



## STAFF REPORT

**Date:** Tuesday, March 25, 2014  
**To:** Bryan H. Montgomery, City Manager  
**From:** Kevin Rohani, Public Works Director/City Engineer

Approved and Forwarded to City Council:

  
Bryan H. Montgomery, City Manager

**SUBJECT:** Purchase and Installation of a Precast Concrete Double Restroom/Snack Shack/Storage Building from CXT, Inc. for Civic Center Park Improvement Project (CIP 150)

---

### Background and Analysis

In January 2014 the City Council adopted a resolution authorizing the submission of an application to draw down the East Bay Regional Park District (EBRPD) Measure WW grant funds designated for Oakley.

With an informal assurance from EBRPD that the application appears to meet all eligibility requirements, City staff made the determination to proceed with the design of the park improvements. Additionally, Staff is recommending ordering and purchasing of a concrete pre-manufactured double restroom/snack shack/storage room building prior to receiving formal grant approval. This is all with the intent of completing the project by September 2014 so that the facility can be utilized for the "Heart of Oakley" and "Harvest Festival" and other City events.

EBRPD has previously stated that while the final authorization on spending the grant funds won't likely take place prior to June 1, 2014, all related expenditures to the project made prior to approval will be eligible for reimbursement.

As City Council is aware, the Civic Center improvement project includes the installation of a double restroom/snack shack/storage room building. Staff researched and evaluated the most efficient and cost effective method to provide such a structure, and concluded the purchase and installation of a pre-manufactured precast restroom/snack shack/storage building was the best option for the City and park users for the following reasons:

- 1) Cost: A pre-manufactured building is cheaper to construct because they are assembled in a controlled environment in large quantities;
- 2) Impact/Disturbance at the park: Park users will have a minimal amount of disruption because the structure arrives fully assembled. On-site work includes utility extensions and connections and pouring of flatwork, including access walks. A structure assembled on-site includes those

same steps as well as building the structure itself, which is typically the most time consuming process;

- 3) Timeliness: The entire procurement and installation can be completed by mid-Summer. A traditional design-bid-build process would require hiring an architect/designer; have the design reviewed and permitted, and then advertising the project to contractors before construction could commence. This process could extend until the fall;
- 4) Warranty: The pre-manufactured restroom building comes with a longer warranty (10 to 20 years) as opposed to a constructed in place structure that is typically warranted for 1 year.

CXT, Inc. can provide a precast concrete building, best meeting our needs. Features of the concrete structure include stucco and Romana stone siding, simulated shake roofing, interior and exterior lighting, two restroom bays on either side of the front wall with sinks and toilets, a maintenance access alley, snack shack with a 4' roll-up door, storage room, and anti-graffiti coating (see Attachment). The pricing for the structure, based on a National Joint Powers Alliance (NJPA) competitively Awarded Contract, is \$160,788.95.

The City's purchasing guidelines allow competitive prices to be determined when another public agency or public purchasing program has administered a competitive bidding process within the last two years for similar products or services. By "piggybacking" on the NJPA competitively awarded contract, the City is able to benefit from pricing from a competitive procurement process and receive a discounted price. The NJPA contract is available for use by member city, county, district, or other governmental body empowered to expend public funds.

The NJPA contract does not include labor and site improvement costs since there is no way to quantify those requirements for a "typical" installation. Every site is unique. However, the public contracting laws do allow labor and installation costs to be included in a "piggyback" bid without obtaining multiple quotes when the labor and installation costs are incidental to the overall contract. CXT, Inc. has submitted a preliminary quote of just under \$3,100 for the installation costs, which is approximately 2% of the overall building cost.

Since the structure needs to be ordered immediately to achieve a summer delivery goal, Staff is recommending that the purchase agreement be approved. The Civic Center Improvement Project is formally included in the Capital Improvement Program (CIP) as Project Number 150, and that \$161,000 be appropriated in the Measure WW Fund for the CIP 150 project account.

### **Fiscal Impact**

Total project costs for the Civic Center Park Improvement Project are expected to be around \$405,000; and are ultimately expected to be reimbursed from the remaining EBRPD Measure WW grant monies assigned to Oakley.

Staff has already contracted with a landscape architect and civil engineer for the design of the project, and because time is of the essence, this action requests approval to spend \$161,000 for the purchase and installation of the building.

### **Recommendation**

Staff recommends City Council adopt a Resolution that; 1) authorizes the City Manager to issue a purchase order and enter into an agreement for the purchase of the modified "Cortez" model precast concrete double restroom with chase, snack shack and storage room unit from CXT, Inc. in the amount of \$160,778.95; and 2) adds the "Civic Center Improvement Project" to the Capital Improvement Program as Project Number 150; and 4) obligates \$161,000 of Measure WW Funds to the CIP 150 project account.

### **Alternative**

Delay the request for purchase of the building until the project has been formally approved, which would push the project construction start date to Fall/Winter, after the 2014 Heart of Oakley and Harvest Festivals.

### **Attachments**

- 1) CXT, Inc. Quote for modified "Cortez" Model Double Restroom/Snack Shack/Storage Building
- 2) Resolution

Quote #: BFRO401ANG-2



, Inc. an L.B. Foster Company

**Mailing Address:**CXT Incorporated, an LBFoster Co.  
3808 North Sullivan Road Bldg. #7  
Spokane Valley, WA 99216**To:** City of Oakley3231 Main Street  
Oakley, CA 94561**Attention:** Leonard Morrow**Phone:** (925) 625-7039**Phone:** (800) 696-5766**Fax:** (509) 928-8270**Date:** 02/25/2014

Our quotation for the Cortez Concession Sectional building is as follows:

Per Building

Cortez flush toilet concession "TWO SECTIONS" building with standard simulated cedar shake roof (Rosewood Color) and Stucco Upper (Natural Honey) and Romana stone Rock Texture (Mountain Blend) Electromagnetic locking system on RR doors only, 3- 16 gauge Galvanized steel doors and frames, and Schlage deadbolts and passage latch for Chase door Stainless Steel plumbing fixtures (2-lavatories, 2-water closets), two 3-roll toilet paper holders, 1- hose bib box 2 - Hand Dryers, two exhaust fans, three GFI outlets, S/S Hi/Low Drinking fountain with ADA barrier bars three floor drains, two s/s mirrors, ADA grab bars, ADA signs, one hose bib in chase area, and motion controlled interior LED lights and photo cell controlled exterior LED lights. This building will include application of Vandishield-XT a non sacrificial Graffiti sealer applied to the inside and outside of the building walls prior to delivery. 1- Case of Vandishell Spray graffiti remover will be shipped with the building.

\$115,433.00

Storage Room, with 1 LED light and Switch, 1 - wall separating the Storage and Concession with GFI and 1-3068 entry door.

TICKET/SnackBar - 1-3068 door with 1- Vitreous China Lavatory, 1-4040 rollup door, sliding concession window,, 1- Mop Sink, 1- 30Gallon Hot water heater, Bobrick paper towel dispenser, 2 GFI outlets, 1- 11" x 5' SS counter. FRP Backsplash and Counter in front of concession window. Drawing 13-074P

**Site Work:****Scope:**

- 6" crushed rock pad built to CXT specs for Cortez building
- Includes plumbing per Cortez/Concession Spec 12" above the Gravel pad
- Stubbed out 5' from building
- Includes Price for ABS/Sewer
- Includes Local Building Permit and Business License.
- > If customer would like cast iron sewer pipes please add \$1,250.00 to the cost of the site work.

**Notes:**

Price does not include the following customer responsibilities;

- Customer responsible for geotechnical services
- Customer responsible for all locates for building and excavation site
- Customer to determine type of plumbing to be used

**Building Includes:**

- > Engineered wet stamped drawings and Copy
- > California State approvals, registration and fees, Customer responsible for local permits.
- > Delivery of your building with Two trucks and trailers
- > Off loading of your building with a Crane at the desired location.
- > Installation = Hooking up the building utilities from the stub ups in the building pad with a licensed GC.

Note: CXT must have complete site accessibility for a Crane and Truck and trailer for building delivery within the park.

Quote #: BFRO401ANG-2



, Inc. an L.B. Foster Company

**Mailing Address:**

CXT Incorporated, an LBFoster Co.  
3808 North Sullivan Road Bldg. #7  
Spokane Valley, WA 99216

To: **City of Oakley**

3231 Main Street  
Oakley, CA 94561

Attention: Leonard Morrow  
Phone: (925) 625-7039

Phone: (800) 696-5766  
Fax: (509) 928-8270  
Date: 02/25/2014

FOB Spokane, WA to destination in and around the South East Corner of the Civic Center Park, Oakley, CA.

Storage Section Wall/Door/Light	\$2,027.03
Building Permit/Buss Lic	\$1,666.67
Site Work	\$15,384.62
Full Installation	\$3,100.00
California State Tax 8.50%	\$9,720.57
Freight	\$13,457.07
	\$45,355.95
	\$160,788.95

**FOB:** Freight FOB Plant Prepaid and Add.  
**Terms:** Net 30 with Credit Approval.  
**Notes:** Sales tax not included  
Number of Units: \_\_\_\_

This quotation is subject to the conditions on the attached sheet and the terms hereof shall constitute the exclusive agreement of the parties and all conflicting or additional terms in Buyer's purchase order or any other such documents of Buyer shall have no force or effect.

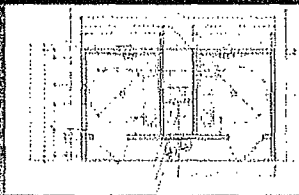
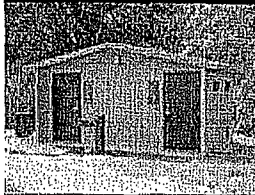
**L.B. FOSTER COMPANY**

By \_\_\_\_\_  
Brian Frost  
BFrost@lbfoster.com

Accepted this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

By: \_\_\_\_\_ (Customer Name)

\_\_\_\_\_ (Signed)



Cortez with chase restroom building. Standard features include simulated barnwood texture walls, simulated cedar shake textured roof, vitreous china fixtures, interior and exterior lights, off loaded and set up at site.

**Base Price**

Cortez \$ 36,850.00

Optional Sections	Price per Unit	
*Concession	\$ 44,000.00	44,000.00
*Includes hot water tank.		

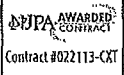
Added Cost Options			
Final Connection to Utilities	\$ 2,000.00	<input checked="" type="checkbox"/>	3,100.00
Optional Wall Texture -choose one <input checked="" type="checkbox"/> Split Face Block <input type="checkbox"/> Struck Trowel <input type="checkbox"/> Exposed Aggregate	\$ 1,850.00		3,300.00
Optional Roof Texture -choose one <input type="checkbox"/> Delta Rib <input type="checkbox"/> Exposed Aggregate	\$ 900.00		
Two-Tone Color Scheme	\$ 250.00	<input checked="" type="checkbox"/>	250.00
Stainless Steel Plumbing Fixtures	\$ 1,700.00	<input checked="" type="checkbox"/>	1,700.00
Electric Hand Dryers	\$ 2,100.00	<input checked="" type="checkbox"/>	2,100.00
Electronic Flush Valves	\$ 950.00	<input type="checkbox"/>	
Electronic Lavatory Faucets	\$ 950.00	<input type="checkbox"/>	
Exterior Mounted ADA Drinking Fountain	\$ 2,700.00	<input checked="" type="checkbox"/>	2,700.00
Insta-Hot Water Heaters	\$ 1,150.00	<input type="checkbox"/>	
Skylight in Restroom (each)	Qty: 4 \$ 425.00	<input type="checkbox"/>	
Marine Grade Skylight in Restroom (each)	Qty: 4 \$ 1,400.00	<input type="checkbox"/>	
Marine Package for Extra Corrosion Resistance	\$ 3,250.00	<input type="checkbox"/>	
Fiberglass Entry and Chase Doors and Frames	\$ 3,450.00	<input type="checkbox"/>	
Tile Floor in Restroom	\$ 2,500.00	<input type="checkbox"/>	
VandISHield XT	\$ 2,850.00	<input checked="" type="checkbox"/>	2,850.00
Timed Electric Lock System (does not include chase door)	\$ 3,115.00	<input checked="" type="checkbox"/>	3,115.00
Exterior Frostproof Hose Bib with Box	\$ 385.00	<input checked="" type="checkbox"/>	385.00
Paper Towel Dispenser	\$ 85.00	<input type="checkbox"/>	
Toilet Seat Cover Dispenser	\$ 75.00	<input type="checkbox"/>	
Sanitary Napkin Disposal	\$ 48.00	<input type="checkbox"/>	
CXT Wastebasket	\$ 38.00	<input type="checkbox"/>	
Paint Touch up Kit - Single Color	\$ 40.00	<input type="checkbox"/>	
Paint Touch up Kit - Two Tone Color	\$ 50.00	<input type="checkbox"/>	
Total Cost of Selected Accessories from Accessories Price List:		\$	16,400.00
Estimated One-Way Transportation Costs to Site (quote):		\$	13,457.07
Custom Options: CA State Reg, Fees, As per BFRO401ANG-2, Sitework, CA State Tax 8% \$9,720.57		\$	46,981.88

**Estimated monthly payment on 5 year lease \$ 3,231.86** Total Cost per Unit Placed at Job Site: (excludes all taxes) \$ 160,788.95

This price quote is good for 60 days from date below, and is accurate and complete.

CXT Sales Representative

Date



I accept this quote. Please process this order.

NJPA Member Number

The City of Oakley, CA Company Name

Customer

Date

## RESOLUTION NO. \_\_-14

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY AUTHORIZING THE PURCHASE OF A PRECAST CONCRETE DOUBLE RESTROOM/SNACK SHACK/STORAGE ROOM BUILDING FROM CXT, INC. FOR CIVIC CENTER PARK AND AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO CXT, INC. FOR THE PURCHASE, SITE PREPARATION AND INSTALLATION OF THE PRE-FABRICATED CONCRETE BUILDING AT CIVIC CENTER PARK**

**WHEREAS**, the anticipated popularity of the new improvements at Civic Center Park will create a need for restrooms, a snack shack, and storage to be added as part of the improvements at the Park; and

**WHEREAS**, the City's purchasing guidelines allow competitive prices to be determined when another public agency or public service purchasing agency has administered a competitive bidding process within the last two years for similar products or services, and the National Joint Powers Alliance (NJPA) maintains a list of current pricing for typical products and services through their competitively Awarded Contract program; and

**WHEREAS**, CXT, Inc. participates and offers pricing under the NJPA contract program and submitted a quote to supply the modified precast concrete "Cortez" model restroom/snack shack/storage building for \$160,788.95, including site prep and installation; and

**WHEREAS**, the Civic Center Park Improvement project has not yet been formally added to the Capital Improvement Program and funds have not yet been budgeted for the project.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED**, by the City Council of the City of Oakley that the City Manager is authorized to issue a purchase order for the purchase of a modified "Cortez" restroom/snack shack/storage room building with specified options from CXT, Inc. in the amount of \$160,788.95, that the "Civic Center Park Improvement Project" is added to the City's Capital Improvement Program as Project Number 150, and that the funds be budgeted to the CIP No. 150 project account.

**PASSED AND ADOPTED** by the City Council of the City of Oakley at a meeting held on the 25<sup>th</sup> of March, 2014 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTENTIONS:

APPROVED:

\_\_\_\_\_  
Randy Pope, Mayor

ATTEST:

\_\_\_\_\_  
Libby Vreonis, City Clerk

\_\_\_\_\_  
Date