



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: OCTOBER 24, 2023

FROM: PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT WARD: 3

SUBJECT: AWARD BID NO. 7953 TO CAMP CONSTRUCTORS, INC. FOR THE JANET GOESKE RESTROOM RENOVATION PROJECT IN THE AMOUNT OF \$184,500; AND AUTHORIZE A 10% CHANGE ORDER AUTHORITY UP TO \$18,450 FOR A TOTAL CONTRACT AWARD OF \$202,950

ISSUE:

Award Bid No. 7953 to Camp Constructors, Inc., for the Janet Goeske Restroom Renovation Project in the amount of \$184,500; and authorize a 10% change order authority up to \$18,450 for a total amount of \$202,950.

RECOMMENDATIONS:

That the City Council:

1. Award Bid No. 7953 to Camp Constructors, Inc., of Temecula, California, in the amount of \$184,500 for the construction of the Janet Goeske Senior Center Restroom Renovation Project;
2. Authorize 10% change order authority in an amount up to \$18,450 for project changes including, but not limited to, unforeseen conditions or necessary design changes, for a total contract amount of \$202,950; and
3. Authorize the City Manager, or designee, to execute a Construction Agreement with Camp Constructors, Inc., of Temecula, California, including making minor and non-substantive changes.

BACKGROUND:

The Janet Goeske Senior Center is a heavily used community center that provides recreational programming and contributes to the quality of life for seniors in Riverside. The existing restrooms of this project are a part of the original building that was built in the early 1980s. The men's and women's restrooms are over 30 years old and are not compliant with current building codes. The renovations are needed to continue service and improve the access and overall quality of the facilities.

On April 26, 2016, the City Council adopted the 2016-2017 HUD Annual Action Plan and authorized the appropriation of CDBG funds in the amount of \$50,000 for the design and construction of renovations to the existing restrooms at the Janet Goeske Senior Center.

On July 2, 2019, the City Council adopted the 2019-2020 HUD Annual Action Plan and authorized the appropriation of CDBG funds in the amount of \$70,269 for the design and construction of ADA accessibility improvements throughout parks within Ward 3, including modification to park facilities and landscapes to address priority barriers.

On January 29, 2020, the City of Riverside Parks, Recreation and Community Services Department (PRCSD), received informal proposals (RFP# 2171) from various design consultants for the restroom improvements at the Goeske Senior Center. Miller Architects was deemed the lowest responsive bidder and awarded the project for a contracted amount of \$16,850.

On August 3, 2021, the City Council approved an amendment to the 2016-2017 HUD Annual Action Plan to allocate an additional \$37,500 in unprogrammed CDBG funds to the current Janet Goeske Senior Center Restroom Renovation Project, bringing the total overall project budget to \$87,500.

On June 13, 2023, City Council authorized the allocation of \$6,492,000 in Measure Z funding for Parks capital improvement projects including a \$105,000 supplemental appropriation for the Goeske Senior Center Restroom Renovation project and one-time funding for ten other partially funded park capital improvement projects. The increase in funding for the projects was necessary due to the high inflation experienced over the past few years, increasing the costs of projects.

DISCUSSION:

On August 1, 2023, the Purchasing Division posted Bid No. 7953 on the City's website for the construction of renovations to the existing restrooms at the Janet Goeske Senior Center, including but not limited to carpentry, insulation and drywall, tiling, flooring, painting, installation of partitions and fixtures/finish hardware, and modifications as needed to the existing plumbing, HVAC, and electrical systems. The City had sixty-four Prospective Bidders listed, thirty-eight of which were classified as potential Prime bidders. Twenty-three vendors were represented at the mandatory pre-bid meeting held on August 8, 2023, at 9:00am. Two addenda were issued for the project, the first to add a technical specification sheet, and the second to make a correction to an item in the specification.

On August 29, 2023, twelve bids were received. Three vendors, including the lowest bidder, were deemed non-responsive due to incomplete documentation. Per the attached Bid Award Recommendation, the lowest responsive and responsible bidder is Camp Constructors, Inc., of Temecula, California. Staff's review of this bidder's references has elicited no negative information. Further, the State Contractor's Licensing Board records indicate that this bidder's license is current, active, and in good standing.

Vendor	Vendor's Location	Bid Amount
*Versatile Consulting LLC	Riverside, CA	\$150,000.00
Camp Constructors Inc	Temecula, CA	<u>\$184,500.00</u>
**Esparza Development	Pomona, CA	\$197,000.00
R Dependable Const Inc	San Bernardino, CA	\$197,000.00
BBS Construction, Inc.	West Covina, CA	\$208,000.00
Zuma Construction Group, Inc.	Thousand Oaks, CA	\$208,411.00
ISSA Electric Inc	Riverside, CA	\$233,000.00
Global Builders Inc	Santa Ana, CA	\$239,888.00
*AVA Builders Inc	North Hollywood, CA	\$250,000.00
Guthrie General of California, Inc.	Newport Beach, CA	\$252,598.00
Ponciano Construction, Inc.	Alpine, CA	\$298,162.67
MLC Constructors, Inc.	Corona, CA	\$323,937.00

*Vendors marked nonresponsive due to incomplete Bid Bond

**Vendor marked nonresponsive due to incomplete Project Qualifications

The Parks, Recreation and Community Services Department (PRCSD), therefore, recommends that a construction contract in the amount of \$184,500.00 be awarded to Camp Constructors, Inc., for the Janet Goeske Senior Center Restroom Renovation Project for Base Bid Item I-A.

This project is expected to start construction in November 2023 and be completed by February 2024.

The Purchasing Manager concurs that the recommendation to award Bid No. 7953 to Camp Constructors, Inc. is in compliance with Purchasing Resolution No. 23914.

STRATEGIC PLAN ALIGNMENT:

This work contributes to **Strategic Priority 1 – Arts, Culture and Recreation**, and **Goal 1.3** – to improve parks, recreational amenities, open space, and trail development, and fulfill critical lifecycle and facility maintenance needs; and **Goal 1.4** – to prioritize safety at parks, trails, arts, cultural and recreational facilities.

1. **Community Trust** –The public is currently able to track project progress through the Parks Department’s CIP tracking map located on the City’s website.
2. **Equity** – This project was established for the senior and physically limited demographic that utilize this facility to provide updated and barrier free ADA accessible restroom facilities.
3. **Fiscal Responsibility** – The purchasing of all services for this project is in accordance with Purchasing Resolution No. 23914. Also, the CDBG grant funding obtained for this project requires no City “match”.
4. **Innovation** – This project is addressing the community's needs by enhancing its ability to better accommodate individuals with disabilities who utilize the facility.
5. **Sustainability & Resiliency** – This project contributes to repairing of an existing City Senior Center ensuring facilities are maintained for future use and senior programming continues to be accessible.

FISCAL IMPACT:

The total fiscal impact of the action is \$202,950, which includes construction costs of \$184,500 and a 10% contingency of \$18,450. The estimated construction project cost, including a 10% construction contingency, is outlined in the table below.

Cost	
Construction Contract Award	\$184,500.00
10% Construction Contingency	\$18,450.00
Total Cost	\$202,950.00

Sufficient funds are available for construction in the Janet Goeske Foundation Restroom Project as listed in the table below.

Fund	Project	Account	Amount
Grants & Restricted Programs	Janet Goeske Foundation Center Restroom Renovation	9260210 - 440120	\$61,956.30
		9260220 - 440120	\$70,269.00
Measure Z Capital		9260209 - 440301	\$70,724.70
Total			\$202,950.00

Prepared by: Pamela M. Galera, Parks, Recreation and Community Services Director
 Certified as to availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer
 Approved by: Kris Martinez, Assistant City Manager
 Approved as to form: Phaedra A. Norton, City Attorney

Attachment: Bid Award Recommendation