

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: DAN HENNESSEY, DIRECTOR, TRANSPORTATION AND
PUBLIC WORKS DEPARTMENT
SUBJECT: CONTRACT AWARD – DUTCH FLOHR NEIGHBORHOOD PARK

AGENDA ACTION: MOTION

RECOMMENDATION

It is recommended by the Transportation and Public Works Department that the Council, by motion: 1) consent to the withdrawal of the bid of RRR Pirooz Engineering of Olivehurst, California, on Contract Number C02461, Dutch Flohr Neighborhood Park; 2) award the contract in the amount of \$2,480,000 to the lowest responsive and responsible bidder, Pat Nelson Construction, Inc. of Petaluma, California; approve a 15% contract contingency; and authorize a total contract amount of \$2,852,000. The source of funds is Capital Improvement Fund; no City General Fund money is included in this project.

EXECUTIVE SUMMARY

This motion will award a contract to Pat Nelson Construction, Inc., of Petaluma, California, in the amount of \$2,480,000, and approve a 15% contract contingency to authorize a total contract amount of \$2,852,000 for the Dutch Flohr Neighborhood Park project including the base bid and completion of all three (3) Additive Alternates.

BACKGROUND

Dutch Flohr Neighborhood Park is 2.38-acre property located at 1160 Exeter Dr. in Northwest Santa Rosa. This project will include a significant renovation of the central area of the Dutch Flohr Neighborhood Park site including updated children's play areas, picnic areas, new accessible pathways and site furnishings, and the addition of a series of adult fitness features. There are existing open lawn areas and several established large trees that will remain. Additionally, there are three new bioretention areas to be installed in the park; one at the west side adjacent to Exeter Drive, one at the south side adjacent to White Chapel Way, and one slightly east of the intersection at Exeter Drive and Coventry Court.

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Additional scope is proposed in three additive alternates which includes adjacent school pathway connections, public right of way improvements for pedestrians and a fence along the play area. Curb ramps along the park frontages will be replaced for ADA compliance; four (4) at Exeter Drive and White Chapel Way and three (3) at Exeter Drive and Coventry Court.

PRIOR CITY COUNCIL REVIEW

On October 27, 2020, the City Council, by resolution, approved the Professional Services Agreement between the City of Santa Rosa and Plural, a California Corporation of San Francisco, to provide landscape architectural design and engineering services to amend the master plan and prepare construction documents for Dutch Flohr Neighborhood Park in an amount not to exceed \$284,299.

On January 25, 2022, the City Council, by resolution, adopted the Master Plan Amendment for Dutch Flohr Neighborhood Park to include ADA compatible paths, picnic areas, children's play areas for ages 2-5 and 5-12, table tennis, chess, corn hole, fitness stations, monument sign, and multi-use turf area.

ANALYSIS

1. The project was advertised on December 20, 2024, and bids were opened on February 6, 2025. A total of five (5) bids were received, ranging from \$700,000 to \$3,099,777. The lowest and second lowest bids were 76% and 14% under the Engineer's estimate of \$2,900,000.
2. On February 20, 2025, RRR Pirooz Engineering, requested to be relieved of its bid. As Attachment 3 shows, RRR Pirooz Engineering alleges it made two mistakes in their bid calculations that affected the value of its bid. The Transportation and Public Works Department has evaluated RRR Pirooz Engineering's bid calculations and has verified that it made a clerical error in developing their bid which affected their bid price.

In order to be relieved of a bid, the Contractor must establish that a mistake was made, the mistake made the bid materially different, and the mistake was made in filling out the bid and was not due to an error in judgement or carelessness in inspecting the site of the work or in reading the plans or specifications.

Based on the Transportation and Public Works Department's review of RRR Pirooz Engineering's bid calculations and its request for relief, the Transportation and Public Works Department believes RRR Pirooz Engineering has satisfied the factors for relief of its bid.

3. The second lowest bidder, Pat Nelson Construction, Inc. of Petaluma, California, possesses a valid contractor's license of the required class, as verified by the

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Contractor's State License Board, and is registered with the State Department of Industrial Relations (DIR).

- . The contract agreement has been reviewed and approved by the City Attorney.
 - a. One clarification to the Contract Bid Proposal amount will be resolved prior to Contract execution. This clarification does not affect the bid result or placement of the bidders. The Total Base Bid amount with Alternates is to remain \$2,480,000.
- 5. Construction is anticipated to begin approximately May, 2025. The length of the contract is 185 calendar days.
- 6. The Public Participation Plan is required and has been approved by the Transportation and Public Works Marketing and Outreach Coordinator.
- 7. The project includes the Community Workforce Agreement, dated July 1, 2023, and Pat Nelson Construction, Inc. of Petaluma, California has provided the City with their Appendix A documentation.

FISCAL IMPACT

Funding to authorize the total contract amount of \$2,852,000 for this project is available from Zone 1, Park Development Impact Fees appropriated to Account Number JL09598, NW Zone Play Equipment as Dutch Flohr Neighborhood Park. This action has no current impact on the General Fund.

ENVIRONMENTAL IMPACT

The Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, 15303, and 15323 in that the Project consists of minor alteration to an existing public park involving upgrade to pathways, and installation of new site furnishings and amenities. Additionally, the site has a "past history" of being utilized as a neighborhood park, and the modifications would not represent a change in use.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Summary of Bids

- Attachment 3 – Relief of Bid Letter

PRESENTERS

Dan Hennessey, Director of Transportation and Public Works Department
Lisa Welsh, Supervising Engineer
Dezire Perez Barbante, Associate Civil Engineer