



City Council Agenda Item

City Council Meeting Date: May 21, 2024

TO: Dean Albro, City Manager

FROM: Mario Guerrero Jr., Parks and Recreation Manager
M_guerrero@ci.lompoc.ca.us

SUBJECT: Award of RFP 3067 – River Park RV Campsites and Installation of Prefabricated Restroom/Shower Building to RCH Construction in the Total Amount of \$979,557; Direct the City Manager to Execute Agreements; Authorize the Community Development Director to Execute Change Orders; Award of a Contract Purchase Order in the amount of \$353,241 to Public Restroom Company for Purchase of a Prefabricated Restroom/Shower Building for the River Park RV Campsite Project

Recommendation:

Staff recommends the City Council:

- 1) Award the construction contract for renovation of thirteen River Park RV Campsites and installation of Restroom/showers to RCH Construction, to include the alternative bid for installation of a prefabricated restroom/shower building in the total amount of \$979,557;
 - a. Determine the bid proposal of the lowest bidder, Aventus NV, Inc., to be non-responsive to the requirements in the RFP/Bid Specifications; and
 - b. Direct the City Manager to execute the Construction Contract (Attachment 1); and
 - c. Authorize the Community Development Director to approve change orders in an aggregate amount that will not cause total project appropriations of \$979,557 to be exceeded; and
 - d. Adopt the plans and specifications for the project as required by Section 22039 of the Public Contract Code (copies of Plans and Special Provisions are on file in the Parks & Recreation Office); and

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- 2) Award a contract purchase order for the purchase of a prefabricated restroom building for River Park from Public restroom Company through a Sourcewell cooperative purchasing agreement not to exceed \$353,241 (Attachment 2); and
 - a. Authorize the Purchasing and Materials Manager or their designee to issue a Contract Purchase Order encumbering funds in account number 424CIP - 794020, not to exceed \$353,241.

Background:

The City Council approved supplemental appropriations to fund capital improvement projects in the adoption of the Biennial Budget Fiscal Years (FYs) 2023-25, which included continued renovation of the River Park RV Campsites. During the previous budget, staff completed the renovation of nine RV campsites that included new sewer, electrical, concrete pads and landscaping. In FYs 2023-25, the project will continue with renovation of 13 RV campsites and purchase and installation of a new restroom/shower facility that will enhance the overall experience.

Discussion:

On March 27, 2024, the Purchasing Division received three responses to the request for proposals (Attachment 3). The proposals included a base bid amount, and an alternative bid item.

The bid proposal of the lowest bidder (Aventus NV Inc.) was not responsive per the specifications in the RFP, which require all proposals to comply with state law. Aventus's proposal indicates it holds a Type-B California contractor's license, and lists a subcontractor only with a Type-B license. The California Business and Professions Code requires a Type A license for this type of work, or a Type B license holder must list subcontractors that possess the required specialty license(s), as this work does not involve any structure built, being built, or to be built.

Given the budget approved by the City Council last year, staff recommends award of the items described below:

- Renovate 13 RV Campsites (\$853,312); to RCH Construction;
- Purchase of a Prefabricated Restroom/Shower (\$353,241) from Public Restroom Company; and
- Alternative item – installation of the Prefabricated Restroom/Shower (\$126,245) to RCH Construction.

Use of Sourcewell for Procurement of Prefabricated Restroom/Shower

Historically, the City has published an Invitation to Bid (Bid) and associated Request for Proposal (RFP) to solicit companies to provide quotes to the City to choose from. With that process, the bid is published in the Lompoc Record, listed on the City Website, and

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the RFP is delivered directly to potential bidders who had either bid on similar RFPs in the past or have requested to be on the RFP list. The lowest responsible bid is then awarded and brought to the City Council for action.

However, with the ever growing complexities of governmental procurement and the availability of cooperative procurement options, which allows for “piggybacking” on others’ competitively solicited contracts, the City has been able to utilize the services of Sourcewell. Sourcewell offers a wide variety of services at prices which have been assessed to be fair, reasonable and competitive. The use of Sourcewell is optional and is available to state and local government agencies.

Sourcewell competitively solicited cooperative contracts conform with the Lompoc Municipal Code and reduce procurement costs by eliminating much of the process of creating Bid and RFP documents.

Restroom and Shower Facility Solutions issued an RFP on June 29, 2021, to establish a national cooperative contract for Restroom and Shower service and related items and was awarded to Public Restroom Company for a term good through October 15, 2025.

Fiscal Impact:

Fiscal Year 2023-25 supplemental appropriations were previously approved in the FY 2023-25 CIP budget:

<u>Account Number</u>	<u>Account Name</u>	<u>Appropriations</u>
424CIP – 794020	Prk-River Prk Campgrnd Impr	\$1,300,000
424AB1 - 794020	Ab 1600-ParkImp RvrPrkCmpl	\$1,000,000
766RPE- 794020	River Park-Rv P RvrPrkCmpl	\$300,000

RCH Construction - \$979,557

RCH Construction Alternative bid - \$126,245

Public Restroom Company - \$353,241

Total Project Award - \$1,459,043

Conclusion:

Staff recommends the City Council award the contract for renovation of 13 RV Campsites and installation of Restroom/showers at River Park to RCH Construction, authorize the City Manager to execute the Agreement, and authorize the Community Development Director to execute change orders.

Awarding the Sourcewell contract will allow a competitively sourced purchase of Prefabricated Restroom/Showers for River Park RV Campsite Project.

Respectfully submitted,

Mario Guerrero Jr., Parks & Recreation Manager

APPROVED FOR SUBMITTAL TO THE CITY MANAGER:

Christie Alarcon, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Dean Albro, City Manager

- Attachments:
- 1) Construction Contract RCH Construction
 - 2) Sourcewell Public Restroom Company Proposal
 - 3) River Park Bid Tabulation Worksheet
 - 4) RCH Construction Proposal