

County of Santa Clara
Parks and Recreation Department



24-4615

DATE: February 27, 2024 (Item No. {{item.number}})

TO: Board of Supervisors

FROM: Don Rocha, Director, Parks and Recreation Department

SUBJECT: Consider recommendations relating to Bids for Field Sports Park Clubhouse Remodel at Fields Sports Park

RECOMMENDED ACTION

Consider recommendations relating to bids for construction of Field Sports Park Clubhouse Remodel. California Environmental Quality Act (CEQA): Exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines.

Possible action:

- a. Award contract to S&H Construction, Inc., in the amount of \$1,515,600 with a construction time of 120 calendar days.
- b. Approve encumbrance of additional \$184,400 as Supplemental Work Allowance for a total encumbered amount of \$1,700,000.
- c. Authorize the County Executive, or designee, as the Owner's Authorized Representative, to issue Change Orders as necessary against the allowance for Supplemental Work and to approve modifications to the construction time.
- d. Ratify Addendum to Bid Documents Nos.1-2, which modified design and/or contract requirements and clarified the Bid Documents in response to contractor questions.

FISCAL IMPLICATIONS

There is no impact to the County General Fund as a result of this action.

One time funding for the Field Sports Park Clubhouse Remodel is included in the Parks Capital Improvement Program.

CONTRACT HISTORY

On December 5, 2023, the Board approved the contract documents and issued the solicitation of bids for the Project (Item No. 98).

REASONS FOR RECOMMENDATION AND BACKGROUND

Approve Award of Contract

On January 11, 2024, the Clerk of the Board held a bid opening, and three (3) bids were received. The bid results and Engineer's Estimate are provided and summarized below:

<u>Contractor</u>	<u>Total Base Bid</u>
Engineer's Estimate	\$1,200,000
S & H Construction, Inc.	\$1,515,600
Cal Pacific Construction, Inc.	\$2,179,690
California Plus Engineering, Inc.	\$2,407,320

The base bid amount by the low bidder, S&H Construction, Inc., is 26% over the Engineer's Estimate. The Parks Department has reviewed the submitted bid documents and qualifications and found higher than expected prices for electrical work, both for temporary and permanent power to the building and construction trailers, plumbing, counter, and locker room amenities.

Although the bids received are higher than the Engineer's estimate, the Parks Department has determined that S&H Construction, Inc. is a "Responsible Bidder" eligible for contract award. Therefore, award of contract in the amount of \$1,515,600 plus \$184,400 for Supplemental Work Allowance for a Total Encumbered Amount of \$1,700,000 is recommended.

Two (2) Addenda were issued during the bid period for clarifications requested by the bidders. In order to formally incorporate the Addenda into the bid documents, the Department recommends that the Board ratify the Addenda.

Reasons to Approve Owner's Authorized Representative (OAR)

The Department recommends designation of the County Executive, or designee, as the OAR as it will streamline project management and minimize administrative delays and costs to the County.

Reasons to Approve Supplemental Work Allowance (SWA)

The Department recommends an additional encumbrance of \$184,400 as a SWA to minimize delays and associated costs for necessary change orders resulting from unknown and/or differing conditions and design errors.

Field Sports Park

Field Sports Park is located on Malech Road, with a backdrop of hills, this park provides opportunities for safe target and trap and skeet shooting. League activity and special events take place year-round.

Special events take place in the Clubhouse. Visitors enter the clubhouse to register, make payments, gather materials, relax and socialize before and after their scheduled event. The meeting room functions as a conference room and banquet room.

The structure has not been updated for decades. With the outer construction made from wood logs, there has been substantial damage from termites especially on the east facing wall.

The scope of the project will consist of the following improvements: removal of hazardous materials, termite control, salvage of furnishings, roofing, interior walls for new office space, accessible restrooms, utility room upgrade, exhibit room, kitchen, and meeting room; lighting, electrical modifications, plumbing, HVAC, office furniture, painting, flooring, and counters.

CHILD IMPACT

The recommended action will have a positive impact on children or youth in the surrounding communities by providing an opportunity for outdoor learning of safety with firearms and interior exhibits that will display the history and evolution of hunting, wildlife predators, and birds of prey.

SENIOR IMPACT

The recommended action will have a positive impact on children or youth in the surrounding communities by providing an opportunity for outdoor learning of safety with firearms and interior exhibits that will display the history and evolution of hunting, wildlife predators, and birds of prey.

SUSTAINABILITY IMPLICATIONS

The recommended action will have no/neutral sustainability implications.

CONSEQUENCES OF NEGATIVE ACTION

Without this action, Field Sports Park Clubhouse will continue to have deficiencies in the building structure, infrastructure, and appearance. With construction of a renovated clubhouse, the public will have a destination that is modern, more functional, and attractive.

STEPS FOLLOWING APPROVAL

Send notification to Thomas McLauchlan and Jennifer Nuñez, Parks and Recreation Department.

ATTACHMENTS:

- Attachment A – Addendum No. 1
- Attachment B – Addendum No. 2
- Attachment C – Dec 5 2023 BOS Item No. 98