

3-Prefabricated Building Purchase Order
4-Resolution

Description/Analysis

Issue Detail: The Department of Youth, Parks, & Community Enrichment is seeking approval to award a contract to Saenz Landscape Construction (Contractor) for the Cesar Chavez Plaza Restroom project (L19207200) in the amount of \$187,723. The improvements will consist of installing a single stall Portland Loo restroom building. The contract scope of work includes installing temporary fencing, demolition, construction staking, grading, drainage, new water and sewer services, electrical, concrete walkway, curbs, and street asphalt paving repairs. The City will purchase the prefabricated restroom building. The formal bid process for the site work portion of this project has been completed and Saenz Landscape Construction Company has been selected as the lowest responsible and responsive bidder. Due to an estimated 5-month lead time on fabrication and delivery of the prefabricated restroom construction of the Cesar Chavez Plaza Restroom project is expected to be completed by Fall 2020.

Staff also recommends suspending competitive bidding for the purchase of a prefabricated Portland Loo restroom building for the Cesar Chavez Plaza Restroom project (L19207200) in the amount of \$105,272 from Madden Fabrication. The purchase would include a prefabricated building with one accessible unisex restroom, and delivery of the prefabricated building on-site. Purchasing the building directly from the manufacturer will save the City \$31,125. The savings include no contractor mark-up, which is 30% base on the Contractor bid. Also, direct purchase of the prefabricated building will allow the project to be delivered on schedule. The recommended purchase exceeds the City Manager's purchasing authority and is a sole source purchase, requiring City Council approval. All site work needed before the building can be placed by the manufacturer will be performed by the Contractor who was selected through competitive bidding process.

Cesar Chavez Park is a 2.5-acre community park located at 910 I Street, in Community Planning Area 1, Council District 4.

Policy Considerations: City Code Chapter 3.60 provides that City Council approval is required to enter into construction agreements over \$100,000. City Code section 3.56.230 requires Council approval to suspend competitive bidding for supply purchases.

Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City. This is also part of the Park Development Process for park planning as stated in the *2005-2010 Parks and Recreation Master Plan*.

Economic Impacts: The indicated economic impacts are estimates calculated using a calculation

tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.

The park construction project, in the amount of \$187,723 is expected to create 0.75 jobs (0.43 direct jobs and 0.32 indirect jobs through indirect and induced activities). Furthermore, it will create \$115,907 in total economic output (\$73,057 of direct output and \$42,850 of output through indirect and induced activities).

Environmental Considerations: The Environmental Services Manager has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA) and determined that it is exempt from the provisions of the CEQA pursuant to Class 1, Section 15301 and Class 11, Section 15311 of the CEQA Guidelines, minor alterations to an existing facility (Park) and construction or placement of minor structures accessory to existing commercial or industrial, or institutional facilities.

Sustainability: The Cesar Chavez Plaza Restroom Project has been reviewed for consistency with the goals, policies, and targets of the City’s Sustainability Master Plan (SMP), the Parks and Recreation Sustainability Plan, and the 2035 General Plan. The Project will advance the goals, policies, and targets of these plans by improving the health of residents through access to a diverse mix of wellness and recreation activities. The restroom project is also consistent with sustainable design through the use of recycled materials and local vendors.

Commission/Committee Action: None

Rationale for Recommendation: The formal bidding process for the Cesar Chavez Plaza Restroom project was posted in accordance with City Code 3.60 and Administrative Policy AP-4002. The bids were opened on December 11, 2019. Staff received one bid and the results are listed below:

CONTRACTOR	Base Bid	Additive Alternate	Total Bid	LBE%
Saenz Landscaping Construction	\$187,723	\$135,222	\$306,798	5.14%

The low bidder was determined based on the total bid amount. The Engineer’s Estimate for the base bid was \$133,000 and \$103,000 for the restroom purchase additive alternate, for a total amount of \$236,000.

Pursuant to City Code Sections 3.60.020 and 3.60.360(E), it was determined that Saenz Landscape Construction offered the lowest responsive bid, (based on the base bid plus the additive alternate) and is a responsible bidder. The contract is recommended to be awarded for the base bid only in the amount of \$187,723.

Financial Considerations: There is sufficient funding in the Cesar Chavez Plaza Restroom (L19207200) to award the contract for a total estimated project construction cost of \$187,723 and the purchase of the prefabricated restroom building from Madden Fabrication in the amount of \$105,272. Funds for the annual maintenance and utilities costs associated with the restroom will be requested during the Fiscal Year2020/21 budget cycle.

Local Business Enterprise (LBE): At an LBE percentage of 5.14% Saenz Landscape Construction Company exceeded the 5% LBE participation requirement.