



County of San Mateo

Inter-Departmental Correspondence

Department: PARKS

File #: 22-1022

Board Meeting Date: 12/13/2022

Special Notice / Hearing: None
Vote Required: 4/5th vote

To: Honorable Board of Supervisors

From: Nicholas J. Calderon, Parks Director

Subject: First Amendment to the Agreement with Romtec Incorporated for design and construction services for the Memorial Park Restroom and Shower Room Replacement Project - Phase 2

RECOMMENDATION:

Adopt a resolution authorizing:

A) The President of the Board of Supervisors to execute a First Amendment to the Agreement with Romtec Incorporated to: 1) to increase the contract amount by \$144,468.23, for a new total not-to-exceed amount of \$3,983,025.23, and 2) extend the term of the Agreement through June 30, 2023; and

B) Approval of an Appropriation Transfer Request (ATR) transferring \$416,330 from Reserves to Fixed Assets-Structure/Improvements to cover increased project costs.

BACKGROUND:

In preparation for Memorial Park's 100-year anniversary in 2024, the Parks Department ("Department") is modernizing the park's aging facilities and infrastructure. This effort includes, among other improvements, replacement of antiquated restroom and shower room buildings in the campgrounds and day use areas.

In September 2019, the Department initiated Phase 1 of the Memorial Park Restroom and Shower Room Replacement Project ("Phase 1"). Phase 1 consisted of replacing seven restroom and shower room buildings throughout the park. Following the success of Phase 1, and continuing the Department's commitment to enhance visitor experiences throughout the County parks system, the Department commenced Phase 2 of the Memorial Park Restroom and Shower Room Replacement Project ("Phase 2").

Phase 2 consists of replacing six restroom and shower room buildings in the Sequoia Flat, Azalea Flat, Huckleberry Flat, and Tan Oak areas ("Scope of Work"). Similar to Phase 1, all Phase 2

buildings are single stall, gender-neutral, accessible, and water and energy efficient. Buildings in Azalea Flat and Sequoia Flat are restroom/shower combination buildings that serve the existing overnight campgrounds. The Tan Oak building is a restroom building that serves the day use area. The Huckleberry Flat building is a restroom/shower combination building that will serve the Department's new dog-friendly campground.

At the conclusion of the Phase 2 procurement process, on September 14, 2021, the Board authorized the execution of an agreement with Romtec Incorporated for the delivery of the Scope of Work ("Agreement"). The Agreement had an initial term of September 15, 2021 through December 31, 2022, and was for an amount not to exceed \$3,838,557.

DISCUSSION:

Construction of Phase 2 commenced in January 2022, and although Romtec constructed all six restroom and shower room buildings ahead of schedule, it was discovered that there is insufficient electrical infrastructure servicing the Sequoia Flat C1 building and the Huckleberry Flat building. Specifically, the Sequoia Flat building requires a new power feed with increased capacity from the service provider, PG&E, and the service meter to be relocated from the exterior of the restroom building to a new surface mounted pedestal adjacent to the service feed. The Huckleberry Flat building requires new dedicated circuits, new surface mounted transformers, and underground infrastructure spanning approximately 1,300 linear feet from the existing power supply to the new building.

At the Department's direction, Romtec subcontracted with an electrical engineering firm to assess the existing conditions and design the necessary, code-compliant electrical infrastructure to remedy the issues at both locations. Though the original agreement with Romtec contemplated contingency allowances for owner-requested changes, as well as necessary changes resulting from unforeseen conditions, the full extent of the work required to remedy the electrical infrastructure deficiencies exceeds the contract's maximum authorized fiscal provision.

In order to complete the necessary electrical infrastructure improvements, the Department needs to increase the Agreement's not-to-exceed amount by \$144,468.23 and incur an additional \$97,885.77 in expenses for construction management and support services. Further, the Department would like to re-establish the project's contingency fund in the amount of \$173,976. Any contingency not used for the project would be deposited back to the Department's reserves.

County Attorney's Office has reviewed and approved the amendment and resolution as to form and content.

FISCAL IMPACT:

The amendment will authorize an additional \$144,468.23 in funding. The attached ATR transfers \$416,330 from Reserves to cover additional project related costs, which include approximately \$80,000 in project management, \$3,000 in labor compliance, \$10,000 in hazardous material testing, and \$323,330 in construction cost, of which \$178,862 was covered by existing contingency. There is no impact on Net County Cost.