



## Legislation Details (With Text)

<b>File #:</b>	22-433	<b>Version:</b>	1	<b>Name:</b>	Monarch Bay Golf Parking Lot
<b>Type:</b>	Staff Report	<b>Status:</b>	Filed	<b>In control:</b>	City Council
<b>On agenda:</b>	6/21/2022	<b>Final action:</b>	6/21/2022	<b>Enactment #:</b>	2022-102
<b>Enactment date:</b>					
<b>Title:</b>	Adopt a Resolution Authorizing the City Manager to Execute a Non-Professional Services Agreement with Angeles Contractor, Inc. for Asphalt and Concrete Improvements at the Tony Lema Golf Course Parking Lot for \$499,667.22 Plus Up to an Additional 10% (\$49,966) in Change Orders, For a Total of \$549,633.22, Re-appropriation of \$381,000 from the FY 2021-2022 to the FY 2022-2023 Budget from Account 596-56-115-5240, and an Appropriation of \$168,633.22 from the Golf Fund Undesignated Fund Balance to Account 596-56-115-5240				
<b>Sponsors:</b>	Debbie Pollart				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Att A - Reso Agreement SL- Angeles Contractor, 2. Att B - NPSA for Angeles Contractor Inc.pdf				

Date	Ver.	Action By	Action	Result
6/21/2022	1	City Council	Received and Filed	Pass

Adopt a Resolution Authorizing the City Manager to Execute a Non-Professional Services Agreement with Angeles Contractor, Inc. for Asphalt and Concrete Improvements at the Tony Lema Golf Course Parking Lot for \$499,667.22 Plus Up to an Additional 10% (\$49,966) in Change Orders, For a Total of \$549,633.22, Re-appropriation of \$381,000 from the FY 2021-2022 to the FY 2022-2023 Budget from Account 596-56-115-5240, and an Appropriation of \$168,633.22 from the Golf Fund Undesignated Fund Balance to Account 596-56-115-5240

### SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council approve a Non-Professional Services Agreement (NPSA) with Angeles Contractor, Inc. for asphalt and concrete improvements to the Tony Lema Golf Course parking lot for a fixed amount of \$499,667.22, plus up to an additional 10% (\$49,966) in potential change orders, for a total of \$549,633.22; re-appropriate \$381,000 from the FY 21-22 to the FY 22-23 budget from Account 596-56-115-5240; and appropriate \$168,633.22 from the Golf Fund Undesignated Fund balance to Account 596-56-115-5240.

### BACKGROUND

Due to years of deferred facility maintenance and changes in Americans with Disabilities Act (ADA) code that make existing infrastructure non-compliant, the Public Works Department proposes an extensive rehabilitation of the Tony Lema Golf Course parking lot and surrounding concrete apron areas.

Staff opted for a streamlined procurement using a cooperative purchasing contract through the National Joint Powers Alliance (NJPA) using a project delivery method called Job Order Contracting

(JOC). It is a method that enables organizations to get commonly encountered construction projects done quickly and easily through multi-year umbrella contracts. JOC is a competitively bid, fixed price, multi-year construction contract based on published unit prices. The unit prices are used to price construction tasks associated with the scope of work.

The City's golf consultant, David Sams, met with representatives of Gordian, which offers support services through the NJPA, and assisted the City in providing a qualified contractor that was selected by the NJPA through a public competitive bidding process. The process conforms to the California Government Code and Joint Exercise of Powers Act (Government Code 6500) and satisfies the City's purchasing requirements.

Angeles Contractor, Inc., founded in 1998 and based in southern California, was selected from the NJPA's pool of qualified contractors and provided a detailed cost proposal using Gordian's ezIQC tool. Angeles Contractor, Inc. provided a cost proposal for the project that includes a detailed list of tasks, unit prices, and quantities.

### **Analysis**

Angeles Contractor, Inc. walked the site with Mr. Sams and developed the statement of work, which is attached to the NPSA as Exhibit A. A draft scope was first shared with Public Works staff, where it was determined that some tasks could be performed in-house by City staff, thereby decreasing the overall cost of the project by approximately \$80,000.

Cost reasonableness for the project is achieved through the fair market value of the construction goods and services established in the Construction Task Catalogue, which prices over 275,000 construction work tasks, based on local material, equipment, and labor prices. Angeles Contractor, Inc. has competitively bid an adjustment factor to the pre-established unit prices, allowing for a competitive price for each element of the project Scope of Work. The procurement method will facilitate timely completion of the work, with minimal impact to golfers.

### **Fiscal Impacts and Budget Authority**

This Golf Enterprise funded project will cost a not-to-exceed amount of \$549,633.22, which includes a 10% contingency of \$49,966. This project requires a re-appropriation of \$381,000 from the FY 2021-2022 to the FY 2022-2023 budget from Account 596-56-115-5240, and an appropriation of \$168,633.22 from the Golf Fund Undesignated Fund Balance to Account 596-56-115-5240. It is anticipated that the improvements will be completed in FY 2022-2023.

## **ATTACHMENT(S)**

### **Attachments to Staff Report**

- Attachment A - Resolution Authorizing the City Manager to Execute a Non-Professional Services Agreement with Angeles Contractor, Inc. for Asphalt and Concrete Improvements at the Tony Lema Golf Course Parking Lot for \$499,667.22 Plus Up to an Additional 10% (\$49,966) in Change Orders, For a Total of \$549,633.22, Re-appropriation of \$381,000 from the FY 2021-2022 to the FY 2022-2023 Budget from Account 596-56-115-5240, and Appropriation of \$168,633.22 from the Golf Fund Undesignated Fund Balance to Account 596-56-115-5240
- Attachment B - Non-Professional Services Agreement between the City of San Leandro and

Angeles Contractor, Inc. for Asphalt and Concrete Improvements at the Tony Lema Golf Course  
Parking Lot

**PREPARED BY:** Debbie Pollart, Director, Public Works Department