

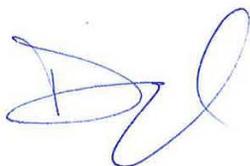
# City of Calistoga

## Staff Report

**TO:** Honorable Mayor and City Council Members  
**FROM:** Michael Kirn, Public Works Director/City Engineer  
**DATE:** March 7, 2017  
**SUBJECT:** Consideration of a Resolution Awarding a Construction Contract to Argonaut Constructors in the Amount of \$563,705 for the Washington Street Construction – Lincoln to Gerard Project and Authorizing the City Manager to Execute the Contract

---

APPROVAL FOR FORWARDING:




---

Dylan Feik, City Manager

---

1  
2 **ISSUE:** Consideration of a Resolution that:  
3

- 4 1. Conditionally awards the construction contract to Argonaut Constructors for the  
5 Washington Street Reconstruction – Lincoln to Gerard Project (Project) in the  
6 amount of \$563,705, subject to Argonaut Constructors providing all documents in  
7 satisfaction of the bid award requirements.  
8  
9 2. Approves the Project construction budget in the amount of \$ 620,000 which  
10 includes a contingency of 10% of the bid amount and authorizes the Public Works  
11 Director to negotiate and approve contract change orders up to the approved  
12 construction budget amount.  
13  
14 3. Authorizes the City Manager to execute the Project contract on behalf of the City  
15 of Calistoga.  
16  
17 4. Directs staff to issue a notice of award to Argonaut Constructors and otherwise  
18 administer the Project.  
19

- 20 5. In the event Argonaut Constructors is unable to meet the conditions of award,  
21 awards the construction contract to Granite Construction Company conditioned  
22 upon Granite Construction Company providing all documents in satisfaction of the  
23 bid award requirements.

24  
25 **RECOMMENDATION:** Adopt the Resolution.

26  
27 **BACKGROUND / DISCUSSION:**

28  
29 The reconstruction of Washington from Lincoln Ave. to Gerard St. has been identified as  
30 being in critical need of reconstruction and poses a safety concern for motorists,  
31 pedestrians, bicyclists and emergency services. Plans were prepared by BKF Engineers  
32 for the project and the project was put out to bid in January 2017. On March 1, 2017 bids  
33 were opened pursuant to the January 23, 2017 notice to bidders. The City received four  
34 bids, which are summarized as follows:

35  
36

|                                  |            |              |
|----------------------------------|------------|--------------|
| 1. Argonaut Constructors         | Santa Rosa | \$563,705.00 |
| 2. Granite Construction Co.      | Ukiah      | \$577,188.00 |
| 3. G. D. Nielson Construction    | Napa       | \$599,893.65 |
| 4. J. A. Gonsalves & Son Constr. | Napa       | \$805,671.51 |

37  
38  
39  
40

41 Staff has reviewed the low bid proposal (Base Bid plus Addendum No. 1) from Argonaut  
42 Constructors and has performed due diligence to verify the information presented. Based  
43 on the reference checks staff recommends that the City Council find Argonaut  
44 Constructors to be the lowest responsive and responsible bidder.

45  
46 As part of the CEQA review of the project the City hired Evans & De Shazo Inc. to  
47 conduct a cultural resource evaluation of the San Francisco, Napa and Calistoga Railway  
48 tracks to determine if they were historically significant.

49  
50 The cultural evaluation found that 95% of the rail system improvements have been  
51 removed and the remaining rails no longer possess integrity of association, materials,  
52 workmanship, feeling and design. These aspects of integrity are paramount in  
53 determining if the railway tracks are historically significant and eligible for listing on the  
54 National Register of Historic Places or the California Register of Historic Resources.

55  
56 Given the context of the railway tracks, the report found them to not be eligible for listing  
57 on the National Register of Historic Places or the California Register of Historic  
58 Resources. The report did find that the railway tracks may warrant a local listing as being  
59 historically significant. The City Council is the determining body to declare the  
60 designation of “a local historically significant cultural resource”.

61  
62 As Council is aware, Washington is the only access to the lower part of town. The  
63 Contractor will be required to develop a traffic control and detour plan to minimize  
64 impacts – but impacts are unavoidable. The bid documents provide for a 45 calendar-

65 day contract period. Given the traffic impact to surrounding business and residences we  
66 included an incentive of \$2,500 for each working day the project is completed early.

67  
68

69 Staff included a Bid Alternate to re-install seventy lineal feet of the rails into Washington  
70 Street centered on the monument in the landscape strip at the West America Bank. The  
71 Bid Alternate amount included in the low bidder's proposal was \$80,000 plus an  
72 additional 20 calendar days. If the City Council decides to have the rails re-installed, the  
73 total project bid proposal from Argonaut Constructors would be \$643,705 with an  
74 adjusted recommended Project Budget of \$708,000. The total contract time would be 65  
75 calendar days. If Council elects to re-install the railroad tracks staff will make the  
76 necessary modifications to the resolution to reflect the higher contract and Project Budget  
77 amount.

78

79 **COUNCIL GOALS:** The project conforms to Council Goal 3: Establish, improve and  
80 maintain City infrastructure.

81

82 **CEQA REVIEW:** The project involves the replacement and reconstruction of a portion of  
83 the existing Washington Street roadway and sidewalk infrastructure and will be located  
84 on the same site, will have substantially the same purposes and transportation capacity  
85 as the roadway replaced and will have negligible or no expansion of the carrying capacity  
86 of the vehicular and pedestrian transportation system. As such the project is exempt  
87 from the provisions of the California Environmental Quality Act pursuant to Title 14, the  
88 California Code of Regulations, Section 15302(c).

89

90 **FISCAL IMPACT:** This Project is included in the adopted Fiscal Year 2016/17 CIP  
91 budget which includes funds for this project under Account #01-5402-4915 with an  
92 unencumbered fund balance of approximately \$940,000.

93

94 **ATTACHMENTS:**

95

96 1. Resolution

## RESOLUTION NO. 2017- XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA,  
COUNTY OF NAPA, STATE OF CALIFORNIA, CONDITIONALLY  
AWARDING A CONSTRUCTION CONTRACT TO ARGONAUT  
CONSTRUCTORS IN THE AMOUNT OF \$563,705 FOR CONSTRUCTION  
OF THE WASHINGTON STREET RECONSTRUCTION-LINCOLN TO  
GERARD PROJECT AND AUTHORIZING THE CITY MANAGER TO  
EXECUTE THE CONTRACT

**WHEREAS**, the reconstruction of Washington Street from Lincoln Avenue to Gerard Street has been identified as being in critical need of reconstruction and due to safety concerns for motorists, pedestrians, bicyclists and emergency services; and

**WHEREAS**, the City's adopted FY 2016/17 CIP Budget contains approximately \$940,000 in unencumbered appropriations for this Project under Account 01-5402-4915; and

**WHEREAS**, the Project is exempt from the provisions of the California Environmental Quality Act pursuant to Title 14, the California Code of Regulations, Section 15302(c); and

**WHEREAS**, a request for bids was circulated on January 23, 2017 and four bids were received by the City, with the low bidder being Argonaut Constructors in the amount of \$563,705 and the second lowest bid was from Granite Construction Company in the amount of \$577,188; and

**WHEREAS**, City staff has confirmed that the bid from Argonaut Constructors satisfies the bidding requirements for the Project as described in the bid instructions; and

**WHEREAS**, staff has determined that Argonaut Constructors possesses the required license(s) for this Project and is otherwise qualified to perform the Project in accordance with the Contract documents; and

**WHEREAS**, staff has confirmed that the bid from Granite Construction Company also satisfies the bidding requirements for the Project as described in the bid instruction and that Granite Construction Company is also otherwise qualified to perform the Project in accordance with the Contract documents; and

**WHEREAS**, staff has reviewed the bid from Argonaut Constructors and recommends that the City Council find that Argonaut Constructors is the lowest responsible and responsive bidder; and

**WHEREAS**, Staff recommends that the bid be awarded to Argonaut Constructors in the amount of \$563,705.

47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Calistoga as follows:

1. Finds that the bid from Argonaut Constructors is the lowest responsive bid and is a responsible bidder and waives any and all minor bid irregularities.
2. Approves the Project construction budget in the amount of \$ 620,000, which includes a contingency of 10% of the bid amount and authorizes the Public Works Director/City Engineer to negotiate and approve contract change orders up to the approved construction budget amount.
3. Awards the construction contract to Argonaut Constructors in the amount of \$563,705 for construction of the Washington Street Reconstruction – Lincoln to Gerard Project conditioned upon Argonaut Constructors providing all documents in satisfaction of the bid award requirements.
4. The City Manager is hereby authorized to execute the Contract on behalf of the City of Calistoga, subject to approval as to form by the City Attorney.
5. Directs staff to issue a notice of award to Argonaut Constructors and otherwise administer the Project.
6. In the event Argonaut Constructors is unable to satisfy the bid award requirements, awards the construction contract to Granite Construction Company under the same requirements, and authorizes the commensurate increase in expenditures from CIP Account 01-5402-4915 to fund the Project.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Calistoga at a regular meeting held this **7<sup>th</sup> day of March 2017**, by the following vote:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

\_\_\_\_\_  
**CHRIS CANNING, Mayor**

**ATTEST:**  
  
\_\_\_\_\_  
**KATHY FLAMSON, City Clerk**