



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

FROM:  Joseph A. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: July 6, 2016

SUBJECT: **Agenda Item XI: Consideration of resolution approving a sole source contract with Romtec, Inc. for pre-engineered restroom and storage structures at Wilacre Park.**

Staff Recommendation: That the Governing Board adopt the attached resolution approving a sole source contract with Romtec, Inc. for pre-engineered restroom and storage structures at Wilacre Park in an amount not to exceed \$275,974.

Background: Located in the eastern Santa Monica Mountains on Laurel Canyon Boulevard, the 128-acre Wilacre Park provides access to the Betty B. Dearing Trail and the Cross Mountain Park Trail system to Fryman Canyon Park, Coldwater Canyon Park, and Franklin Canyon Park. Because of this extensive access and convenient location, the trailhead at Wilacre Park is a popular hiking location, and the high amount of use strains the parking and visitor-serving amenities at the trailhead. To better serve visitors, two new structures are planned for the trailhead: a permanent flush restroom and a storage building for maintenance use.

A pre-engineered structure is assembled onsite rather than undertaking a typical custom construction process. Because of this, and the fact that the vendor's plans are already standardized, pre-fabricated structures are more cost effective than custom structures. An added benefit is that small customizations can be made to the building design, which is not possible with a pre-fabricated structure. Due to the nature of the product, the purchase and installation of the structures is more equivalent to the purchase of a good than soliciting construction services for MRCA contracting services.

The last permanent restroom constructed by MRCA was a pre-engineered structure at Marsh Park. At that time staff researched options and vendors for such buildings and determined that Romtec, Inc. was the most suitable option for the restroom and storage building at Marsh Park. Romtec is a reputable company that has been in business for over 35 years. Romtec was preferred because they offer maximum flexibility on design options, superior aesthetics in terms of architectural styles and

materials; and competitive pricing. The two structures at Marsh Park were built satisfactorily by Romtec in coordination with the park's general contractor. Change orders totaled less than 3%.

It is the staff's recommendation that the MRCA contract with Romtec, Inc. for the restroom and storage structure building kits and installation services for Wilacre Park. Romtec will work with MRCA staff to create customized plans so that the structures will suit the specific requirements of the site, minimize construction impacts, and reduce coordination issues. Romtec offers the option of excluding or including installation and staff recommends that the MRCA choose the installation option because it increases the likelihood of an efficient and error-free assembly.

Consideration: The contract will not exceed \$275,974. Romtec has submitted separate proposals for both buildings totaling \$250,885.51. Staff recommends that the Board approve 10% more than the price quoted to allow for contingencies and conditions that may not yet be evident.