

# City of Sacramento

## Legislation Text

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**File #:** 2019-01653, **Version:** 1

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**Title:**

**Award Construction Contract, Suspend Competitive Bidding for Restroom/Concessions Building Purchase, and Fund Transfers for Airport Little League Restroom Project [Two-Thirds Vote Required]**

File ID: 2019-01653

**Location:** District 5

**Recommendation:**

Adopt a Resolution: 1) approving the construction plans and specifications for the Airport Little League Restroom Project (L19101500); 2) awarding the construction contract to Saenz Landscape Construction Company in the amount of \$174,367; 3) authorizing the City Manager or the City Manager's designee to execute the contract; 4) suspending competitive bidding and authorize the City Manager, or City Manager's designee, to execute the purchase order for a prefabricated restroom/concessions building from Public Restroom Company in the amount of \$218,264; and 5) authorizing the City Manager or the City Manager's designee to increase the expenditure budget in L19101500 by transferring \$65,000 from various sources.

**Contact:** Jason Wiesemann, Senior Landscape Architect, (916) 808-7634; Raymond Costantino, Park Planning and Development Services Manager, (916) 808-1941, Department of Youth, Parks, & Community Enrichment

**Presenter:** None

**Attachments:**

- 1-Description/Analysis
- 2-Contract
- 3 Prefabricated Building Purchase
- 4-Resolution

**Description/Analysis**

**Issue Detail:** The Department of Youth, Parks, & Community Enrichment is seeking approval to award a contract to Saenz Landscape Construction Company (Contractor) for the Airport Little

League Restroom project (L19101500) in the amount of \$174,367. The improvements will consist of removal and replacement of the existing restroom/concessions building. The contract scope of work includes installing temporary fencing, demolition, construction staking, grading, drainage, utilities, electrical upgrades, accessibility improvements, concrete walkways, curbs, asphalt paving, and parking lot striping. The City was to supply the prefabricated restroom/concessions 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. Construction of the Airport Little League Restroom project is expected to be completed in Spring 2020.

Staff recommends suspending competitive bidding for the purchase of a prefabricated 24'x19'4" restroom/concessions building from the Airport Little League Ball Field Repairs (L19706035) project in the amount of \$218,264 from Public Restroom Company. The purchase would include a prefabricated building with two gender neutral restrooms, small storage and concessions area, delivery and placement of the prefabricated building on-site. Purchasing the building directly from the manufacturer will save the City \$49,375. The savings include no contractor mark-up, which is typically 15%, no storage fees, and use of manufacturer inventory slab. Also, direct purchase of the prefabricated building will allow the Restroom project to be delivered on schedule. Public Restroom Company was selected based on costs, past performance of their restrooms in our public parks, and maintainability. 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.

Airport Little League Park is a 9.68-acre community park located at 6395 Hogan Drive, in Community Planning Area 4, Council District 5.

**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. Council Resolution No. 2019-0248, Section 10, requires that all appropriation transfers exceeding \$100,000 per project must be approved by resolution by the City Council.

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 \$174,367 is expected to create 0.70 jobs (0.40 direct jobs and 0.30 indirect jobs through indirect and induced activities). Furthermore, it will create \$107,660 in total economic output (\$67,859 of direct output and \$39,801 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 Section 15302 of the CEQA Guidelines, replacement and reconstruction of an existing facility.

**Sustainability:** The Airport Little League Park 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 Airport Little League Restroom project was posted in accordance with City Code 3.60 and Administrative Policy AP-4002. The bids were opened on November 20, 2019. Staff received two bids and the results are listed below:

<b>CONTRACTOR</b>	<b>Base Bid</b>	<b>Additive Alternate</b>	<b>Total Bid</b>	<b>LBE%</b>
Soracco	\$117,353	\$14,760	\$132,113	0%
Saenz Landscaping	\$174,367	\$12,900	\$187,267	7%

The low bidder was determined based on the total bid amount. The Engineer’s Estimate for the base bid was \$107,000 and \$9,000 for the additive alternates, for a total amount of \$116,000.

Soracco, Inc. did not meet the LBE requirement and was determined to be a non-responsive bidder. Pursuant to City Code Sections 3.60.020 and 3.60.360(E), it was determined that Saenz Landscape Construction Company, Inc. 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 \$174,367.

**Financial Considerations:** The total estimated project construction cost is \$174,367. Additional funding of \$65,000 is necessary to complete the project, including awarding the construction contract and staff time. Staff recommends City Council approve the fund transfers to L19101500 as listed in table below:

<u>Project Name</u>	<u>Project Number</u>	<u>Fund</u>	<u>Amount</u>
District 5 Playground, Sports Court	L19108400	Park Development Impact Fees (Fund 3204)	\$30,000
District 5 Playground, Sports Court	L19108400	Quimby Fund (Fund 2508)	\$15,000
District 5 Minor Park Renovations	L19108600	Park Development Impact Fees (Fund 3204)	\$20,000
		Total additional funds needed:	\$65,000

This is an existing park; the annual maintenance and utilities costs for the restroom/concession building are covered in the Department's operating budget for maintenance, water, and utility costs. Sufficient funds are available to complete the recommended transfers in each of the funding sources. Upon completion of the recommended transfers, sufficient funding will be available in L19101500 to award the construction contract and complete the project.

Sufficient funding is available in the Airport Little League Ball Field Repairs (L19706035) to purchase restroom / concession building. Replacing the restroom with a building that includes a concession next to the ballfield is within the scope of work of this CIP.

**Local Business Enterprise (LBE):** At an LBE percentage of 7% Saenz Landscape Construction Company. exceeded the 5% LBE participation requirement.