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S U T T E R C R E E K

John Sutter

 J E W E L O F T H E M O T H E R L O D E

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
MEETING DATE: NOVEMBER 3, 2025
FROM: FRANK WHITMORE, CITY ENGINEER
SUBJECT: BRYSON PARK BATHROOM EXPANSION PROJECT

RECOMMENDATION:

Approve the resolution awarding the construction contract for the Bryson Park Bathroom Expansion Project to the low bidder for the Base Bid and Additive Alternates 1-3.

BACKGROUND:

Amador County Park and Recreation Impact Fees were approved for the construction of a new ADA bathroom at Bryson Park. The City and County entered into an agreement to transfer these impact fees in June 2025.

WGA initially prepared 35% preliminary project plans to secure funding from Amador County. At the 35%, 65%, 90% design stages, WGA coordinated with Public Works Director, Dan LaFontaine for city staff input. As the project design evolved, the City requested upgrades should sufficient funds be available. Therefore, the project was broken out to include these potential upgrades (Additive Alternates) to ensure that sufficient funds were available for the project. The base bid project consists of construction of the unisex ADA bathroom. Additive Alternate #1 consists of upgrading the bathroom with stainless steel fixtures. Additive Alternate #2 consists of adding a drinking fountain near the front of the bathroom and would be the same model as the drinking fountain recently installed by the Minnie Provis Park Bathroom. Additive Alternate #3 consists of adding a roll up door to the storage building (old bathroom location at Bryson Park). Additive Alternate #4 consists of installing 3 solar lights within Bryson Park.

DISCUSSION:

The City of Sutter Creek conducted the bid opening for the Bryson Park Bathroom Expansion Project at 10:00 a.m. on October 21, 2025. The City received five bids for the project as follows:

	<u>Base Bid</u>	<u>Add. Alt. 1</u>	<u>Add. Alt. 2</u>	<u>Add Alt. 3</u>	<u>Add Alt. 4</u>	<u>Total</u>
1. John Allen Const.	\$ 68,275.00	\$ 2,900.00	\$ 6,600.00	\$ 4,800.00	\$17,400.00	\$ 99,975.00
2. PIK Const.	\$106,500.00	\$ 6,700.00	\$11,900.00	\$10,200.00	\$32,595.00	\$167,895.00
3. 345 Builders	\$130,200.00	\$ 6,700.00	\$ 9,100.00	\$ 6,500.00	\$49,855.00	\$202,355.00
4. Belz Const.	\$158,862.00	\$ 2,500.00	\$ 1,950.00	\$ 3,750.00	\$ 2,975.00	\$170,037.00
5. J Villa Const.	\$163,849.00	\$13,750.00	\$12,475.00	\$12,550.00	\$29,700.00	\$232,324.00

There were a few discrepancies that were noted in the bid review for 345 Builders and Belz Construction. Based upon the attached bid summary, I hereby recommend the City Council of the City of Sutter Creek award the contract for the Base Bid (\$68,275), Additive Alternate #1 (\$2,900), Additive Alternate #2 (\$6,600) and Additive Alternate #3 (\$4,800) to the low bidder, John Allen Construction for a total amount of \$82,575.00.

BUDGET IMPACT:

	Project Costs
Total Funding Amount	\$ 112,500.00
Approximate Costs to Date	\$ 13,000.00
Construction Bids (Base Bid + Additive Alternates 1-3)	\$ 82,575.00
Remaining Funds	\$ 16,925.00

With the low bidder's construction cost of \$82,575.00 for the Base Bid & Additive Alternates 1-3, this would leave approximately \$16,925 for construction contingencies and construction inspection & management.

Attachments:

Bid Tabulation
Resolution of Award

**CITY OF SUTTER CREEK
BRYSON PARK BATHROOM EXPANSION PROJECT**

BID SUMMARY

BID OPENING: OCTOBER 21, 2025 at 10:00 A.M.

BASE BID:

ITEM	DESCRIPTION	UNITS	QTY	ENGINEER'S ESTIMATE		JOHN ALLEN CONSTRUCTION		PIK CONSTRUCTION, INC.		345 BUILDERS, LLC		BELZ CONSTRUCTION, INC.		J VILLA CONSTRUCTION, INC.	
				\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL
1	Locate & Protect Existing Utilities	LS	1	\$2,000.00	\$2,000.00	\$1,200.00	\$1,200.00	\$2,500.00	\$2,500.00	\$10,000.00	\$10,000.00	\$2,700.00	\$2,700.00	\$41,780.00	\$41,780.00
2	Concrete Path of Travel	SF	225	\$30.00	\$6,750.00	\$24.00	\$5,400.00	\$62.00	\$13,950.00	\$35.56	\$8,000.00	\$38.50	\$8,662.00	\$59.20	\$13,320.00
3	Demolition	LS	1	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00	\$4,800.00	\$4,800.00	\$9,000.00	\$9,000.00	\$26,500.00	\$26,500.00	\$9,460.00	\$9,460.00
4	Foundation	LS	1	\$10,000.00	\$10,000.00	\$6,800.00	\$6,800.00	\$11,800.00	\$11,800.00	\$12,000.00	\$12,000.00	\$30,000.00	\$30,000.00	\$23,480.00	\$23,480.00
5	Rough Carpentry	LS	1	\$10,000.00	\$10,000.00	\$8,400.00	\$8,400.00	\$14,700.00	\$14,700.00	\$22,000.00	\$22,000.00	\$15,000.00	\$15,000.00	\$22,000.00	\$22,000.00
6	Electrical	LS	1	\$5,000.00	\$5,000.00	\$5,400.00	\$5,400.00	\$9,000.00	\$9,000.00	\$14,900.00	\$14,900.00	\$10,000.00	\$10,000.00	\$12,400.00	\$12,400.00
7	Plumbing	LS	1	\$10,000.00	\$10,000.00	\$16,675.00	\$16,675.00	\$15,250.00	\$15,250.00	\$17,200.00	\$17,200.00	\$7,000.00	\$7,000.00	\$10,050.00	\$10,050.00
8	Mechanical	LS	1	\$5,000.00	\$5,000.00	\$800.00	\$800.00	\$3,500.00	\$3,500.00	INCLUDED	\$0.00	\$15,000.00	\$15,000.00	\$1,512.00	\$1,512.00
9	Siding & Roofing	LS	1	\$10,000.00	\$10,000.00	\$8,300.00	\$8,300.00	\$12,000.00	\$12,000.00	\$19,000.00	\$19,000.00	\$20,000.00	\$20,000.00	\$17,415.00	\$17,415.00
10	Finish Work	LS	1	\$15,000.00	\$15,000.00	\$12,800.00	\$12,800.00	\$19,000.00	\$19,000.00	\$18,100.00	\$18,100.00	\$24,000.00	\$24,000.00	\$12,432.00	\$12,432.00
BASE BID TOTALS:				\$78,750.00		\$68,275.00		\$106,500.00		\$130,200.00		\$158,862.00		\$163,849.00	

ADDITIVE ALTERNATE #1:

ITEM	DESCRIPTION	UNITS	QTY	ENGINEER'S ESTIMATE		JOHN ALLEN CONSTRUCTION		PIK CONSTRUCTION, INC.		345 BUILDERS, LLC		BELZ CONSTRUCTION, INC.		J VILLA CONSTRUCTION, INC.	
				\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL
1	Stainless Steel Plumbing	LS	1	\$5,000.00	\$5,000.00	\$2,900.00	\$2,900.00	\$6,700.00	\$6,700.00	\$6,700.00	\$6,700.00	\$2,500.00	\$2,500.00	\$13,750.00	\$13,750.00
ADDITIVE ALTERNATE #1 TOTALS:				\$5,000.00		\$2,900.00		\$6,700.00		\$6,700.00		\$2,500.00		\$13,750.00	

ADDITIVE ALTERNATE #2:

ITEM	DESCRIPTION	UNITS	QTY	ENGINEER'S ESTIMATE		JOHN ALLEN CONSTRUCTION		PIK CONSTRUCTION, INC.		345 BUILDERS, LLC		BELZ CONSTRUCTION, INC.		J VILLA CONSTRUCTION, INC.	
				\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL
1	Exterior Drinking Fountain	LS	1	\$8,000.00	\$8,000.00	\$6,600.00	\$6,600.00	\$11,900.00	\$11,900.00	\$9,100.00	\$9,100.00	\$1,950.00	\$1,950.00	\$12,475.00	\$12,475.00
ADDITIVE ALTERNATE #2 TOTALS:				\$8,000.00		\$6,600.00		\$11,900.00		\$9,100.00		\$1,950.00		\$12,475.00	

ADDITIVE ALTERNATE #3:

ITEM	DESCRIPTION	UNITS	QTY	ENGINEER'S ESTIMATE		JOHN ALLEN CONSTRUCTION		PIK CONSTRUCTION, INC.		345 BUILDERS, LLC		BELZ CONSTRUCTION, INC.		J VILLA CONSTRUCTION, INC.	
				\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL
1	Roll Up Door	LS	1	\$5,000.00	\$5,000.00	\$4,800.00	\$4,800.00	\$10,200.00	\$10,200.00	\$6,500.00	\$6,500.00	\$3,750.00	\$3,750.00	\$12,550.00	\$12,550.00
ADDITIVE ALTERNATE #3 TOTALS:				\$5,000.00		\$4,800.00		\$10,200.00		\$6,500.00		\$3,750.00		\$12,550.00	

ADDITIVE ALTERNATE #4:

ITEM	DESCRIPTION	UNITS	QTY	ENGINEER'S ESTIMATE		JOHN ALLEN CONSTRUCTION		PIK CONSTRUCTION, INC.		345 BUILDERS, LLC		BELZ CONSTRUCTION, INC.		J VILLA CONSTRUCTION, INC.	
				\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL	\$/UNIT	TOTAL
1	Solar Light	EA	3	\$10,000.00	\$30,000.00	\$5,800.00	\$17,400.00	\$10,865.00	\$32,595.00	\$16,618.33	\$49,855.00	\$991.67	\$2,975.00	\$9,900.00	\$29,700.00
ADDITIVE ALTERNATE #4 TOTALS:				\$30,000.00		\$17,400.00		\$32,595.00		\$49,855.00		\$2,975.00		\$29,700.00	

BASE BID AND ADDITIVE ALTERNATE 1-4 TOTALS: \$126,750.00 \$99,975.00 \$167,895.00 * \$202,355.00 * \$170,037.00 \$232,324.00

345 Builders:

- Item 2 of Base Bid: Unit Price and Total Price calculation error; Total Price was utilized.
- Item 8 of Base Bid was included in Item 7 of Base Bid.
- Base Bid Total calculation error; correct amount utilized.
- Additive Alternate #3: Unit Price and Total Price calculation error; Total Price was utilized.
- Additive Alternate #4: Unit Price and Total Price calculation error; Total Price was utilized.

Belz Construction, Inc.

- Item 2 of Base Bid: Unit Price and Total Price calculation error; Total Price was utilized.
- Additive Alternate #4: Unit price and Total Price calculation error; Total Price was utilized.