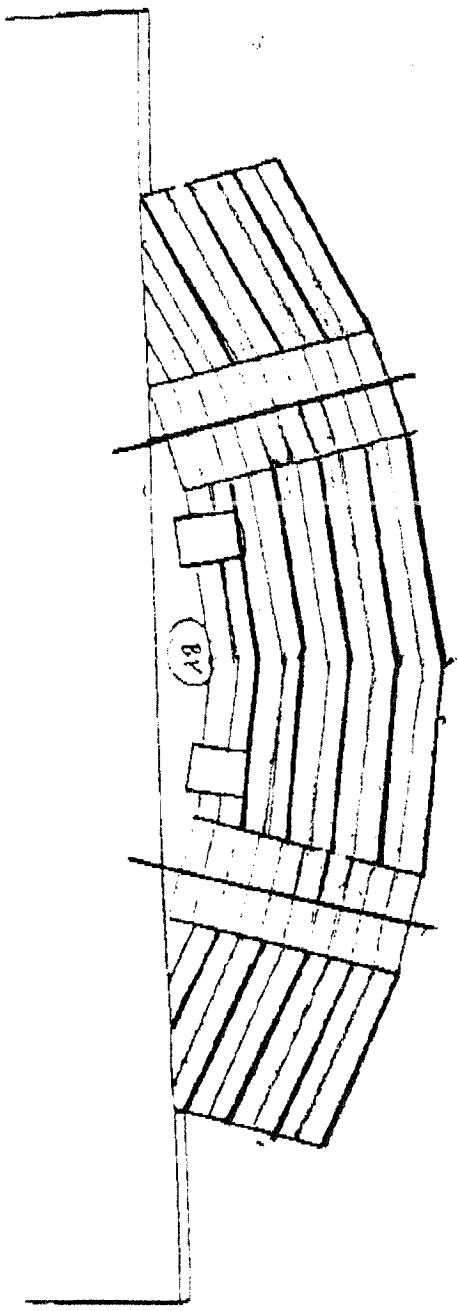


Existing Patio Area

NEW RETAINING WALLS
NEW PIER PLAN



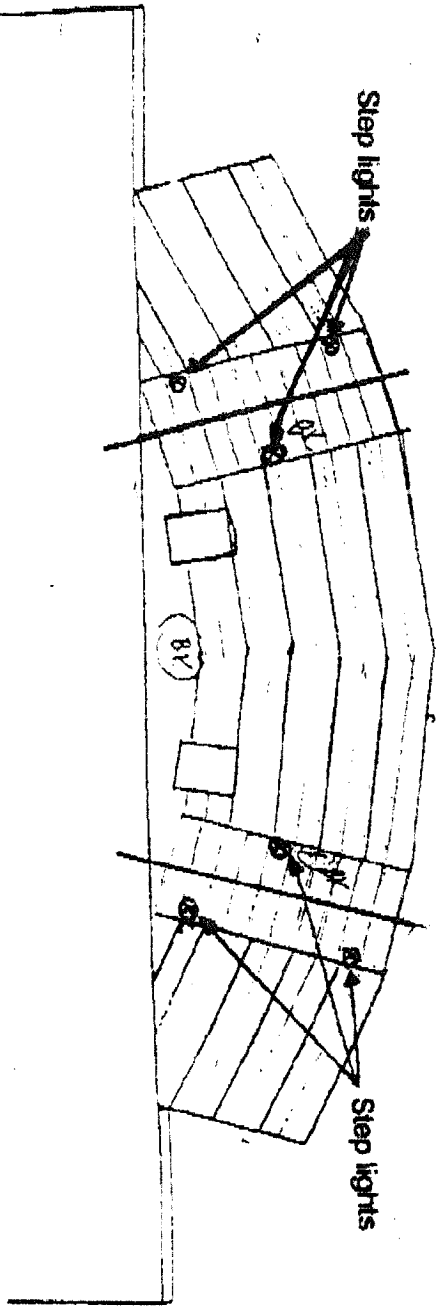
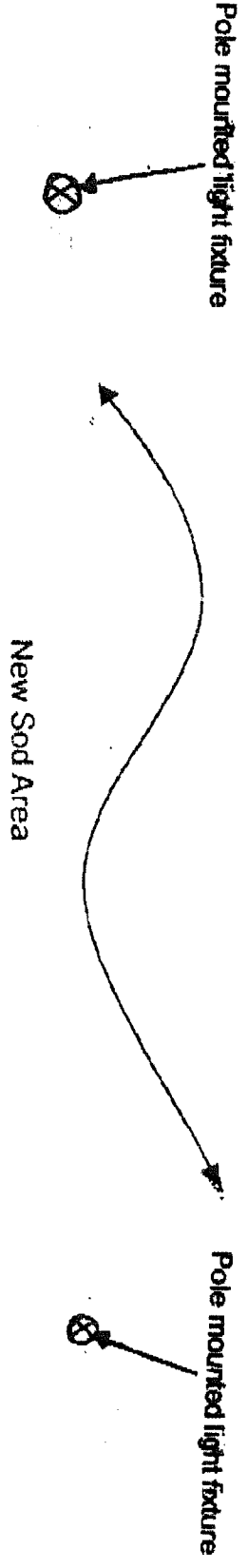
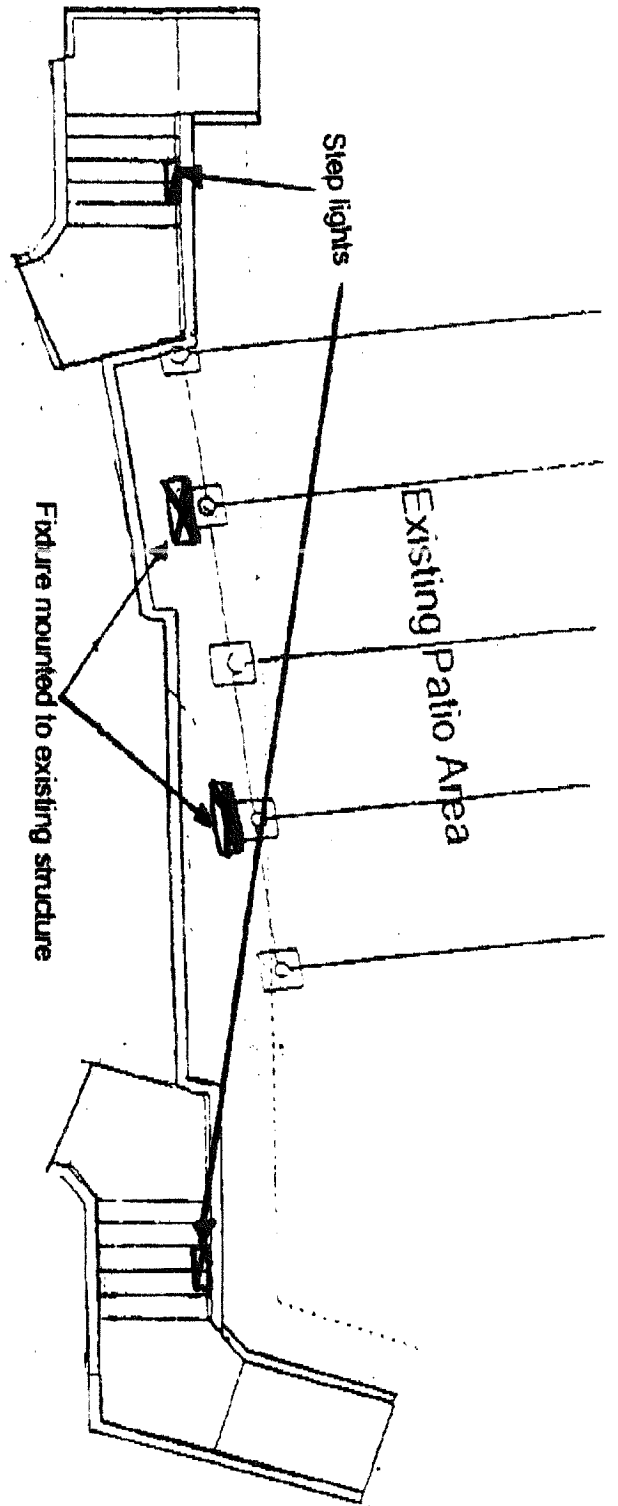
New Sod Area



BY

← ACCESS TO
GRASS SCORE
PIER PLAN
WOULD ALSO
ACCESS FUTURE
STARTING THIS
AREA

⑨



Lighting Plan.



(916) 651-8581

February 05, 2003

Jim Petropoulos

Richard Begley
Deputy Director, Parks Recreation
County of Mariposa
P. O. Box 732
Mariposa, CA. 95338

Re: Project Name: MARIPOSA PARK OUTDOOR THEATER
Project Number: 00-22-001
Project Amount: \$150,000
Contract Number: C2003592

~~This acknowledges receipt of your application for the above referenced project. The application is complete. You may proceed with the project. Please refer to your procedural guide for grant process information.~~

If you have any questions, please contact me at (916) 651-8581 or e-mail at fmill@parks.ca.gov.

Sincerely,

Felicia Miller

Felicia Miller
Project Officer

7-10-03
Called Sara Williams
with thank you!

(7)