



TITLE

Northampton and Silver Oak Park Restroom Projects (PR23-0400 and PR23-0500)

RECOMMENDATION

Adopt a resolution 1) Awarding a construction contract to Benchmark Civil Construction in the amount of \$257,032; and 2) Authorizing the Public Works Director to execute contract change orders up to the approved project budgets, in conjunction with the Northampton and Silver Oak Park Restroom Projects (PR23-0400 and PR23-0500).

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director
Ron Ranada, P.E., Senior Civil Engineer
David Miller, Capital Projects Coordinator

BACKGROUND & ANALYSIS

The City's Parks Master Plan and community feedback identified the need for permanent restroom facilities at Northampton Park and Silver Oak Park to replace the use of temporary portable units. The addition of prefabricated modular restrooms will enhance park accessibility, user convenience, and overall aesthetics while supporting long-term maintenance efficiency.

Each project consists of installing a city-purchased CXT Denali prefabricated restroom along with associated site improvements, including new sanitary sewer laterals, manholes, and domestic water connections; grading and installation of concrete pads with ADA-compliant flatwork; construction of underground utility stubs and connections to existing infrastructure; and minor landscape restoration following construction.

The Engineer's Estimate for the combined projects was \$365,050. The city advertised the projects for public bid on October 14, 2025, and bids were opened on October 30, 2025.

Bidder	Total Bid Amount
Benchmark Civil Construction	\$257,032.00

Broderick General Engineering	\$294,874.30
Platinum General Engineering LLC	\$320,914.14
Kingdom Pipelines, Inc.	\$330,610.00
Argonaut Constructors	\$359,835.00
Globe Engineering Development	\$372,670.00
Kerex Engineering	\$384,000.00
CWS Construction Group Inc	\$385,062.50
Cestarollo Construction LLC	\$426,400.00

Staff has reviewed the bid from Benchmark Civil Construction and determined it to be both responsive and responsible. The bidder holds a valid Class A Contractor's License, DIR registration, and all required certifications. The submitted bid represents reasonable and customary costs for the scope of work.

Staff therefore recommends that the City Council award the construction contract to Benchmark Civil Construction in the amount of \$257,032.00 and authorize the Public Works Director to execute change orders within the approved project budgets.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Outdoors and Recreation: "Expand opportunities for use of outdoor recreation and an active and healthy lifestyle."

FISCAL IMPACT

Funding for these projects is available in the approved FY2025-26 Capital Improvement Program (CIP) budgets for:

PR23-0400 – Northampton Park Restroom Project, Fund 310 - Park Impact Fee - \$525,900

PR23-0500 – Silver Oak Park Restroom Project, Fund 262 - LLAD Zone 2 - \$665,000

Northampton Park Restroom (PR23-0400) - (Fund 310)

Description	Amount
Restroom Purchase	\$150,327
RSA Design Services	\$13,875
Staff Time	\$12,000
Bid Price	\$131,777
Construction Services	\$13,177
Contingency	\$19,766
Total	\$340,923

Silver Oak Park Restroom (PR23-0500) - (Fund 262 LLAD Zone 2)

Description	Amount
Restroom Purchase	\$150,327
RSA Design Services	\$22,123
Staff Time	\$66,500
Bid Price	\$125,255
Construction Services	\$12,526
Contingency	\$20,885
Total	\$397,616

ENVIRONMENTAL REVIEW

15303 - The Project is exempt from review under the California Environmental Quality Act ("CEQA") under the Class 3 exemption of construction or conversion of small structures of Section 15303 of Title 14 of the California Code of Regulations and said exemption is not negated by any exception under Section 15300.2 of said Regulations.

COMMUNICATION

Level 2: Targeted Communication

This project will temporarily affect access, parking, and park use in specific neighborhoods. The City's Communications Team will assist in preparing targeted outreach materials and public information consistent with this level of engagement. Public outreach will begin prior to the November 18, 2025, Council meeting at which the construction contract is scheduled for award. Early communications will introduce the project, identify the upcoming Council consideration, and direct residents to a dedicated project webpage. Following Council award, staff will implement a coordinated communications plan in partnership with the Communications Team that includes:

Project Webpage: A dedicated page under Capital Projects – Parks with project overview, schedule, map, and updates.

Social Media Posts: Announcement of Council award and construction start, periodic progress updates, and completion notice.

City Manager's Update / Newsletter: Short project feature to maintain community awareness.

Site Signage: Informational posters at Northampton Park and Silver Oak Park identifying construction dates, safety fencing, and contact information.

Targeted Resident Notices: Door hangers or mailers delivered to homes within approximately 500 feet of each park prior to mobilization.

Ongoing Updates: Bi-weekly progress notes and photos on the City website during active construction and a completion announcement upon reopening.

Construction is anticipated to begin in early December 2025 and last approximately 60 days. Messaging will emphasize temporary disruption, public safety, and the long-term community benefit of new ADA-accessible restrooms and upgraded utilities. Staff will coordinate with the Communications Team throughout the project to ensure content is accurate, accessible, and aligned

with Citywide messaging standards.

A short Communications Plan, following the City's Level 2 template, will be prepared in coordination with the Communications Team prior to construction mobilization.

ATTACHMENTS:

1. Resolution - Northampton and Silver Oak Parks Projects
2. Northampton Park Restroom Site Plan
3. Silver Oak Park Restroom Site Plan
4. Northampton Park Restroom Rendering
5. Silver Oak Park Restroom Rendering