



**STAFF REPORT**

**City Council Meeting Date:** 5/22/2018  
**Staff Report Number:** 18-110-CC

**Consent Calendar:** Award a construction contract to Suarez & Munoz Construction, Inc. for the Jack Lyle Park Restroom Project in the amount of \$496,465, approve a contingency in the amount of \$75,000; and appropriate \$140,000 from undesignated fund balance

**Recommendation**

Staff recommends that the City Council award a construction contract to Suarez & Munoz Construction, Inc. for the Jack Lyle Park Restroom Project in the amount of \$496,465, approve a contingency in the amount of \$75,000; and appropriate \$140,000 from undesignated fund balance.

**Policy Issues**

The project is consistent with the City Council goal of maintaining and enhancing the city's municipal infrastructure and facilities and is included in the City Council's 2018 Workplan.

**Background**

Jack W. Lyle Park, located on Middle Avenue and Fremont Street, is highly utilized by the public and approved field user groups, such as the American Youth Soccer Organization, Alpine Strikers Soccer and Grizzlies lacrosse sports teams. Jack W. Lyle Park sees approximately 50 park users per day on weekdays and 400 per day on weekends, and currently lacks permanent public restroom facilities. During times of heavy usage, the field user groups have needed to rent portable toilet facilities to accommodate their children and family's needs.

Following a community outreach process led by the Community Services Department, the plans for the development of a permanent public restroom facility were finalized and issued for bid by the Public Works Department. The restroom will be located next to Rosener House and will serve the community and the many field user groups. The restroom facility will include family friendly amenities and water efficient fixtures. The work will also include the installation of new electrical, water, and sanitary utilities to serve the facility.

## Analysis

Bids for this project were opened April 24, 2018, with the following results.

Contractor	Bid amount	Variance amount	Over/under percent
Engineer's estimate	\$37,000	-	-
Suarez & Munoz Construction, Inc.	\$496,486	\$123,465	34 percent

The sole bid submitted by Suarez & Munoz Construction, Inc., is 34 percent above the engineer's estimate. Staff questioned contractors attending the prebid meeting, and those who downloaded the project plans and specifications to gain an understanding for the reasons as to why no other bids were received. Based on these discussions, contractors indicated that they were busy with other work or determined that other contractors had more experience in performing the project work. The higher costs also reflect the unanticipated amount of effort by the contractor to transfer the pre-fabricated restroom from the street over the park grass mound, and to restore the playground area after being damaged by the contractor's lifting equipment used to place the pre-fabricated restroom in its final location.

Upon extensive evaluation by staff, the bid is considered reasonable for the work involved in the project. Staff considered rebidding the project, but there is no guarantee that the City would receive a lower bid due to the seasonal work demand and the extensive job-site placement requirements. Rebidding would also delay installing a permanent restroom until after the fall sport season and prolong the impact to the park users, especially the approved field users groups. Staff has checked the background and references of Suarez & Munoz Construction, Inc., and is satisfied with its past performance.

## Impact on City Resources

Staff is requesting an appropriation of \$140,000 from the undesignated fund balance of the general fund to complete this project.

## Environmental Review

The project is categorically exempt under class one of the current State of California Environmental Quality Act Statute and Guidelines, which allows minor alterations and repair of existing facilities.

## Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

## Attachments

There are no attachments.

Report prepared by:  
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