



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Public Works

**Prepared by: Bill Guerin,
Director of Public Works**

City Manager Approval: _____

File No.: 06.01.247

TOPIC: AMERICANS WITH DISABILITIES ACT (ADA) IMPROVEMENTS AT ALBERT PARK BALL FIELD

SUBJECT: RESOLUTION AWARDING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION AGREEMENT FOR INSTALLATION OF A PREFABRICATED RESTROOM BUILDING AND ACCESS RAMP AT ALBERT PARK BALLFIELD, CITY PROJECT NO. 11372, TO MCNABB CONSTRUCTION INC. IN THE AMOUNT OF \$184,884, AND AUTHORIZING CONTINGENCY FUNDS IN THE AMOUNT OF \$20,116, FOR A TOTAL APPROPRIATED AMOUNT OF \$205,000

RECOMMENDATION: Adopt the resolution awarding and authorizing the City Manager to execute a construction agreement with McNabb Construction Inc. for Americans with Disabilities Act (ADA) restroom site work and access ramp installation at Albert Park in the amount of \$184,884 and authorizing contingency funds in the amount of \$20,116, for a total appropriated amount of \$205,000.

BACKGROUND: The Albert Park Athletic Field and Stadium, located between Andersen Drive, Albert Park Lane, and Lindaro Street, has been in place since 1950. The ballfield is used by local school sports teams and by the semi-professional Pacifics baseball team. The stadium lacks accessible features and does not accommodate persons with disabilities. The ballpark is lacking an ADA Accessible ramp for patrons to access the bleachers and does not have fully accessible restrooms for users of all abilities. Therefore, Staff recommends that the Council award a construction project to McNabb Construction Inc. for the installation of a prefabricated ADA restroom building and accessible ramp to provide access to the bleacher seating at the stadium so that users of all abilities have equal access to this City owned facility. The project consists of the installation of a new prefabricated restroom, installation of utilities, flatwork, ADA ramp, and other miscellaneous site features to comply with ADA requirements.

In January, 2021, the City Manager previously authorized staff to enter into a contract with BKF Engineers to design the ADA improvements. BKF, with approval of City staff, determined that a prefabricated bathroom with four separate stalls was the most cost-effective way to provide accessible restroom facilities at Albert Park. The prefabricated facility was purchased under a separate agreement. This project will construct the underlying concrete slab and utilities

FOR CITY CLERK ONLY

Council Meeting:

Disposition:

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required to place the building on its foundation. The restroom will be delivered and lowered into place. The project will also erect an aluminum accessibility ramp to the bleachers.

On January 11, 2022, the project was advertised in accordance with San Rafael's Municipal Code.

ANALYSIS: On January 26, 2022, the following bids were received and read aloud:

<u>NAME OF BIDDER</u>	<u>AMOUNT</u>
McNabb Construction Inc.	\$184,884
Sposeto Engineering Inc.	\$249,155

The construction bids have been reviewed by Public Works staff and the low bid from McNabb Construction Inc. in the amount of \$184,884 was found to be both responsive and responsible. City staff recommends awarding the construction contract to McNabb Construction Inc. for the amount bid, and also recommends the City Council authorize a construction contingency of approximately ten percent in an amount of \$20,116, for a total authorized amount of \$205,000.

FISCAL IMPACT: Staff proposes to fund construction of this project utilizing \$205,000 from the Building Maintenance Fund #603. The project was included in the City's Capital Improvement Program.

OPTIONS:

1. Adopt the resolution as presented.
2. Do not award the contract and direct staff to rebid the project. If this option is chosen, rebidding will delay construction by approximately two months.
3. Do not award the contract and provide direction to staff.

RECOMMENDED ACTION: Adopt the resolution awarding and authorizing the City Manager to execute a construction agreement with McNabb Construction Inc. for ADA restroom site work and access ramp installation at Albert Park Athletic Field and Stadium in the amount of \$184,884 and authorizing contingency funds in the amount of \$20,116, for a total appropriated amount of \$205,000.

ATTACHMENTS:

1. Resolution awarding the construction agreement to McNabb Construction Inc.

RESOLUTION NO.

RESOLUTION OF THE SAN RAFAEL CITY COUNCIL AWARDING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION AGREEMENT FOR THE ALBERT PARK PREFABRICATED ADA RESTROOM BUILDING INSTALLATION PROJECT, CITY PROJECT NO. 11372, TO MCNABB CONSTRUCTION INC. IN THE AMOUNT OF \$184,884, AND AUTHORIZING CONTINGENCY FUNDS IN THE AMOUNT OF \$20,116, FOR A TOTAL APPROPRIATED AMOUNT OF \$205,000

WHEREAS, on the 11th day of January 2022, pursuant to due and legal notice published in the manner provided by law, inviting sealed bids or proposals for the work hereinafter mentioned, as more fully appears from the Affidavit of Publication thereof on file in the office of the City Clerk of the City of San Rafael, California, the City Clerk of said City did publicly open, examine, and declare all sealed bids or proposals for doing the following work in said City, to wit:

“ALBERT PARK PREFABRICATED ADA RESTROOM BUILDING INSTALLATION PROJECT,”

City Project No. 11372

in accordance with the plans and specifications therefore on file in the office of the Department of Public Works; and

WHEREAS, the bid of \$184,884 from McNabb Construction Inc. at the unit prices stated in its bid, was and is the lowest and best bid for said work and said bidder is the lowest responsible bidder; and

WHEREAS, staff has recommended that the project budget include a contingency amount of \$20,116;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES as follows:

1. The plans and specifications for the “Albert Park Prefabricated ADA Restroom Project”, City Project No. 11372 on file in the Department of Public Works, are hereby approved.
2. The City Manager is authorized and directed to execute a contract with McNabb Construction Inc. for the bid amount, subject to final approval as

to form by the City Attorney, and to return the bidder's bond upon the execution of the contract.

3. Funds for project totaling \$205,000, which includes the construction award amount and contingency, will be appropriated for City Project No. 11389, using \$205,000 in Gas Tax funds (Fund #206).
4. The Director of Public Works is hereby authorized to take any and all such actions and make changes as may be necessary to accomplish the purpose of this resolution.

I, **Lindsay Lara**, Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 7th day of February 2022 by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

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