



Midpeninsula Regional
Open Space District

R-20-46
Meeting 20-10
May 13, 2020

AGENDA ITEM 6

AGENDA ITEM

Award of Contract to LB Foster Company for Prefabricated Vault Restrooms to be Installed at Russian Ridge, Monte Bello, and Windy Hill Open Space Preserves

GENERAL MANAGER'S RECOMMENDATIONS *den*

1. Authorize the General Manager to enter into a contract with LB Foster Company, under the SourceWell Government Purchasing Cooperative Contract, for the purchase of three prefabricated vault restrooms for an amount not-to-exceed \$139,146.
2. Authorize a 10% contingency of \$13,915 to be reserved for unanticipated issues, bringing the total contract to a not-to-exceed amount of \$153,061.

SUMMARY

The recommended contract for three (3) CXT American with Disabilities (ADA)-compliant prefabricated vault restrooms, supplied by LB Foster Company, allows the Midpeninsula Regional Open Space District (District) to replace existing dilapidated restrooms at Russian Ridge, Monte Bello, and Windy Hill Open Space Preserves. This purchase is proposed to be under the SourceWell Government Purchasing Cooperative Contract. The restroom replacements are part of the District's work to improve ADA accessibility at its open space preserves. Permissible by the District's Purchasing Policy, the cooperative purchasing process has proven to be efficient and cost effective and has been utilized for other District projects. The General Manager recommends awarding a contract to LB Foster Company for a base amount of \$139,146 and authorizing a 10% contingency amount of \$13,915. The Fiscal Year 2019-20 (FY20) budget includes sufficient funds for the purchase.

BACKGROUND

In May 2019, the District completed the ADA Self-Evaluation and Transition Plan Update (Transition Plan), which evaluated the conditions of District facilities and preserves with current ADA codes and standards. From the Transition Plan's evaluations and recommendations, the annual ADA Barrier Removal Project (Project) was created to systematically remove accessibility barriers at District facilities and preserves. In general, projects include modernization and ADA upgrades to restrooms, accessible parking and pathways, easy access trails, signage, facilities, and other amenities. The District tracks and reports annual accomplishments of completed projects and tasks to the Board as part of the annual ADA Transition Plan implementation update starting winter of 2021.

For the FY20 ADA Barrier Removal Project, staff prioritized the replacement of three dilapidated restrooms based on input from the Land and Facilities (L&F) Department. To date, L&F has completed a number of ADA Transition Plan recommendations to upgrade stiles and adjusting restroom doors throughout District preserves for improved accessibility.

DISCUSSION

The FY20 Project scope to improve ADA accessibility includes removing existing dilapidated single-stall vault restrooms, installing new double stall ADA compliant CXT vault restrooms, installing ADA parking stalls, and constructing ADA accessible paths from parking stalls to restrooms at Russian Ridge, Monte Bello, and Windy Hill Open Space Preserves. The District has finalized the design plans at the parking and restroom areas, submitted the plans for permits, and will begin the construction bidding process around June 2020. Due to the current Shelter in Place Orders in Santa Clara and San Mateo Counties and the long lead time to fabricate and deliver the CXT vault restrooms, staff intends to start the procurement process to have the restrooms ready for installation. In July/August 2020, staff will return for Board approval of a separate construction contract to remove the existing dilapidated restrooms, excavate open pits for the new restrooms, perform grading and excavation of adjacent areas, install concrete ADA paths of travel, install ADA parking stalls, new striping, and other site improvements. Once the restroom excavation is complete, the CXT vault restrooms ordered under this recommended contract will be installed.

The CXT vault restrooms meet ADA and Building code requirements and are ordered with specific District functional needs, including solar-powered ventilation fans, hand sanitizer dispensers, and rear closet storage. The contract includes fabrication of structures, delivery to the project site, placement of restrooms, and observation during construction.

COOPERATIVE PURCHASING

CXT vault restrooms are purchased through an existing contract (cooperative purchasing or “piggybacking”) with Sourcewell (formerly National Joint Powers Alliance, NJPA). Section IV.C of the Board Purchasing Policy 3.03, *Public Contract Bidding, Vendor and Professional Consultant Selection, and Purchasing Policy* provides that the District may “join in cooperative purchasing agreements with other public agencies (e.g., the State of California, counties, cities, schools, or other special district) to purchase goods or services at a price established by that agency through a competitive bidding process”. This provides cost savings to the District and reduces staff time required to conduct an extensive bid process. In this case, LB Foster Company was awarded a cooperative purchasing agreement for recreational related supplies and equipment.

Within the past five years, the District has used Cooperative Purchasing Contracts to procure CXT restrooms. These restrooms have been successfully installed at La Honda Creek, Bear Creek Redwoods, and Purisima Creek Redwoods Open Space Preserves.

FISCAL IMPACT

The FY20 adopted budget includes \$255,000 for the ADA Barrier Removal (31901) project. There are sufficient to cover the recommended action and expenditures through the end of the fiscal year. Staff will propose additional funds in the upcoming fiscal year budget as part of the

annual Budget and Action Plan process to complete the project. Due to the County of San Mateo Shelter in Place Order, staff intends to expedite the CXT restroom procurement to provide a shovel ready ADA Barrier Removal project for mid-Summer 2020.

ADA Barrier Removal 31901	Prior Year Actuals	FY20 Adopted	FY21 Projected	FY22 Projected	TOTAL
Budget	\$14,000	\$255,000	\$1,075,000	\$0	\$1,344,000
Spent-to-Date (as of 4/16/20):	(\$14,000)	(\$97,824)	\$0	\$0	(\$111,824)
Encumbrances:	\$0	(\$10,622)	\$0	\$0	(\$10,622)
LB Foster Company Contract:	\$0	(\$139,146)	\$0	\$0	(\$139,146)
10% Contingency:	\$0	\$0	(\$13,915)	\$0	(\$13,915)
Budget Remaining (Proposed):	\$0	\$7,408	\$1,061,085	\$0	\$1,068,493

The recommended action is not funded by Measure AA.

BOARD COMMITTEE REVIEW

No Committee review has occurred for the recommended award of contract

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

In accordance with the State CEQA Guidelines, the proposed project is categorically exempt from CEQA under Section 15302, Replacement or Reconstruction of existing facilities and structures, and Section 15304, Minor Alterations to Land. This exemption consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic tree. District staff filed Notices of Exemption with San Mateo County on January 27, 2020 and Santa Clara County on January 28, 2020.

NEXT STEPS

If approved, the General Manager will execute a contract with LB Foster Company. Final contract signature is subject to meeting all District insurance requirements. The project is anticipated to begin in July 2020 but may be delayed due to the San Mateo County and Santa Clara County Shelter in Place Order.

Attachments

1. Project Site Map

Responsible Department Head:

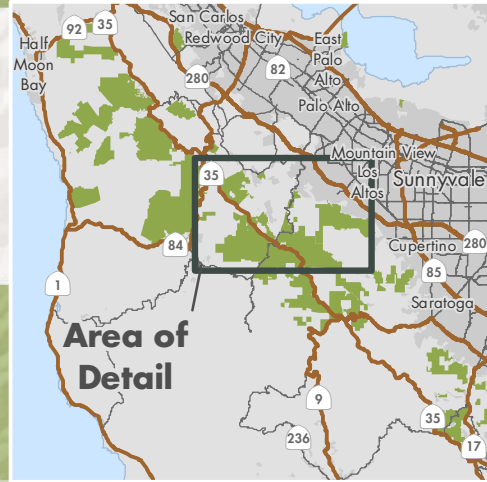
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Prepared by:

Sean Smith, Capital Project Manager II, Engineering and Construction Department

Graphics prepared by:
Francisco Lopez Tapia, GIS Technician, Information Systems and Technology Department

Path: G:\Projects\Russian_Ridge\LocationMap\Bdp\package_LocationMap_20200326.mxd
Created By: flopez



Attachment 1: Project Location Map

- MROSD Preserves
- Other Protected Lands
- Private Property
- Parking Lot

Midpeninsula Regional
Open Space District
(Midpen)
5/4/2020



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.