



CITY OF SAN MATEO

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Agenda Report

Agenda Number: 9

Section Name: {{section.name}}

Account Number: 82-4681

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TO: City Council

FROM: Alex Khojikian, City Manager

PREPARED BY: Public Works Department

MEETING DATE: July 15, 2024

SUBJECT:

Lakeshore Park Restroom Remodel – Budget Transfer and Construction Contract

RECOMMENDATION:

Adopt a Resolution authorizing a budget transfer in the Capital Projects Fund from the Phase IV Park Restroom Remodel Project to the Phase V Park Restroom Remodel Project in an amount of \$105,000; approve an alternative purchasing procedure to award a construction contract to Angeles Contractor, Inc. for the Lakeshore Park Restroom Remodel in the amount of \$495,331.23; establish a contingency reserve in the amount of \$75,000; and authorize the Public Works Director to execute the contract in substantially the form presented and issue change orders within the contingency amount.

BACKGROUND:

The Lakeshore Park public restrooms are due for remodeling. Renovations are needed to replace old infrastructure and upgrade the facilities to comply with current accessibility standards required by the Americans with Disabilities Act (ADA). In 2016, the Public Works Facilities Division and the Parks and Recreation Department assessed the restrooms and developed a long-term plan for remodeling based on greatest need and available funding. Park restrooms included in Phases I, II, III, IV, and V (Beresford and Los Prados, Martin Luther King, Bayside, Parkside, Indian Springs, Casanova, and Shoreview) were remodeled during 2016-2024. The park restrooms at Lakeshore are included in Phase V.

The construction drawings for the renovation of the Lakeshore Park restrooms were developed by Public Works in coordination with the Parks and Recreation Department. The scope of work includes improving accessible site features, new fixtures, flooring, wall finishes, lighting, and painting. The City's Building Division approved the construction drawings for a building permit, which was used as the basis for development of a fixed-price proposal utilizing a process called "job order contracting" (JOC). The JOC process includes a contract for a fixed term or maximum dollar value in which a contractor is selected based on a competitive bid to perform various and separate job orders in the future, during the life of the contract. The JOC contract serves as an "on call" contracting program that is procured through one umbrella or framework contract. The contract is competitively procured at the onset of the program using a unit price book (UPB), unit price list construction catalog, or custom list of construction prices as a basis for pricing in the procurement process. Each individual job order is then priced from that UPB and allows for rapid deployment of projects with a transparent pricing mechanism.

The JOC process is a competitive procurement method for construction services approved by the City Council by resolution on March 18, 2019, pursuant to San Mateo Municipal Code section 3.60.070(h)(3), which permits the use of procedures approved by the Council that are not set forth in the purchasing ordinance. Specifically, this process involves the development of a detailed project list, establishment of a firm price using a unit price book, and the selection of a pre-qualified construction contractor upon the City's authorization to proceed.

In this case, a multi-step process was used to select Angeles Contractor, Inc. to perform the work, subject to Council approval. First, Sourcewell (formerly known as the National Joint Powers Alliance or NJPA) conducted a competitive proposal process to select The Gordian Group, Inc. (Gordian) to implement JOC on behalf of Sourcewell member agencies. Second, Gordian competitively bids and administers the JOC process with the use of Gordian's unit price book that will provide the best price to the City. This allows the City to complete required public improvements efficiently by eliminating the need to develop project specifications and eliminating solicitation of bids through a project-specific competitive bidding process. Here, Gordian used the JOC process to select Angeles Contractor, Inc., the low bidder and pre-qualified contractor selected to construct the improvement project.

The request for 15% contingency is above the typical 10% and is based on experiences with previous park restroom remodels such as unstable soils, foundation movement, unforeseen non-compliant code conditions, underground utility conflicts and vandalism during the construction period. Similar conditions are expected at this location during construction.

Based on the above, staff recommends award of the contract to Angeles Contractor, Inc. because of their experience and availability to perform these construction services. With contract approval, construction will begin in August 2024.

BUDGET IMPACT:

Sufficient funds are not available in the Park Restroom Phase V Project (46F015) to fund the agreement with Angeles Contractor, Inc. The proposed resolution would authorize a transfer of Measure S funding in the Capital Projects Fund in the amount of \$105,000 from the Restroom Refurbishment Phase IV Project (46F002) to the Park Restroom Phase V Project (46F015). With this budget transfer, there will be sufficient funding available in the Park Restroom Phase V Project (46F015) to award this agreement.

ENVIRONMENTAL DETERMINATION:

This project is categorically exempt from CEQA as an "existing facility," because it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. (CEQA Guidelines Section 15301.)

NOTICE PROVIDED

All meeting noticing requirements were met.

ATTACHMENTS

Att 1 - Proposed Resolution

Att 2 - Contract

STAFF CONTACT

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