



97679

DATE: August 13, 2019

TO: Board of Supervisors

FROM: Don Rocha, Director, Parks and Recreation Department

SUBJECT: Dyer House Renovation Rebid

RECOMMENDED ACTION

Consider recommendations relating to Bids for construction of the Dyer House Renovation Rebid at Sanborn County Park (710-SAN-C148 and 710-SAN-D163).

Possible action:

- a. Award contract to SAE Consulting, Inc., in the amount of \$350,350 with a construction time of 120 calendar days.
- b. Approve encumbrance of additional \$35,035 as Supplemental Work Allowance for a total encumbered amount of \$385,385.
- c. Authorize the County Executive, or designee, to issue Change Orders, as necessary, against the allowance for Supplemental Work and to approve modifications to the construction time.
- d. Ratify Addendum No. 1 to the Bid Documents which modified or clarified the Bid Documents in response to contractor questions.

FISCAL IMPLICATIONS

One-time funding for The Dyer House Renovation at Sanborn Park is included in the FY 2019-20 Recommended Budget in the Parks' Capital Program.

CONTRACT HISTORY

On February 26, 2019, The Board approved the contract documents and issued the solicitation of bids for the project. Two bids were received at the bid opening on April 4, 2019. Both bids exceeded the Engineer's Estimate by 14% and 35% respectively and both bidders were deemed non-responsive due to bid form irregularities.

On May 7, 2019, The Board approved the contract documents and issued the solicitation of bids for the re-bidding of this project.

REASONS FOR RECOMMENDATION

A bid opening was held on June 27, 2019, with two bids received as follows:

<u>BIDDER</u>	<u>BASE BID</u>
SAE Consulting, Inc.	\$350,350.00
Prime Point Contracting	\$424,726.00
ENGINEER'S ESTIMATE	\$370,000.00

The low bidder, SAE Consulting, Inc., is 5% under the Engineer's Estimate. The Parks Department has reviewed the submitted bid documents and qualifications and determined that SAE Consulting, Inc. is a "Responsible Bidder" eligible for contract award. Therefore, award of contract in the amount of \$350,350.00 plus \$35,035.00 for Supplemental Work Allowance for a Total Encumbered Amount of \$385,385.00 is recommended. Funds are budgeted under 710-SAN-C148 and 710-SAN-D163.

One Addendum was issued during the bid period for clarifications requested by bidders. In order to formally incorporate the addendum into the bid documents, the Department recommends that the Board ratify the Addendum.

CHILD IMPACT

The recommended action will have a positive impact on children and youth by providing amenities that will serve this building as a visitor focal point.

SENIOR IMPACT

The recommended action will have a positive impact on seniors by providing amenities that will serve this building as a visitor focal point.

SUSTAINABILITY IMPLICATIONS

The recommended action will provide current code, energy, and safety requirements to the structure.

BACKGROUND

Sanborn County Park is a popular camping, equestrian, hiking, bicycling and picnicking park. The park consists of 3,449 acres of wooded hills located in the Santa Cruz Mountains between Saratoga and Skyline Boulevard. The park offers over eighteen (18) miles of trails for the advanced and beginner hiker which showcase the geographic and historic features of the park. In addition to the trails, there are picnic and barbecue areas, restroom facilities, camping, a park field office, and historic structures and amenities.

The two-story Dyer House was constructed in 1918 and consists of almost 2,500 square feet of floor space on the ground floor and 1,800 square feet on the second floor. During recent years, there has been an increased need for both exterior and interior improvements and to provide upgrades for code, energy, aesthetics, and safety compliance.

In 2016 an Existing Conditions Report, Project Scope, and a Code Assessment Study was prepared for the Dyer House to identify needs. Several items recommended in the report have become a high priority for the Department of Parks and Recreation including the following scope of work:

1. Rehabilitation and restoration of the ground floor of the house including code, energy, and safety compliance.
2. Accessible parking and pathway entry points, including ramps at three ingress/egress locations. A construction contract for this work began in November 2018 and was completed in March 2019.
3. Restoration of the existing Park Headquarters Building (aka Dyer House Annex or Casino House). A construction contract for this work began on March 25, 2019 and will be completed in July 2019.

A Categorical Exemption, under the California Environmental Quality Act (CEQA), Article 19, Section 15301, Class 1 (d); Section 15331, Class 31- Historical Resource Restoration/Rehabilitation has been prepared, dated January 31, 2019.

CONSEQUENCES OF NEGATIVE ACTION

Without this action, the Dyer House at Sanborn Park will continue to be deficient in current code, energy, and safety requirements and will also be deficient of healthy working conditions.

STEPS FOLLOWING APPROVAL

Send Minute Traq notification to the Parks and Recreation Department Administration, attn: Tom McLauchlan at Thomas.mclauchlan@prk.sccgov.org and Ann Feng at ann.feng@prk.sccgov.org.

ATTACHMENTS:

- Addendum#1_6_20_19 (PDF)
- DyerHouseRenovationReBid_Bidders 06_27_19 (DOCX)