



DATE: November 7, 2023

TO: Mayor and City Council

FROM: Director of Maintenance Services

SUBJECT: Adoption of a Resolution Authorizing the City Manager to Negotiate and Execute an Agreement with Staples Construction Company for the Corporation Yard Complete Restroom & Locker Room Remodel Project RP230 in an Amount Not-to-Exceed \$1,004,000

RECOMMENDATION

That the Council adopts a resolution (Attachment I) authorizing the City Manager to negotiate and execute an agreement with Staples Construction Company, in an amount not-to-exceed \$1,004,000.

SUMMARY AND BACKGROUND

The American Rescue Plan Act of 2021 (ARPA) included funding to invest in building and infrastructure to both support and expand City operations and services in a post-COVID environment. One of the Council's Strategic Priority projects that supports infrastructure investment is the complete remodel and renovation of aging restroom and locker room facilities in the City's Corporation Yard (Corp Yard) buildings. This project will improve the aging restroom and locker room facilities utilized by field staff in both Maintenance Services (MS) and Public Works-Utilities Environmental Services (PWUES) by reconfiguring the usable space more efficiently, replacing outdated infrastructure installed over 60 years ago, and making improvements to meet ADA compliance.

Furthermore, the project scope will improve ventilation and modernize the facilities to support adequate social distancing in an effort to reduce transmission of the COVID virus in the workplace. Staff recommends entering into an agreement with Staples Construction Company (Staples Construction) to completely renovate the restroom and locker room facilities at the Corp Yard that will provide accessible, serviceable, and healthy workspaces for City employees.

DISCUSSION

The City's Corporation Yard, located at 24505 Soto Road and 16 Barnes Court, was built in 1964. While many components and facility infrastructure remain operational, they are in a failing state of repair and beyond the end of their useful life. Specifically, the restrooms and locker room facilities are in dire need of major remodel and renovation due to outdated components, lack of space as staff has increased, and ADA compliance issues.

The complete remodel and renovation will consist of lead and asbestos abatement, demolition of all existing fixtures, installing restroom partitions, accessories, lighting, interior walls, door frames, and hardware, and updating plumbing and waste-water infrastructure. New plumbing fixtures will reduce water consumption and energy efficient LED lighting fixtures with occupancy and daylighting sensors will be installed to satisfy California Energy Code Title 24. The current showers are non-functional and non-ADA compliant. The new showers will be a vital health and safety asset to employees working in and around biohazards, green waste, paint, and underground trench work. New ADA approved partitions, windows, door frames, doors, and HVAC diffusers and ducting will be installed. To complete the project, new paint and epoxy flooring will be installed throughout the restroom and locker room facilities.

Staples Construction was identified as a qualified contractor through Sourcewell, a third party that conducts competitive bidding processes to establish pre-set unit prices for various materials, equipment, and services. California Government Code Section 6500 et seq. authorizes public agencies to enter into an agreement to jointly exercise any power in common to public agencies, including participating in cooperative purchasing agreements, while remaining within the City's adopted rules and procedures for purchasing.

Staff invited Staples Construction for a walk-through to confirm project scope and submit a proposal. Staff reviewed Staples Construction's submitted proposal in the amount of \$913,000. Staff recommends awarding a contract in said amount with a 10% contingency (\$91,000) for a total not-to-exceed contract amount of \$1,004,000.

FISCAL IMPACT

The project will be split into two phases:

Phase 1: 24505 Soto Rd	\$ 466,000
<u>Phase 2: 16 Barnes Ct</u>	<u>\$ 447,000</u>
<i>Total Construction Costs</i>	<i>\$ 913,000</i>
<u>Contingency (10%)</u>	<u>\$ 91,000</u>
<i>Total Contract Amount</i>	<i>\$1,004,000</i>

In FY 2022, ARPA funds were appropriated for the Corporation Yard Complete Restroom & Locker Room Remodel (Project RP230) to support public health expenditures through capitalizing investments in public facilities to meet operational needs. To date, no funds have been spent on this project, and the budget appropriation for this project have been carried forward and appropriated in FY 2024. This project will be fully funded by ARPA and has no impact on the General Fund.

SUSTAINABILITY FEATURES

The project scope has various sustainability features, such as reduction in water consumption through updated plumbing fixtures and installing energy efficient LED lighting fixtures with occupancy/daylight sensors that satisfy California Energy Code Title 24. Furthermore, the project requires the contractor to comply with the City's sustainability efforts, such as recycling all construction and demolition debris.

STRATEGIC ROADMAP

This agenda item supports the Strategic Roadmap Priority of Invest in Infrastructure, specifically:

Invest in City Facilities & Property
Project N13: Continue Corporation Yard safety updates (ARPA)

NEXT STEPS

If approved, the City Manager will negotiate and execute an agreement with Staples Construction Company in an amount not-to-exceed \$1,004,000 for the Corporation Yard Complete Restroom & Locker Room Remodel, ARPA Project RP230.

Prepared by: Liz Sanchez, Management Analyst II
Allen Koscinski, Facilities Manager

Recommended by: Todd Rullman, Director of Maintenance Services

Approved by:



Kelly McAdoo, City Manager