



County of Los Alamos

Council Meeting Staff Report

April 7, 2020

Agenda No.:	A.
Indexes (Council Goals):	* 2020 Council Goal - Investing in Infrastructure
Presenters:	Anne Laurent; Eric Martinez
Legislative File:	AGR0663-20

Title

Award of Bid No. 20-52 in the Amount of \$2,019,095 plus Applicable Gross Receipts Tax to Landscapes Unlimited for the Golf Course Irrigation Replacement Project

Recommended Action

I move that Council Award of Bid No. 20-52 in the Amount of \$2,019,095 plus Applicable Gross Receipts Tax to Landscapes Unlimited for the Golf Course Irrigation Replacement Project

County Manager's Recommendation

The County Manager recommends that Council approve the motion as presented.

Body

On March 5, 2020, the County advertised a formal competitive solicitation for project construction through Invitation for Bid No. 20-52. Four responses were received on March 24, 2020. The evaluation committee is recommending award to Landscapes Unlimited, the lowest responsive bidder.

Project improvements consist of a total replacement of the current irrigation system, which is in excess of 35 years old. The new system will continue to utilize the non-potable water supply and is an automated state-of-the-art design which will irrigate the course in a more efficient manner. The computer-controlled system will enhance water delivery to obtain a more robust turf condition while also conserving water. The project is sequenced to maintain golf play and operations during installation.

In order to maintain flexibility in the scope of the work awarded and keep the project within the programmed budget, the project included five options, or deductive alternates, described and priced separately as follows:

1. Remote Linked Weather Station - eliminates the enhanced automation capabilities of the system allowing some adaptive settings to monitor and adjust the system for real time atmospheric conditions for more efficient, water conserving irrigation (\$13,500)
2. Dual Sprinkler Heads on the Greens - eliminates the option for more thoroughly watering of the greens area separate from the rest of the system (\$33,000)
3. Piping Fitting & Appurtenances - allows the contractor to provide more affordable fittings and appurtenances to the piping system (\$1)
4. Unitized Control System - eliminates the option for consolidation of filtration, chemical injection and back-flow prevention all in one 'skid mounted assembly' that would reduce staff time and expense associated with the application of fertilizers, weed control etc., through the irrigation system; this option also reduces time and maintenance due to clogs at the sprinkler heads (\$20,000)
5. Existing Irrigation Equipment Removal - eliminates the removal of the existing equipment from contractor scope of work and made the work the responsibility of County staff; however, staff overtime and material disposal costs would still have been incurred (\$15,000)

The base bid includes all the aforementioned options and will improve the system's overall functionality and operational efficiency.

Upon Council approval, the Notice of Award will be sent to the contractor on April 8, 2020 and work may begin shortly thereafter. This contract includes substantial and final completion dates with liquidated damages for late completion at \$1,500 per day given the impact of facility programming. Substantial Completion is set for December 1, 2020. All work associated with this contract must be completed by February 1, 2021.

Two public meetings were held during project design development in coordination with the Parks and Recreation and Golf Staff including a presentation to the Parks and Recreation Board (PRB) on November 14, 2019. As a result of the input received, the design documents were completed, and an Invitation for Bids issued.

Alternatives

Council could choose to award the bid and budget as recommended, award the bid less any or all the deductive alternates, or choose to not approve the award.

Fiscal and Staff Impact/Planned Item

In 2018, Council approved a total budget of \$4,524,000 for Golf Course Improvements with priority towards replacement of the irrigation system. The original irrigation replacement project budget was estimated at \$2,750,000. The project budget for the irrigation project after bidding the project is \$2,650,000 (Attachment A), or \$100,000 less than anticipated and without having to apply the deductive alternates.

The other planned golf course improvements are:

1. Security/safety screening at and around the driving range area
2. Bunker/trap rehabilitation
3. Tee box scaling, leveling and rehabilitation
4. Cart path rehabilitation
5. Green rehabilitation
6. On course restroom/waystation rehabilitation

An RFP has been advertised for the design of the additional golf course site development improvements listed above. A pre-proposal meeting to be held by web or teleconference is scheduled for April 9th. Proposals are due on April 30th.

Attachments

A - Golf Course Capital Improvement Projects Budget Spreadsheet