

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: DAN HENNESSEY, DIRECTOR OF TRANSPORTATION AND
PUBLIC WORKS
SUBJECT: CONTRACT AWARD – TRANSIT MALL KIOSK ALTERATIONS

AGENDA ACTION: MOTION

RECOMMENDATION

The Transportation and Public Works Department recommends that the Council, by motion, award Contract Number C02129, in the amount of \$502,000 to the lowest responsible bidder, GCCI, Inc. of Santa Rosa, California, approve a 10% contract contingency in the amount of \$50,200, and authorize the City Manager or designee to execute the Contract and any change orders in a total contract amount of \$552,200. No City General Fund money is included in this project.

EXECUTIVE SUMMARY

The Transit Mall Kiosk Alterations Project (Project) will expand and improve the existing customer service counter located within Parking Garage 12, adjacent to the 2nd Street Transit Mall. The Project includes expansion of the kiosk footprint, installation of climate control, enclosure improvements to increase energy efficiency and extend the structure's useful life, enhanced security, and accessibility improvements to the customer-service counter. This motion will award a contract to GCCI, Inc. of Santa Rosa, California, approve a 10% contract contingency, and authorize a total contract amount of \$552,200.

GOAL

This item relates to Council Goal #2 - Invest in the Development and Maintenance of the City's Infrastructure and Goal #4 - Foster a Safe, Healthy, and Inclusive Community by improving the kiosk's energy efficiency, customer service, usability, accessibility, and safety for customers and staff.

BACKGROUND/PRIOR COUNCIL REVIEW

On September 26, 2023, the Council, by Resolution No. RES-2023-165, authorized the City Manager to execute, on behalf of the City and as joint parties with MidPen Housing

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Corporation and Sonoma-Marín Area Rail Transit, two State of California Standard Agreements for Affordable Housing and Sustainable Communities (AHSC) grant funds for the purposes of delivering the Roseland Village Housing Project, which includes various transit, bicycle and pedestrian improvements and services.

On April 7, 2026, Council authorized the request for a Transit Capital Allocation under RES-2026-034 that will support the funding of this Project.

ANALYSIS

1. The Project was advertised on PlanetBids on June 17, 2026 and 1,252 vendors were notified. On July 21, 2026, a total of two (2) bids were received ranging from \$502,000.00 to \$617,500.00. The low bid was 74.90% over the estimate. Uncertainty in the economy has created a volatile construction bid climate with unpredictable impacts on some projects. Small projects can experience disproportionate pricing adjustments to accommodate the economic impact.
2. The low bidder, GCCI, Inc., possesses a valid contractor's license of the required class, as verified by the Contractors State License Board, and is registered with the State Department of Industrial Relations (DIR).
3. Construction is anticipated to begin in fall 2026. The length of the contract is 120 working days.
4. The Public Participation Plan is required and has been approved by the Communications and Intergovernmental Relations Department.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

Funding for this project has been appropriated to Project Key 45167. A portion of this Project will be funded by a California Department of Housing and Community Development (HCD) – Affordable Housing and Sustainable Communities (AHSC) Program Grant. The remaining funds for this Project will be drawn from the Transit Division's allocation of Transportation Development Act (TDA) Article IV capital funds.

ENVIRONMENTAL IMPACT

The recommended action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(a) (Class 1 – Existing Facilities) because the Project consists of minor interior and exterior alterations to an existing customer-service kiosk located within an existing public parking garage and involves negligible or no expansion of the existing use. None of the exceptions identified in CEQA Guidelines Section 15300.2 apply.

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The Project is also categorically exempt pursuant to CEQA Guidelines Section 15303 because it involves limited new construction associated with a small public-service structure. None of the exceptions identified in CEQA Guidelines Section 15300.2 apply.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Bid Summary

PRESENTERS

Rachel Ede, Deputy Director - Transit
Christa Siegenthaler, Deputy Director - Engineering Services
Lisa Welsh, Supervising Engineer
Camron Macdonald, Project Manager