



Staff Report

Date: November 8, 2018

To: Mayor Beach Kuhl and Councilmembers

From: Richard Simonitch, Public Works Director

Subject: Award of Construction Contract for the Rehabilitation of 3 Bear Hut Project – Town Project No. 9062-95

Recommendation

Council adopt Resolution No. 2081 authorizing the Public Works Director to award the construction contract in the amount of \$178,500 for the Rehabilitation of 3 Bear Hut Project (the Project) to John Pope Construction, Inc., the sole responsive bidder.

Background and discussion

Three Bear Hut (the structure) was constructed in 1935-36 by the Civilian Conservation Corps (CCC). Designed in the so-called "Park Rustic" style, the picnic shelter is based on a standardized prototype called the "rock-type" shelter developed by the National Park Service for CCC projects. The structure is a rare and intact example of a Park Rustic-style public building constructed in Marin County during the Depression and is indeed a unique and valuable public resource for the citizens of Ross. The structure is now in a serious state of disrepair and the failing roof structure is a hazard to the public. The structure is located on Town property in Natalie Coffin-Greene Park (NCGP), another significant public resource in Ross whose facilities and grounds require repair and rehabilitation.

At a regular Town Council meeting held on November 10, 2016, Town Council authorized staff to contract with a qualified architect to prepare plans and estimates for the rehabilitation of the structure under the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. In March of 2017 the Town entered into a contract with Garavaglia Architects to develop a work plan and prepare bid-ready plans specifications and estimates (PS&E) for the Three Bear Hut Rehabilitation Project. At a regular Town Council meeting held on July 13, 2017, Town Council reviewed the conceptual drawings, plans and methods of rehabilitation and provided input and recommendations to finalize the project scope and develop accurate cost estimates.

The PS&E were completed and the Project was advertised for bid on Thursday, August 23. The engineer's estimate for construction of the structure is \$172,000. Because of the estimated cost of the project, the formal bidding procedure was used. One bid was received and opened on November 1, 2018 in the amount \$178,500.

The scope of work for the contract being considered for award is only the rehabilitation of the structure itself. The rehabilitation of the NCGP park area, parking lot, including the restoration and installation of the picnic tables, improved pedestrian accessibility, group seating, and interpretive signage are currently in design and are scheduled to be released for bids in the early Spring of 2019.

Fiscal, resource and timeline impacts

A 10% contingency shall be added to the budget for this contract bringing the total construction budget for rehabilitating the structure to \$196,350. The total design and construction budget for both the Three Bear Hut structure and the Natalie Coffin-Greene Park site rehabilitation projects is \$320,000 under the Town facilities and equipment account 9062-66. Additional funding may become available through the State of California Natural Resources Agency Prop 68 grant and contributions from the public.

Alternative actions

None recommended.

Environmental review

This project qualifies for a CEQA Categorical Exemption under Section 15301 (c) – maintenance and repair of existing facilities.

Attachments

- Resolution No. 2081

TOWN OF ROSS

RESOLUTION NO. 2081

A RESOLUTION OF THE TOWN OF ROSS AWARDING THE CONSTRUCTION CONTRACT FOR THE REHABILITATION OF 3 BEAR HUT PROJECT, TOWN PROJECT NO. 9062-95, TO JOHN POPE CONSTRUCTION, INC.

WHEREAS, the Town of Ross has caused plans and specifications to be prepared for the construction of a public project entitled "Rehabilitation of 3 Bear Hut, Town Project No. 9062-95" (hereinafter "Project"); and

WHEREAS, the structure is a significant cultural and historical resource to the local community and is in a serious state of disrepair and the failing roof structure is a hazard to the public; and

WHEREAS, the Ross Town Council has authorized the Public Works Director to call for bid proposals to construct the Project and has provided the notice thereof as is required by law; and

WHEREAS, the Public Works Director received a bid proposal from a single bidder, and said bid was opened at 2:00 p.m. on the 1st day of November 2018 and has conducted the necessary examination to determine whether that bidder is the lowest, responsible bidder and has made a recommendation to the Town Council that it award the contract for the construction of the Project to the entity whose name is described below; and

WHEREAS, based on the information supplied by the bidder named below and the examination conducted by the Public Works Director, the Ross Town Council finds the said bidder to be the lowest, responsible bidder for construction of the Project; and

WHEREAS, a contingency of 10% of the contract amount, or \$17,850, is authorized to allow for contract change orders;

NOW THEREFORE BE IT RESOLVED, the Town Council of the Town of Ross does hereby award a construction contract for the Rehabilitation of the 3 Bear Hut Project in the amount of \$178,500 to John Pope Construction, Inc., the lowest responsive bidder.

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 8th day of November 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

P. Beach Kuhl, Mayor

ATTEST:

Linda Lopez, Town Clerk