

City of Calistoga

Staff Report

TO: Honorable Mayor and City Council Members
FROM: Michael Kirn, Public Works Director/City Engineer
DATE: October 3, 2017
SUBJECT: Consideration of a Resolution Awarding a Construction Contract to Paul Coates Construction, Inc. in the Amount of \$129,496 for Construction of a Replacement Restroom at the Tedeschi Little League Field and Napa Valley Vine Trail and Authorizing the City Manager to Execute the Contract

APPROVAL FOR FORWARDING:



Dylan Feik, City Manager

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18

ISSUE: Consideration of a Resolution that:

1. Awards a construction contract to Paul Coates Construction, Inc. in the amount of \$129,496.
2. Approves the Project construction budget in the amount of \$150,000 which includes a small contingency for Building Permits and authorizes the Public Works Director to negotiate and approve contract change orders up to the approved construction budget amount.
3. Authorizes the City Manager to execute the Project contract on behalf of the City of Calistoga.
4. Directs staff to issue a notice of award to Paul Coates Construction, Inc. and otherwise administer the Project.

RECOMMENDATION: Adopt the Resolution.

19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55

BACKGROUND / DISCUSSION:

The existing restrooms at the Tedeschi Little League Field were constructed over thirty years ago and construction of a replacement restroom facility is desired to improve the quality of life for the users of the field as well as those using the Napa Valley Vine Trail. In coordination with Pound Management, Inc. proposals were solicited from six companies for field-built and pre-fabricated units. Each vendor was asked to provide a cost estimate for two separate restroom facilities with a common mechanical chase way.

The proposals contained estimated costs ranging from \$78,000 to \$180,000. After reviewing the proposals staff has found the proposal from Paul Coates Construction, Inc. provides the best value to the City in that it includes all components for ADA compliance including a paved parking stall and sidewalks connected to the parking stall and the Vine Trail. A drinking fountain would be installed fronting the Vine Trail and the door locks would be programmable to open and close at specific times.

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

CEQA REVIEW: The project involves the construction of a replacement restroom facility and will be located on the same site, will have substantially the same purposes and service capacity as the existing restroom to be replaced and will have negligible or no expansion of the service capacity of the Park system. As such 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).

FISCAL IMPACT: This Project has been included in the FY 2017/18 CIP with appropriations of \$250,000 derived from the Cultural Recreational Impact Fess. Staff will be making two separate recommendations for Budget Adjustments to redirect a portion of the projected savings for the installation of new shade awnings over the play equipment at the Pioneer Park Tot Lot and for environmental and permitting consulting services for the proposed new footbridge connecting the Community Center with Pioneer Park.

ATTACHMENTS:

1. Resolution

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

RESOLUTION NO. 2017- XXX

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA,
COUNTY OF NAPA, STATE OF CALIFORNIA, AWARDED A
CONSTRUCTION CONTRACT TO PAUL COATES CONSTRUCTION, INC. IN
THE AMOUNT OF \$129,496 FOR CONSTRUCTION OF A REPLACEMENT
RESTROOM AT THE TEDESCHI LITTLE LEAGUE FIELD AND NAPA VALLEY
VINE TRAIL AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
CONTRACT**

WHEREAS, the replacement of the over thirty year old restroom facility at the Tedeschi Little League Field and Napa Valley Vine Trail has been identified as being a desired improvement for the Little League Field and to improve quality of life for users of the Napa Valley Vine Trail; and

WHEREAS, the City's adopted FY 2017/18 CIP Budget contains \$250,000 in unencumbered appropriations for this Project derived from Cultural Recreational Impact Fees; 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, staff and the City's consulting firm Pound Management, Inc. solicited proposals from six vendors for field-built and pre-fabricated restrooms; and

WHEREAS, the proposals contained estimated costs ranging from \$78,000 to \$180,000 and after reviewing the proposals staff has found the proposal from Paul Coates Construction, Inc. provides the best value to the City in that it includes all components for ADA compliance including a paved parking stall and sidewalks connected to the parking stall and the Vine Trail, and associated amenities for a comfort station; and

WHEREAS, City staff has confirmed Paul Coates Construction, Inc. 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 recommends that the Project for construction be awarded to Paul Coates Construction Inc. in the amount of \$129,496.

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

1. Finds that the proposal from Paul Coates Construction, Inc. provides the best value to the City and is a responsible proposer and waives any and all minor proposal irregularities.

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

2. Approves the Project construction budget in the amount of \$150,000, which includes a contingency for Building Permits and unforeseen changes 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 Paul Coates Construction, Inc. in the amount of \$129,496 for construction of the Little League Field Restroom Replacement Project conditioned upon Paul Coates Construction, Inc. providing all documents in satisfaction of the Contract documents.

4. The City Manager is hereby authorized to execute the Contract on behalf of the City of Calistoga.

5. Directs staff to issue a notice of award to Paul Coates Construction, Inc. and otherwise administer the Project.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Calistoga at a regular meeting held this **3rd day of October 2017**, by the following vote:

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

CHRIS CANNING, Mayor

ATTEST:

KATHY FLAMSON, City Clerk