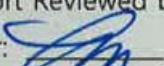


Agenda Report Reviewed by:  
 City Manager: 

**CITY OF SEBASTOPOL  
 CITY COUNCIL  
 AGENDA ITEM**

Meeting Date: November 17, 2020  
 To: Honorable Mayor and Honorable City Councilmembers  
 From: Henry Mikus, Engineering Manager  
 Subject: Approval of Contract (Contract Number: 2019-05) Park Village RV Pad Construction for a Contract Amount Not to Exceed \$89,610 and to Authorize City Manager to Execute Contract with Schaefer Engineering.  
 Recommendation: Adopt a minute order authorizing staff to enter into contract with Schaefer Engineering for the project.  
 Funding: Currently Budgeted:  X  Yes   No   N/A  
 Net General Fund Cost: \$  none   
 Grant funding via state CDC/HEAP (\$142,700). CDC/HEAP funded projects use Fund 216. Cost accounting code: 700-23-51-9901; PM Code: 200303-98.00

Contract/Bid price:	\$81,463
10% contingency:	<u> \$8,147 </u>
“Not to Exceed” Contract Total:	\$89,610
Separate Budget, electrical service improvements:	<u> \$24,000 </u>
Project Total:	\$113,610
Grant Amount:	\$142,700

Account Code/Costs authorized in City Approved Budget  AK  (verified by Administrative Services Department)

**INTRODUCTION/PURPOSE:**

The item tonight is to request City Council Approval of Contract (Contract Number: 2019-05) Park Village Renovations: New RV Pads Plus Utilities for a price not to exceed \$89,610 and to authorize City Manager to Execute Contract with Schaefer Engineering

**BACKGROUND:**

Beginning in 2017, the City has spent considerable resources making infrastructure improvements to Park Village, a mobile home park owned by the City. Through these efforts Park Village has achieved a transition from a dozen mobile homes providing affordable housing, to include temporary, transitional housing for homeless individuals, families, and others in need. Vital to this increased role has been the City partnership with West County Community Services, and invaluable input and assistance from a citizen volunteers known as the “Group of Advocates.” Numerous sources of grant money have been

made available, including several ongoing grant awards for Park Village managed by the Community Development Commission (CDC). One current focus of the City effort to support Park Village is expanding the facility capacity by providing infrastructure for additional housing.

The pending list for upcoming Park Village projects includes constructing two new concrete pads with utility hook-ups in order to provide spots for two additional RVs. The work is to be funded by a total of \$142,700 from a state sourced HEAP grant by the Community Development Commission (CDC). The grant is approved and the grant documents are getting the requisite signatures. The use of RVs has proven effective at Park Village, especially because much of the property is within the flood plain of the nearby Laguna De Santa Rosa waterway. RVs, which by their design are mobile, are capable of being moved to safe ground in the event of flooding; this was made clear during the February 2019 flooding where Park Village RVs were moved successfully.

**DISCUSSION:**

The project design was done in-house, Council approved going to bid, the project was advertised, and bids were received. The work involves constructing concrete pads to park the RVs together with provision for utilities.

This is the anticipated scope of work:

1. Construct two new concrete pads.
2. Extend sewer and water laterals
3. Electrical service hookup.

In addition, as a separate contract, electrical service infrastructure installation will be done.

The bid process resulted in receipt of ten bids; the bid tabulation is attached. Schaefer Engineering had the low bid of \$81,463; their bid was considered complete and acceptable. The bid results:

Schaefer Engineering	\$81,463
Engelke Construction	\$93,028
Siri Grading & Paving	\$98,778
Afelix General Engineering	\$289,579
Team Ghilotti	\$100,142
Oak Grove Construction	\$103,636
M3 Integrated Services	\$104,854
DMR Builders	\$114,900
Machado Brothers	\$123,452
G. D. Nielson	\$127,178

Shaefer Engineering furnished references, all were contacted with very positive results. In fact, Schaefer has worked for the City quite successfully, on the ADA path of travel for the Ives Pool house ADA upgrade and Expansion.

Staff requests that Council authorize the City to contract with Schaefer Engineering for the construction of the two Park Village RV Pads for a contract amount of \$81,463. With the inclusion of a 10% contingency of \$8,147 the project would have a not exceed amount of \$89,610.

**PUBLIC COMMENT:**

As of the writing of this staff report, the City has not received any public comment. However, staff anticipates receiving public comment from interested parties following the publication and distribution of this staff report. Such comments will be provided to the City Council as supplemental materials before or at the meeting. In addition, a consent calendar item may be requested to be removed from the consent calendar if a member of the Council public requests to provide public comment on this item.

**PUBLIC NOTICE:**

This item was noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to schedule meeting date.

**FISCAL IMPACT:**

Limited to the allocated grant funding, \$142,700, which would provide for reimbursement of incurred project costs. Bid price is \$81,463, plus 10% contingency at \$8,147, for a "Not to Exceed" total of \$89,610; \$24,000 is allocated for electrical infrastructure work, which results in an anticipated Project Total of \$113,610. CDBG/HEAP funded projects use Fund 216. Cost accounting code: 700-23-51-9901; PM Code: 200303-98.00

**RECOMMENDATION:**

That the City Council direct staff to contract with Schaefer Engineering for the work.

**ATTACHMENTS:**

Park Village RV Pads Bid Tabulation

PARK VILLAGE RENOVATIONS: NEW RV PADS PLUS UTIL  
 Contract No. 2020-05  
 Bid Results  
 October 7, 2020

ITEM NO.	BID ITEM	QTY	UNIT	SCHAEFER ENGINEERING		ENGELKE CONST.		SIRI GRADING & PAVING		AFELIX GEN. ENGINEERING		TEAM GHILOTTI	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization, Bonds & Insurance	1	LS	\$3,200.00	\$3,200.00	\$11,000.00	\$11,000.00	\$7,500.00	\$7,500.00	\$12,000.00	\$12,000.00	\$17,155.77	\$17,155.77
2	Clearing & Grubbing	1	LS	\$4,400.00	\$4,400.00	\$3,960.00	\$3,960.00	\$7,500.00	\$7,500.00	\$13,350.00	\$13,350.00	\$1,988.00	\$1,988.00
3	Install Conc Pads per plan	2	EA	\$11,250.00	\$22,500.00	\$8,600.00	\$17,200.00	\$10,350.00	\$20,700.00	\$9,500.00	\$19,000.00	\$11,100.00	\$22,200.00
4	Class II Aggregate Base	41.5	TN	\$98.00	\$4,067.00	\$85.00	\$3,527.50	\$85.00	\$3,527.50	\$90.00	\$3,735.00	\$112.00	\$4,648.00
5	Install 4" PVC Sewer Lateral	314	LF	\$64.00	\$20,096.00	\$110.00	\$34,540.00	\$110.00	\$34,540.00	\$96.00	\$30,144.00	\$99.50	\$31,243.00
6	Install 1" PVC Water lateral	1	LS	\$18,100.00	\$18,100.00	\$10,400.00	\$10,400.00	\$12,010.00	\$12,010.00	\$6,950.00	\$6,950.00	\$10,727.00	\$10,727.00
7	Install Elect Service	2	EA	\$4,550.00	\$9,100.00	\$6,200.00	\$12,400.00	\$6,500.00	\$13,000.00	\$7,700.00	\$15,400.00	\$7,590.00	\$15,180.00
<b>TOTAL BID</b>				<u>\$81,463.00</u>		<u>\$93,027.50</u>		<u>\$98,777.50</u>		<u>\$100,579.00</u>		<u>\$103,141.77</u>	

ITEM NO.	BID ITEM	QTY	UNIT	OAK GROVE CONST.		M3 INTEGRATED SERVICES		DMR BUILDERS		MACHADO BROS.		G.D. NIELSON	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization, Bonds & Insurance	1	LS	\$12,525.00	\$12,525.00	\$12,500.00	\$12,500.00	\$36,450.00	\$36,450.00	\$24,428.00	\$24,428.00	\$21,215.00	\$21,215.00
2	Clearing & Grubbing	1	LS	\$1,865.00	\$1,865.00	\$3,600.00	\$3,600.00	\$15,000.00	\$15,000.00	\$3,520.00	\$3,520.00	\$7,600.00	\$7,600.00
3	Install Conc Pads per plan	2	EA	\$9,335.00	\$18,670.00	\$6,500.00	\$13,000.00	\$7,850.00	\$15,700.00	\$12,404.00	\$24,808.00	\$12,600.00	\$25,200.00
4	Class II Aggregate Base	41.5	TN	\$188.00	\$7,802.00	\$156.00	\$6,474.00	\$228.92	\$9,500.18	\$157.78	\$6,548.00	\$114.25	\$4,741.38
5	Install 4" PVC Sewer Lateral	314	LF	\$116.00	\$36,424.00	\$120.00	\$37,680.00	\$37.42	\$11,749.88	\$87.57	\$27,496.00	\$136.75	\$42,939.50
6	Install 1" PVC Water lateral	1	LS	\$12,230.00	\$12,230.00	\$15,000.00	\$15,000.00	\$12,500.00	\$12,500.00	\$18,762.00	\$18,762.00	\$20,732.12	\$20,732.12
7	Install Elect Service	2	EA	\$7,060.00	\$14,120.00	\$8,300.00	\$16,600.00	\$7,000.00	\$14,000.00	\$8,945.00	\$17,890.00	\$2,375.00	\$4,750.00
<b>TOTAL BID</b>				<u>\$103,636.00</u>		<u>\$104,854.00</u>		<u>\$114,900.06*</u>		<u>\$123,452.00</u>		<u>\$127,178.00</u>	

\* Error in Contractor's math.