



CITY OF SAN MATEO

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Agenda Report

Agenda Number: 12

Section Name: {{section.name}}

Account Number: 82-4681

File ID: {{item.tracking_number}}

TO: City Council
FROM: Alex Khojikian, City Manager
PREPARED BY: Public Works Department
MEETING DATE: July 15, 2024
SUBJECT:
Beresford Recreation Center Accessible Entrance – Construction Contract

RECOMMENDATION:

Adopt a Resolution approving an alternative purchasing procedure to award a construction contract to Angeles Contractor, Inc. in the amount of \$796,199.73 to construct the Beresford Recreation Center ADA Entry Project; establish a contingency reserve in the amount of \$50,000; 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 Beresford Recreation Center (Recreation Center) has been operational for over fifty years. The center hosts seasonal camps, preschool and afterschool activities, and children's and adult programs, and consists of a conference room, activity rooms, an assembly room, and dance studios. Access to the Recreation Center was originally designed to fit the code requirements circa 1968. Since then, the codes have changed regarding accessibility and a Capital Improvement Project budget was established to modify the path of travel from the public right-of-way to the building entrance to meet the current Americans with Disabilities (ADA) standards. The Beresford Recreation Center ADA Entry Project (Project) include the design of a new accessible ramp and associated stairs connecting the main parking lot to the front entrance of the Recreation Center on Alameda de las Pulgas.

The construction drawings for the Project were developed by a consultant team of landscape architects, civil engineers and structural engineers. The scope of work includes improving accessible site features, grading, and lighting. 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 found to be in the best interests of the City, and 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.

Based on the above, staff recommends Council adopt a Resolution authorizing an alternative purchasing procedure to award a contract to Angeles Contractor, Inc. to construct the Project because of their experience and availability to perform these construction services. With contract approval, construction is anticipated to begin in August 2024.

BUDGET IMPACT:

There is sufficient funding available in the ADA Compliance Entry - Beresford Project (460058) project 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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