



Midpeninsula Regional
Open Space District

R-14-78
Meeting 14-12
May 14, 2014

AGENDA ITEM 4

AGENDA ITEM

Purchase of a Prefabricated Vault Restroom for the Bald Mountain Parking Area

GENERAL MANAGER'S RECOMMENDATION

A handwritten signature in black ink, appearing to be "S. G. G.", written over the printed text of the recommendation header.

Authorize the General Manager to execute a purchase order with CXT Concrete Buildings, Inc., under the National Joint Powers Alliance contract, for a prefabricated concrete restroom to be installed at the new Bald Mountain Parking Area in Sierra Azul Open Space Preserve, for an amount not-to-exceed \$50,000.

SUMMARY

The General Manager proposes to purchase a prefabricated restroom for the Bald Mountain Parking Area under the National Joint Powers Alliance (NJPA) contract for a total cost not-to-exceed \$50,000. The NJPA cooperative purchasing process has proven to be efficient and cost effective and was utilized for the same type of facility during the Mindego Gateway Staging Area project. Existing funds allocated to the Mount Umunhum Bald Mountain Parking Area Project (Project) as part of the Fiscal Year (FY) 2014-15 Budget are sufficient to cover the restroom costs, which would then be reimbursed by a Coastal Conservancy grant.

DISCUSSION

Construction of the Bald Mountain Parking Area, which the Board of Directors approved in 2012 as part of the Mount Umunhum Environmental Restoration and Public Access Project (R-12-104), will include installation of a double vault restroom. The Midpeninsula Regional Open Space District's (District's) ability to purchase a restroom through an existing NJPA contract with CXT Concrete Buildings, Inc., (CXT) provides a significant cost savings and greatly streamlines the bidding and purchasing process. NJPA contracts meet the District's bidding and purchasing requirements: contracts are widely solicited, competitively bid, and awarded on behalf of NJPA current and potential government member agencies. Consistent with the Board-adopted *Public Contract Bidding, Vendor and Professional Consultant Selection and Purchasing Policy*, the District can enter into cooperative purchasing agreements to purchase goods or services at a price established by another entity through a competitive bidding process, consistent with California public bidding requirements (Section III.C., Cooperative Purchasing).

The total cost of the restroom through the NJPA cooperative agreement, which includes vault excavation, delivery of the prefabricated concrete structure, and installation, is quoted at

\$42,242. In comparison, purchase and installation of a similar double vault structure via the general contractor for the El Corte de Madera Creek Staging Area cost approximately \$71,000, and involved a lengthy, complicated process when the restroom was discovered to be unavailable within the desired installation timeframe. CXT has confirmed availability of the restroom within the required construction window for the Bald Mountain Parking Area.

The District recently purchased and installed a single vault CXT restroom under the General Manager's purchasing authority using this same cooperative purchasing agreement for the Mindego Gateway Staging Area. Service provided by CXT was exemplary, and the restroom meets District quality and maintenance standards.

Given the high quality service, reduced cost, quality product, and streamlined purchasing process that the District has experienced with working under the NJPA contract and in previously purchasing a CXT restroom, the General Manager recommends entering into a separate contract with CXT to purchase a new restroom for the Bald Mountain Parking Area for a total cost not-to-exceed \$50,000 using an our existing NJPA contract.

FISCAL IMPACT

Purchase of the restroom is estimated to cost no more than \$50,000, which is included in the \$660,000 FY2014-15 construction budget for the Bald Mountain Parking Area Project. This cost will be fully reimbursed by a \$1M Coastal Conservancy Grant awarded to the Mount Umunhum Project.

BOARD COMMITTEE REVIEW

There was no Committee review for this agenda item.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. No additional notice is required.

CEQA COMPLIANCE

Construction of the Bald Mountain Parking Area project was analyzed under the California Environmental Quality Act as part of the Mount Umunhum Environmental Restoration and Public Access Project (Report R-12-104). No significant effects on the environment will occur as a result of the project.

NEXT STEPS

If approved by the Board, staff will prepare a purchase order for the restroom utilizing the NJPA contract.

Responsible Department Head:
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