



## City Council Agenda Item Staff Report

CITY OF SAN BRUNO

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**DATE:** February 13, 2024

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Alex D. McIntyre, City Manager

**PREPARED BY:** Travis M. Karlen, Community Services Director

**SUBJECT:** Consider Adoption of a Resolution:

- Approving the design of the Centennial Plaza Improvements;
- Authorizing the City Manager to Execute a Construction Contract with Suarez and Munoz Construction Inc. for the Centennial Plaza Improvement Project in an amount not to exceed \$1,106,728;
- Approving a construction contingency of \$115,000;
- Approving the procurement of a comprehensive project and construction project manager in an amount not to exceed \$166,000;
- Approving a budget adjustment of \$576,259 from the Community Facilities Impact Fee Fund for the completion of the project; and
- Determining the project is exempt under the California Environmental Quality Act

### **BACKGROUND:**

Centennial Plaza is located at the intersection of Jenevein Avenue and San Mateo Avenue and serves as the visual entrance for those that enter downtown via Jenevein Avenue. The plaza is currently closed to members of the public and barricaded with ropes since the area has not been landscaped for public use and subsurface footings from a prior structure on the site have not been mitigated or removed. The Plaza includes a variety of plants that lack curb appeal. Additional plantings in the middle of the Plaza divide the space and make for a sectioned off appearance. This property was originally purchased by the City in 1996, and subsequently acquired by the San Bruno Redevelopment Agency in 2002. In 2008, the City improved the site with landscaping, a fountain and with the installation of a mural. With the dissolution of the Redevelopment Agency in 2012, the property was transferred to the City for use as a public open space plaza. In 2014, the City Council adopted a resolution dedicating the property in honor of the City's City Centennial to make commemoration of the City's Centennial a central and enduring feature within the community.

Long term use of the property as a public plaza is consistent with the goals and the vision of the San Bruno Transit Corridors Plan and Downtown Streetscape Plan that calls for public gathering areas and green spaces to be provided in the Downtown to complement new business and residential development and to encourage public use and enjoyment of the Downtown corridor.

The City began working with Callander Associates Landscape Architects (CALA) in July 2021 to develop a conceptual design to activate Centennial Plaza with a short-term solution for the site. The approved amount for this original Consultant Services Agreement was \$25,628. Technical

issues identified at the site indicated any design solution would require complex work with grading and electrical work, and Staff amended the original contract with CALA in the amount of \$44,403 to develop a concept for Council review.

Staff introduced conceptual plans to the City Council for direction in May 2022. The direction of the Council was to work with the City Council Downtown Committee to create a final concept plan. In August 2022, City Council approved the Conceptual Plan developed with the City Council Downtown Committee and directed Staff to proceed and reach out to the San Bruno Community Foundation to request funding for the project.

In November 2022, the City was awarded a Strategic Grant from the San Bruno Community Foundation in the amount of \$500,000 to support the Centennial Park renovation contingent on the City Council approving the gap funding required to fully fund the project.

In December 2022, City Council authorized an amendment to the Agreement with CALA for additional design services to include preparation of construction documents for Centennial Plaza for up to \$105,484 and allocated \$25,515 from the Citywide Development Impact Fee – Community Facilities Impact Fee Fund.

On June 13, 2023, City Council authorized an amendment to the Agreement with CALA for additional design services to include the design of a bioretention area to treat rainwater. The amendment amount of \$17,250 was allocated from the Citywide Development Impact Fees – Community Facilities Impact Fee Fund. Total design services cost, including construction documents, totaled \$192,765.

**DISCUSSION:**

In November 2023, Staff issued a notice inviting bids for the construction of the project. The notice inviting bids was sent to contractors, posted on the City’s website, and provided to construction distribution rooms. The project was also advertised twice in the San Mateo Daily Journal newspaper on November 27, 2023, and December 4, 2023. On January 16, 2024, staff conducted the bid opening for the project and received two bids. The total bid includes four bid alternates. The award of bid was based on the lowest responsive base bid:

Construction Company	Base Bid	Total Bid
Suarez and Munoz Construction Inc.	\$828,008.00	\$1,106,728.00
Cal-Pacific Construction Inc.	\$912,616.50	\$1,141,056.50

The lowest base bid received was from Suarez and Munoz Construction Inc.in the amount of \$828,008. Suarez and Munoz Construction Inc. has completed numerous similar projects for public agencies such as Hayward Area Recreation and Park District, Emeryville, and San Jose. Based on their experience and performance with these public agencies, staff determined that Suarez and Munoz Construction Inc. meets the qualifications to perform the work for the Centennial Plaza Improvement Project as specified in the contract documents.

This project is consistent with community input received during the Foundation’s Community Listening Campaign 2.0, where downtown San Bruno upgrades and beautification were identified as a top community need. In the follow-up to adopting Strategic Plan 2.0, the Board in 2021 identified community-building and economic vitality among its strategic grantmaking priorities.

If the City Council approves this project, to increase capacity to deliver the project, staff is recommending procuring comprehensive project and construction management support. Staff will be referring to the City's on-call list for project and construction management and inspection services to provide this service. The estimated cost for these consultant services is not to exceed \$166,000.

To provide design support during construction, CALA will be retained to respond to questions regarding the design, approve submittals, and complete the as-built drawings.

Should the project be awarded, Staff anticipates starting construction in March or April 2024, and the project will take approximately 165 calendar days.

**FISCAL IMPACT:**

The adopted budget includes \$1,007,765 for this project with \$811,469 remaining for construction, contingency and project management. To move forward with the project as proposed requires the Council to appropriate an additional \$576,259 from the Community Facilities Impact Fee Fund.

Estimated total Project costs are as follows:

Consultant Design - Completed	\$192,765
Engineering Review	\$2,462
Construction Contract	\$1,106,728
Construction Contingency	\$115,000
Project Management	\$166,000
<b>Total</b>	<b>\$1,582,955</b>

The City Council may choose to eliminate any of the four additional bid alternates. These alternates were part of the original project design, however, were bid as alternates due to the expected costs. The alternates include festoon lighting, water bottle filler, stage trellis, and two decorative cubes.

Elimination of any or all project alternates will reduce the cost of the project. Removing elements will reduce the cost of the project. Elimination of these elements will affect the overall design and functionality of the park. The table below shows the reduction in cost for each alternate to the project should the City Council choose to move forward by eliminating any or all these elements. The figures include contingency and project management.

<b>Alternate</b>	<b>Reduction to Total Project Cost if Eliminated</b>
Alternate #1 Festoon Lighting	-\$125,375
Alternate #2 Water Bottle Filler	-\$114,900
Alternate #3 Stage Trellis	-\$105,000
Alternate #4 Decorative Concrete Cubes	-\$3,125

**ENVIRONMENTAL IMPACT:**

The action is not a project subject to CEQA. This project falls within the Categorical Exemptions set forth in CEQA Guidelines Section 15301 through 15333(c), which describes Class 1 Existing Facilities and Class 2, Replacement or Reconstruction.

**RECOMMENDATION:**

Adopt a Resolution:

- Approving the design of the Centennial Plaza Improvements;
- Authorizing the City Manager to Execute a Construction Contract with Suarez and Munoz Construction Inc. for the Centennial Plaza Improvement Project in an amount not to exceed \$1,106,728;
- Approving a construction contingency of \$115,000;
- Approving the procurement of a comprehensive project and construction project manager in an amount not to exceed \$166,000;
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**ALTERNATIVES:**

1. Accept recommended bid and remove any or all project alternates and approve corresponding funding required to complete the project.
2. Reject all bids and rebid the project; this will cause significant delay.
3. Reject all bids and stop the project.

**ATTACHMENTS:**

1. Resolution
2. CIP Budget Sheets for the Project
3. Contract with Suarez and Munoz Construction Inc.
4. Centennial Plaza Conceptual Design