



DATE: October 7, 2025

TO: Mayor and City Council

FROM: Director of Maintenance Services

SUBJECT: Adopt a Resolution Awarding a Construction Contract to G&G Builders, Inc., for the Design and Construction of a Shaded Structure within Prominence Landscape and Lighting Assessment District 3 in a Not-to-Exceed Amount of \$180,000

RECOMMENDATION

That the Council adopts the attached resolution (Attachment II) awarding a construction contract to G&G Builders, Inc., (G&G) for the design and construction of the shade structure for Prominence Landscape and Lighting Assessment District (LLAD) 3 in an amount not to exceed \$180,000.

SUMMARY

Maintenance Services' Landscape Division maintains eighteen (18) Landscape and Lighting Assessment Districts (LLAD) and two (2) Maintenance Districts (MD). On May 1, 2025, staff released a Request for Proposal (RFP) for the design, construction, and installation of a shaded structure in Prominence (LLAD 3) since the existing structure is at the end of its useful life. Unfortunately, all bids were rejected since they were incomplete. On July 14, 2025, staff released a revised RFP. On August 15, 2025, staff received and evaluated three (3) submitted proposals. Staff is recommending awarding a construction contract to G&G Builders (G&G) in an amount not to exceed \$180,000.

BACKGROUND AND DISCUSSION

An original feature of the Prominence development when it was originally constructed in the 1980's, the existing shade structure, often called the Fox Hollow Drive Bus Stop, is beyond its useful life and is in a failing state of repair. To continue providing safe and attractive neighborhood amenities, staff released a RFP to install a new, more sustainable structure that will benefit the community for decades to come. Rather than using traditional wood construction, the enhanced structure will be constructed of steel with a rectangular gable roof and seating. The enhancements will provide a longer lifespan, improved ventilation, and efficient water drainage, while still being a space for leisurely activities.

On July 14, 2025, staff released a revised RFP after an unsuccessful attempt earlier in spring. On August 15, 2025, staff received and evaluated three (3) submitted proposals. While all proposals had appealing designs and met the RFP's minimum criteria, G&G submitted the most detailed proposal in line with staff expectations and estimates. Staff is recommending awarding a construction contract to G&G Builders (G&G) for \$145,000 and a 25% contingency budget for a total not-to-exceed \$180,000 amount.

G&G is a local, full-service general contractor that services all of California for both public and private entities. Recent public projects include recreational and facility structure projects for Sacramento, San Francisco, San Francisco Fire Department, Sonoma County Airport, Stockton Airport, Fremont Unified School District, Vallejo City Unified School District, and Oakland Unified School District.

This project is categorically exempt from environmental review under Section 15302 of the California Environmental Quality Act (CEQA) Guidelines for the replacement or reconstruction of an existing structure with the same size, purpose, and capacity. Likewise, because the construction cost estimate is less than \$1,000,000, the Community Workforce Agreement (CWA) with the Alameda County Building Trades Council (BTC), does not apply to this project.

FISCAL AND ECONOMIC IMPACT

Each LLAD collects tax assessments levied on the parcels within the community. LLAD 3 (Fund 268) has sufficient funds for this contract. This item has no impact on the General Fund.

The item provides environmental and social benefits by providing access to shade during recreational activities and warm days, and efficient drainage and ventilation. Replacing the structure, instead of a complete removal, provides an amenity to the community to increase property values.

STRATEGIC ROADMAP

This item is a routine operational item and does not directly support a Council's strategic priority project. However, it does support the priority to Invest in Infrastructure.

PUBLIC CONTACT

The Division sought input from the Prominence Community through multiple direct mailers and a community meeting from August 2024 – March 2025. The majority vote was to replace the structure instead of complete removal. The first RFP was publicized from May – June 2025. The second RFP was publicized from July – August 2025.

NEXT STEPS

If Council approves this item, the City Manager will execute a construction contract with G&G Builders, Inc. in an amount not to exceed \$180,000.

Prepared by: Manny Grewal, Management Analyst

Recommended by: Todd Rullman, Director of Maintenance Services

Approved by:



Jayanti Addleman, Interim City Manager