



County of San Mateo

Inter-Departmental Correspondence

Department: PARKS

File #: 20-162

Board Meeting Date: 3/24/2020

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Nicholas J. Calderon, Parks Director

Subject: Agreement with Romtec Incorporated for the design and construction of seven restroom and shower room buildings at Memorial County Park

RECOMMENDATION:

Adopt a resolution authorizing the Parks Director, or his designee, to execute an agreement with Romtec Incorporated for the design and construction of seven restroom and shower room buildings and ancillary infrastructure at Memorial County Park, for the term of March 24, 2020 to March 23, 2021 in an amount not to exceed \$3,607,721.

BACKGROUND:

In 1924, the County of San Mateo opened its first park - Memorial County Park ("Memorial Park"). Situated among the redwood trees in unincorporated Loma Mar, Memorial Park serves as the primary campground for the San Mateo County Parks system. The park has 141 campsites, including family, youth group, and large group areas, and also provides a visitor center, an amphitheater, day use picnic areas, and nearly seven miles of hiking trails.

In preparation for Memorial Park's 100-year anniversary in 2024, the Parks Department is undertaking major renovations to the park's facilities and infrastructure. This effort includes replacing seven restroom and shower room buildings in the campground and day use areas. Many of the existing restroom and shower facilities at Memorial Park have not been replaced since the 1970's, and given the natural environment at the park, and the heavy use during camping season, several of the structures have exceeded their useful life. A map depicting the location of the restroom and shower room buildings to be replaced is shown on Attachment A.

To identify a restroom and shower room vendor that produces a product appropriate for Memorial Park, the Parks Department developed a criteria list detailing minimum requirements. The minimum requirements included energy and water efficiency; use of material that can best withstand the natural environment in Memorial Park; ease of maintenance to extend the useful life of the structures; and compliance with Americans With Disabilities Act requirements.

Using these criteria, and pursuant to the California law governing the use of design-build project procurement by counties, in September 2019, the Parks Department released a Request for Qualifications seeking to prequalify Design Build Entities to submit proposals to design and construct the restroom and shower room buildings and ancillary infrastructure on-site pursuant to a subsequently issued Request for Proposals (“RFP”).

Through this process, three firms were prequalified to respond to the RFP. These included Romtec Incorporated (“Romtec”), StructureCast, and Wickman & Associates. A team of representatives from the Parks Department, Public Works, and the Parks Department’s consultant (CPM) conducted an extensive review process, resulting in the selection of Romtec for the project.

DISCUSSION

The seven restroom and shower room buildings that will be demolished and replaced contain a total of 32 toilets and 16 showers. The new restroom and shower room buildings will have a total of 28 toilets and 18 showers. Because each restroom and shower room will be of single stall design and gender neutral, users will have a reduced wait time when accessing facilities. The Parks Department will also be able to conduct routine maintenance and cleaning with fewer impacts on park visitors.

Pursuant to the proposed agreement, Romtec will design and provide turnkey facilities at project completion. Their scope of work includes demolition and disposal of the existing restroom and shower room buildings; completion of all necessary site preparation and utility connections; drainage and stormwater improvements; and design and construction of seven restroom and shower room buildings, including toilets, showers, sinks, and all ancillary improvements.

To extend the useful life of the new structures to the greatest extent possible, the Parks Department selected facility models that utilize strategically designed ventilation systems to resist mold; concrete masonry units to eliminate rot; interior antimicrobial latex epoxy paint; high quality sealed concrete floor finishing; sanitary tile cove base on interior walls; and solar tubes, in addition to high efficiency lighting.

Should the Board authorize the agreement, Romtec will proceed with the detailed, engineered designs for each building. The design includes preliminary plan views and elevation submittals as well as schematic civil designs including existing conditions, grading and drainage, a retaining wall in Wurr Flat, and utilities. Final designs are anticipated to be completed in June 2020. Upon approval of the final designs, construction will commence. Construction of the new facilities is anticipated to be complete in November 2020.

Because this project consists of the replacement and reconstruction of existing facilities involving negligible or no expansion in capacity, it qualifies for a Categorical Exemption from the California Environmental Quality Act (“CEQA”) under Section 15301(c) of the CEQA Guidelines (California Code of Regulations, Title 14).

County Council has reviewed and approved the agreement and resolution as to form and content.

FISCAL IMPACT

The agreement is for an amount not to exceed \$3,607,721. This amount includes the design and construction of the seven restroom and shower room buildings, as well as a \$300,000 construction contingency, and a \$25,000 design-builder allowance. All costs associated with this project will be paid for by funds included in the Department’s FY 2019-20 Adopted Budget, and in future budgets.