



DATE: October 13, 2020

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Michael's at Shoreline
Improvements, Project 20-53,
Approve Plans and Specifications
and Authorize Bids**

RECOMMENDATION

1. Acting in its capacity as Board of Directors of the Shoreline Regional Park Community, transfer and appropriate \$255,000 from Planned and Emergency Facilities Projects, Project 19-18, to Michael's at Shoreline Improvements, Project 20-53.
2. Approve plans and specifications for Michael's at Shoreline Improvements, Project 20-53, and authorize staff to advertise the project for bids.
3. Authorize the City Manager to award a construction contract to the lowest responsible bidder if the low bid is within the project budget.

BACKGROUND

On October 23, 2018, the City approved a transfer of the Michael's restaurant operation to Touchstone Golf, LLC. The transfer became effective on January 1, 2019, following the termination of the prior lease agreement. The City's agreement with Touchstone Golf included upgrades to update the functionality and appearance of the restaurant and bar. Phases 1 and 2 improvements, funded from Project 19-18, were comprised of multiple contracts with various trades that upgraded and repaired kitchen appliances, installed new kitchen fire doors and ventilation system, replaced audiovisual equipment in the banquet rooms, upgraded the hallway lighting system, replaced the carpeting, and repainted the interior. New interior and exterior furniture was also purchased. Phases 1 and 2 improvements are mostly completed.

ANALYSIS

Michael's at Shoreline Improvements, Project 20-53, was created as a Phase 3 project primarily to install improvements in the bar and restaurant. Specifically, the plans and

specifications to be approved and advertised for construction include installing a new bar, soda and beer dispensing equipment, food preparation area and service counter, communal table, banquette seating, and decorative light fixtures. The electrical and plumbing systems in the bar will be upgraded to accommodate the new equipment. The project also includes improvements to the restaurant's lighting and sound system. Existing doors and glass walls in the bar area will be replaced with new doors and solid walls to enhance soundproofing between the restaurant and the banquet rooms.

The Phase 3 project, funded by CIP 20-53, also included replacing all interior floor tiles, which was completed in January 2020 through a stand-alone contract. Collectively, Phases 1, 2, and 3 improvements will enhance the interior appearance of the 30-year-old building while meeting the terms of the agreement between the City and Touchstone.

The original Phase 3 project cost estimate was prepared based on a concept and did not include improvements to bring the building and site access into compliance with current Americans with Disabilities Act (ADA) requirements. Improvements will be made for ADA parking, exterior sidewalks, and ramps near the entrance of the building. The current cost estimate exceeds the project budget by approximately \$255,000, as shown below.

Construction	\$700,000
Construction Contingency	70,000
Floor Tile Work (completed)	79,000
Consultant Services	30,000
Construction Inspection	15,000
Printing and Other Miscellaneous	<u>2,000</u>
Subtotal	\$896,000
City Administration	<u>59,000</u>
TOTAL ESTIMATED PROJECT COST	\$955,000
PROJECT BUDGET	\$700,000
PROJECT SHORTFALL	<u>\$255,000</u>

The recommended action would transfer available balance from Project 19-18 to provide sufficient funding for this project. Plans and specifications for the project are complete.

If the recommended actions are approved and a responsive bid within the project budget is received, construction is anticipated to begin in January 2021 and be completed in spring 2021.

In accordance with the California Environmental Quality Act (CEQA), this project has been determined to be categorically exempt as, "Repair and Maintenance of Existing Facilities."

FISCAL IMPACT

Project 20-53 is currently funded with \$700,000 from the Shoreline Regional Park Fund. The refurbishment of Michael's at Shoreline in Project 19-18 was funded with \$1,100,000 from the Shoreline Regional Park Fund. There is sufficient remaining balance in Project 19-18 for the fund transfer.

ALTERNATIVES

1. Do not authorize the fund transfer and defer some improvements to a future date.
2. Provide other direction.

PUBLIC NOTICING – Agenda posting.

Prepared by:

Damtew Ayele
Senior Civil Engineer

Reviewed by:

Nirmal Sajjan
Principal Civil Engineer

Lisa Au
Assistant Public Works Director,
Public Services

DA/TS/1/CAM
953-10-13-20CR
190679

Approved by:

Dawn S. Cameron
Public Works Director

Audrey Seymour Ramberg
Assistant City Manager/
Chief Operating Officer

cc: CSD, PWD, APWD – Arango, APWD – Au, APWD – Skinner, PCE – Shah, FFM, FS,
SCE – Ayele, SMA – Doan, File (20-53)