



---

File #: 16-0230, Version: 1

---

### **REPORT TO COUNCIL**

#### **SUBJECT**

Award of Bid No. PW16-06 for Orchard Gardens Park Restrooms Renovation and Finding of CEQA Categorical Exemption

#### **REPORT IN BRIEF**

Approval is requested to award a construction contract in the amount of \$120,365 to Integra Construction Services, Inc. of San Martin for the Orchard Gardens Park Restrooms Renovation project (Public Works Project No. PR-14/10-16). Approval is also requested for a 15% construction contingency in the amount of \$18,055. A construction contingency higher than the customary 10% is being requested because of the potential for unforeseen conditions associated with renovating the existing building, more fully explained below.

#### **EXISTING POLICY**

Section 1309 of the City Charter requires public works construction contracts to be awarded to the lowest responsive and responsible bidder.

#### **ENVIRONMENTAL REVIEW**

The California Environmental Quality Act (CEQA) determination for this project is a Class 1 categorical exemption pursuant to CEQA Guidelines Section 15301 for alterations to existing facilities involving negligible or no expansion of use beyond that presently existing.

#### **BACKGROUND AND DISCUSSION**

This construction contract is part of Capital Project 818550, Park Buildings Rehabilitation, which provides for planned infrastructure repairs and renovations to the City's park buildings. For this particular project, the two existing gender-specific restrooms at the park multi-purpose building will be renovated. The layout of fixtures and the ingress and egress of the restrooms do not meet current Americans with Disabilities Act (ADA) guidelines, and the overall size of each room is too small to comply with the current regulations.

The new restrooms will expand to the storage spaces adjacent to the restrooms within the multi-purpose building. Construction consists of installing new plumbing, mechanical and electrical fixtures as well as wall framing, sheathing, exterior flatwork, and finishes.

The project was advertised for competitive bidding in the Sunnyvale Sun on December 11, 2015, distributed to eighteen Bay Area Builder's Exchanges and published on the City's website. Ten contractors requested bid documents. Sealed bids were opened on January 27, 2016, with a total of six bids received. The Bid Summary is contained in Attachment 1. One bid (the second highest) was deemed to be non-responsive because the General Contractor did not meet the City's mandatory requirement for performing at least 50% of the work.

The lowest responsive and responsible bid was submitted by Integra Construction Services, in the amount of \$120,365. The bid amount is approximately 15% below the engineer's estimate for the project. Given the potential for encountering unforeseen conditions, a 15% contingency is recommended. In renovating older existing buildings, situations are often encountered that were not accurately depicted on the record drawings and issues may be discovered during the demolition and/or modification of the existing structure, which could require an increased number of contract change orders.

### **FISCAL IMPACT**

Budgeted funds are available in Capital Project 818550, Park Buildings Rehabilitation.

### **Funding Source**

This project is funded by the Park Dedication Fund.

### **PUBLIC CONTACT**

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website.

### **RECOMMENDATION**

1) Make a finding of CEQA categorical exemption pursuant to CEQA Guideline Section 15301 for alterations to existing facilities involving negligible or no expansion of use beyond that presently existing; 2) award a contract in substantially the same form as Attachment 2 to the report and in the amount of \$120,365 to Integra Construction Services Inc.; and 3) approve a 15% construction contingency in the amount of \$18,055.

Prepared by: Pete Gonda, Purchasing Officer

Reviewed by: Timothy J. Kirby, Acting Director, Finance

Reviewed by: Manuel Pineda, Director, Public Works

Reviewed by: Walter C. Rossmann, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

### **ATTACHMENTS**

1. Bid Summary
2. Draft General Construction Contract