



Department: Public Works
Cost Center: 9501
For Agenda of: 12/2/2025
Placement: Consent
Estimated Time: N/A

FROM: Aaron Floyd, Public Works & Utilities Director
Prepared By: Wyatt Banker-Hix, Supervising Civil Engineer

SUBJECT: AWARD OF CONSTRUCTION CONTRACT FOR RIGHETTI COMMUNITY PARK

RECOMMENDATION

1. Award a construction contract to Brough Construction, Inc. (Attachment A) in the amount of \$12,110,517 for the Righetti Community Park Project, inclusive of the Base Bid and Additive Alternate 1 (Pickleball); and,
2. Authorize the City Engineer to approve Contract Change Orders up to the available project budget (Account 2000054), including any amendments authorized by the City Manager; and,
3. Authorize the Finance Director to transfer funds to the Righetti Community Park Project from the following Capital Project Accounts:
 - a. \$615,000 in Capital Outlay (LRM) from the Storm Drain Project Account (2090742); and,
 - b. \$144,684 in Completed Projects/Undesignated Capital Account (LRM); and,
4. Appropriate \$1,900,000 from the Capital Projects Reserve Fund to support the cost of the Righetti Community Park Project; and,
5. Adopt a Resolution (Attachment B) entitled, "A Resolution of the City Council of the City of San Luis Obispo, California, Authorizing Appropriation of \$1,900,000 from the Capital Projects Reserve Fund to support the Righetti Community Park Project, Specification Number 2000054."

REPORT-IN-BRIEF

The Righetti Community Park is a major new recreational facility identified in the Orcutt Area Specific Plan (OASP) that was shaped by extensive community input. The project has been advertised and requires Council approval to award the Base Bid and Additive Alternate 1 (the pickleball courts), which represent the community's second-highest recreation priority¹, to the low bidder.

As part of this request, funding is recommended to be transferred from completed projects as well as the CIP Reserve to fully fund the Base Bid and Additive Alternative 1.

¹ See "Discussion" section for a more thorough review of community priorities.

POLICY CONTEXT

On May 17, 2022, City Council approved a [Purchasing Policy](#) Update to the Financial Management Manual that required Council approval for Public Projects that cost over \$200,000.

The recommended actions to award the low bidder are consistent with City Council's adopted Capital Improvement Plan (CIP) and Fund Balance and Reserve Policy. The Fund Balance and Reserve Policy, adopted in June 2021, provides guidelines for the Capital Projects Reserve Fund, which states:

The City will maintain a committed reserve of 20% of the capital improvement plan budget from the Local Revenue Measure for the purposes of offsetting unanticipated cost increases, unforeseen conditions, and urgent unanticipated projects to provide continued investment in infrastructure maintenance and enhancement. Use and allocations of funds from the Capital Projects Reserve Fund will be made to Capital Projects including Major Facility Replacement upon Council approval as necessary during any fiscal year.

The proposed use of the Capital Projects Reserve Fund to supplement the Righetti Community Park Project is consistent with this policy, as these funds would offset bid results that exceeded the Engineer's Estimate. Furthermore, use of the Capital Project Reserve supports continued investment in infrastructure advancement by accelerating a portion of the community park that was previously not expected to be fundable until FY 2029-30.

DISCUSSION

Background

The Righetti Community Park is one of several public parks and open space improvements identified in the [Orcutt Area Specific Plan](#) (OASP), a long-range planning effort guiding development in one of the City's primary residential expansion areas. The Orcutt Area has been recognized as a potential growth area since the 1970s. In 1998, property owners submitted a draft specific plan to the City, initiating a formal planning process that culminated in the City Council's adoption of the OASP and certification of the Final Environmental Impact Report (FEIR). Righetti Community Park, referred to as the "Neighborhood Park" in the OASP, was identified early as a key public amenity intended to provide active recreation space for nearby neighborhoods and the broader San Luis Obispo community.

Righetti Community Park Project Design and Park Components

The Righetti Community Park project will deliver high-priority amenities envisioned in the OASP that have been shaped by public input and Parks and Recreation Commission (PRC) feedback. During the design process, staff received an updated cost estimate of \$27 million for the entire community park, exceeding previous cost estimates and the City's annual capital budget. After this update, the project team worked to separate the park into phases to deliver over time, constructing the most logical and requested amenities first.

This phased approach was introduced to the PRC during the September 2024 meeting, and to the public during the January 2025 Community Forum in preparation for adoption of the 2025/2027 Financial Plan.

To provide flexibility to award additional components of the park, the project was structured with a Base Bid and four Additive Alternates (described below) to align with expected project costs and available funding at the time of adoption of the 2025–27 Financial Plan.

The 2025–27 Financial Plan includes funding in FY2025–26 as well as in the out-years for the Bid Alternates, anticipating that full funding may not be available at the time of award. Any alternates not awarded at this time will become future phases of the Community Park, with funding adjustments reflected in future Financial Plans based on bid results.

The Base Bid includes the primary park area and essential infrastructure, such as the multi-age playground, shaded seating areas, playing field, multi-use paths, parking lot, and main restroom.

The Additive Alternates, developed based on community input and the demonstrated demand for specific recreational amenities, include:

- Bid Alternate #1: Dedicated pickleball court complex (identified as the community's second-highest recreation priority)
- Bid Alternate #2: Dual-purpose basketball/futsal courts, bocce courts, second restroom, and upper parking lot
- Bid Alternate #3: Bike pump and skills track
- Bid Alternate #4: Tennis courts, shaded picnic lawn, vehicle/pedestrian bridge, and additional parking



Figure 1 – Community Park Alternates Diagram

Project Advertisement and Construction Bids

After Council gave Staff [Authorization to Advertise](#) on May 20, the project team made final adjustments to the plans in preparation for advertising. Staff advertised the plans and specifications on July 31, 2025, with an initial bid opening date of September 11, 2025. During the advertising period, staff received and responded to more than one hundred Requests for Information (RFIs) from interested contractors. In response, four addenda were issued to clarify project documents and provide additional time for bidders to finalize their proposals, ultimately extending the bid opening to October 23, 2025. This extension benefited the City by allowing for more complete and competitive bids.

Bids were opened on October 23, 2025 at 11:00 a.m., with four bidders participating, with the following bid prices submitted for the Base Bid:

Table 1: Bidder Results – Base Bid Only

<i>Engineer's Estimate</i>	\$ 9,720,000.00
Brough Construction	\$ 10,322,611.50
Urban Habitat	\$ 10,457,519.10
Specialty Construction	\$ 11,444,549.99
Unified Field Services	\$ 11,647,013.40

Item 5f

All bids were above the Engineer's Estimate of \$9.7 million, with the low bid from Brough Construction (Brough) within 10% of the estimate. Staff reviewed Brough's bid (Attachment A) and determined it to be responsive. Accordingly, staff recommends awarding the contract to Brough Construction.

On November 6, 2025, staff received a bid protest letter from Urban Habitat, the 2nd low bidder. The letter alleges Brough failed to list the percentage of total bid work completed by their subcontractors for specialty items (Attachment C). Brough responded with a letter stating that their bid was in substantial conformance with the bid requirements and that, if it was an error to not include the subcontractor percentages for specialty items (a point Brough disputed), such clerical error was immaterial to their bid, and therefore, could be waived. (Attachment D).

Staff intended to reject Urban's protest as untimely (nearly a week late), and upon consultation with the City Attorney's Office further concluded that the protest is without merit. A bid may be responsive even if there is a discrepancy in the bid so long as such discrepancy does not affect the total sum of the bid or provide the bidder with a competitive advantage. Brough's clerical error does neither. Brough's bid listed the cost of each of the 5 specialty line items, which, when compared to the total bid price, indicates the total base bid amount for the subcontracted specialty items. Moreover, while Brough did not explicitly list the percentage of work to be completed by subcontractors for the specialty items, such information was nonetheless calculable from the four corners of their bid, and therefore responsive.

Bid results for the entire project (Base + All Alternate Bids) are shown below:

Table 2: Bidder Results – Base + All Alternates

	Base Bid	Bid Alt 1	Bid Alt 2	Bid Alt 3	Bid Alt 4
Engineer's Estimate	\$ 9,720,000	\$ 1,388,000	\$ 4,500,000	\$ 890,000	\$ 2,940,000
Brough Construction	\$ 10,322,612	\$ 1,787,905	\$ 5,320,290	\$ 1,493,295	\$ 3,868,032
Urban Habitat	\$ 10,457,519	\$ 2,201,500	\$ 5,436,100	\$ 1,702,152	\$ 3,956,253
Specialty Construction	\$ 11,444,550	\$ 2,971,850	\$ 7,351,668	\$ 2,472,876	\$ 5,340,204
Unified Field Services	\$ 11,647,013	\$ 1,847,252	\$ 6,042,452	\$ 1,645,360	\$ 4,326,700

Brough Construction submitted the lowest bid for each additive alternate. Although costs exceeded the Engineer's Estimate, this outcome aligns with current market trends and reflects the complexity and scope of the proposed improvements.

Recommendation to Award Base Bid + Additive Alternate 1

The PRC has been closely involved throughout the project's development—from the initial conceptual design review in 2016 through ongoing updates and discussions regarding project phasing. PRC input has guided the refinement of amenities, site layout, and the prioritization of elements for construction. During public outreach and PRC meetings, the additive alternates were ranked according to community priorities and anticipated recreational benefit.

Pickleball courts emerged as the highest priority, following the playground and play fields, reflecting both the sport's growing popularity and the limited number of available courts within the City. The proposed courts will include lighting to accommodate evening play. With funding from the Completed Projects Account and CIP Reserve, staff believe adding Alternate #1 (pickleball courts) now will provide the lowest price of construction and deliver this highly anticipated amenity as soon as possible.

Construction is anticipated to begin in Spring 2026 following the rain season. The Base Bid portion of the project is expected to take approximately 18 months to complete, with Additive Alternate 1 extending the construction duration by an estimated two months, for a total anticipated construction period of 20 months.

Previous Council or Advisory Body Action

- [October 1, 2002](#) – City Council approved the project description for the Orcutt Area and authorized preparation of a Specific Plan and Environmental Impact Report (EIR).
- [February 12, 2008](#) – City Council received the Public Hearing Draft of the OASP and Draft Environmental Impact Report (DEIR), initiating formal public review by the Parks and Recreation Commission, Bicycle Advisory Committee, Cultural Heritage Committee, Architectural Review Commission, and Planning Commission.
- [March 2, 2010](#) – City Council adopted the OASP and certified the Final Environmental Impact Report (Resolution No. 10154, 2010 Series). This action included General Plan amendments and direction to initiate implementation steps, such as annexation and fee program development.
- [May 19, 2015](#) – City Council approved multiple amendments to the General Plan and OASP, including a Vesting Tentative Tract Map for the Righetti project (VTM #3063). Council also adopted a Mitigated Negative Declaration that tiered from the 2010 OASP FEIR and included site-specific mitigation measures related to parks.
- [May 3, 2023](#) – The PRC reviewed the conceptual layouts developed by the City's design consultant and provided feedback.
- [June 14, 2023](#) – The PRC received an updated status report based on public feedback and staff input on the Righetti Ranch Park System, including final conceptual layouts for the Community Park.

Item 5f

- [September 6, 2023](#) – The PRC reviewed two conceptual playground designs for the Community Park and selected the preferred theme. The commission also confirmed the final preferences for park amenities, including parking, seating, and play structures. This selection guided final playground construction document preparation.
- [May 20, 2025](#) – Council Authorizes Staff to proceed with Advertising the Community Park, as well as approve an Addendum to the OASP EIR and transfer funds into the project account.

Public Engagement

The design of the Righetti Community Park was developed through an extensive multi-year public engagement process, including community forums, online surveys, outreach to nearby residents and neighborhood groups, and regular PRC updates from 2021 through 2025.

During project development, staff worked to align the construction approach with expected funding availability, which included detailed discussion and prioritization of phased project elements. Community engagement related to phasing included:

- [December 6, 2023](#) – PRC received a Director's Report introducing the need for project phasing.
- [January 23, 2025](#) – A visual phasing layout was presented at the City's Community Forum for the 2025–27 Financial Plan, allowing the public to see the updated construction strategy and timeline.
- [February 5, 2025](#) – PRC received updates within the Directors Report confirming the phased elements and plan for Community Park phase 1 and Additive Alternates to be included in the City's 2025-27 Financial Plan for Council review.

The intent of this engagement process was to ensure the phasing strategy reflects community expectations within the fiscal constraints of the City. It also provided multiple channels for input from stakeholders, including residents, the PRC, and neighborhood groups.

Public engagement and outreach will continue as the project progresses into construction and subsequent park phases. Following contract award, a media release and social media post will be issued, and as project is awarded, as well as at the start of construction, a webpage will be maintained with regular construction updates. Public Works staff will collaborate with Parks and Recreation staff to host an information session in response to local feedback and plan a groundbreaking ceremony in the New Year.

CONCURRENCE

The recommendations in this report are supported by City Administration, as well as the Public Works and Parks and Recreation Departments. The City Attorney has reviewed the bid protest letter and concurs with the recommendation to award.

ENVIRONMENTAL REVIEW

Environmental impacts associated with the Righetti Community Park project were previously programmatically evaluated in the [Final Environmental Impact Report for the OASP \(Final EIR; SCH #2004011059\)](#), which was certified by the City Council on March 2, 2010 ([Resolution No. 10154 \[2010 Series\]](#)). The planned parks were also considered in the context of residential development through the Initial Study – Mitigated Negative Declaration (IS-MND) adopted in May 2015 for the Righetti Ranch and Jones Ranch residential developments (Tract Maps 3063/3066), which anticipated the park site in a similar location with a slightly larger footprint.

The park improvements planned for construction substantially align with the improvements envisioned for the original neighborhood park in these prior environmental documents. An Addendum to the 2010 OASP Final EIR was approved by Council on May 20, 2025, summarizing the programmatic environmental review completed in the 2010 Final EIR and confirming the applicability of previously adopted mitigation measures. The Addendum also documents that none of the conditions requiring preparation of a Subsequent EIR or Negative Declaration, as described in CEQA Guidelines Section 15162, are triggered by the design and components of the proposed community park project.

The project is consistent with CEQA Guidelines Sections 15162 and 15164. Mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP) for the OASP Final EIR continue to be tracked, enforced, and verified by City staff.

FISCAL IMPACT

Budgeted: Yes

Budget Year: 2025-2026

Funding Identified: Yes

Fiscal Analysis:

As part of the [May 20, 2025](#) Council agenda item authorizing project advertisement, and 2025-2027 Financial Plan, both OASP Impact Fees and Local Revenue Measure funds were transferred to the project account.

After a review of recently completed projects and the balance of the Capital Project Reserve Account, staff recommend transferring additional funds to the project in order to fund the Base Bid and Additive Alternate #1 (Pickleball Courts) to match the low bid. This strategy allows the City to deliver desired amenities while maintaining the contractor's bid price on the additive alternate.

Staff also proposes transferring \$144,000 from the Completed Projects/Undesignated Capital account and reallocating \$615,000 the Storm Drain Maintenance Account (2090742), which currently has a balance exceeding anticipated expenditures for the next fiscal year due to staffing constraints. Sufficient funds will remain in the storm drain account to address potential winter maintenance and repairs.

After the \$1,900,000 transfer from the Capital Projects Reserve Fund, sufficient funds will remain to provide capacity for other priority projects anticipated to bid in FY 2025–26, including the Higuera Complete Streets Project and the California/Taft Roundabout.

Item 5f

Funding Sources	Total Budget Available	Current Funding Request (Transfers)	Account Balance (2000054)	Remaining Account Balance (All)	Annual Ongoing Cost
Capital Outlay (LRM Account 2000054) -	\$11,575,288	\$ -	\$11,575,288	\$11,575,288	\$230,000 ²
Fees (OASP Account 2000054): -	\$2,093,623	\$ -	\$2,093,623	\$2,093,623	\$ -
Storm Drain 2090742	\$1,348,209	\$ 615,000	\$615,000	\$733,209	\$ -
Completed Projects/Un designated Capital LRM -	\$468,467	\$144,684	\$144,684	\$323,783	\$ -
Capital Reserve	\$3,904,675	\$1,900,000	\$1,900,000	\$2,004,675	
Total	\$19,390,262	\$2,644,684	\$16,328,595	\$16,730,578	\$230,000

² See “[Fiscal Analysis](#)” section, page 77 of the Council Agenda Report to Advertise for a discussion of Annual Ongoing Costs

Fiscal Impact Summary - Base Bid + Add Alt #1 Award			
	OASP Park Fund	Capital Outlay Fund - LRM	Total
Base Bid Construction	\$ 1,778,623	\$ 8,553,989	\$ 10,332,612
Add Alt #1 Construction	\$ -	\$ 1,787,905	\$ 1,787,905
Contingency (15%)	\$ -	\$ 1,818,078	\$ 1,818,078
Construction Total:	\$ 1,778,623	\$ 12,159,972	\$ 13,938,595
Construction Management	\$ -	\$ 1,600,000	\$ 1,600,000
Construction Support	\$ 313,000	\$ 75,000	\$ 388,000
Water Meter Impact Fees	\$ -	\$ 400,000	\$ 400,000
Total Project Cost:	\$ 2,091,623	\$ 14,234,972	\$ 16,326,595
Current Available Funds	\$ 2,093,623	\$ 11,575,288	\$ 13,668,911
Additional Funding Required:	\$ -	\$ 2,659,684	\$ 2,659,684
AVAILABLE FUND TRANSFERS			
	Capital Projects Reserve		\$ 1,900,000
	Storm Drain CIP Account (2090742)		\$ 615,000
	Completed Projects/Undesignated Capital		\$ 144,684
	Post Project Funds:		\$ 0

ALTERNATIVES

1. Award Base Bid Only

Council could choose to award only the Base Bid and defer Additive Alternate 1 (pickleball courts) to a future phase. This option would reduce the immediate project cost and funding needed from the Capital Projects Reserve and other accounts.

This would result in a smaller project cost at the time of award and would require a smaller funding request (\$800,000) from the CIP reserve, as well as no funding from the Storm Drain Account.

If this alternative is chosen, the following funding requests would be needed:

Fiscal Impact Summary - Base Bid Award			
	OASP Park Fund	Capital Outlay Fund - LRM	Total
Base Bid Construction	\$ 1,778,623	\$ 8,553,989	\$ 10,332,612
Contingency (20%)	\$ -	\$ 2,066,522	\$ 2,066,522
Construction Total:	\$ 1,778,623	\$ 10,620,511	\$ 12,399,134
Construction Management	\$ -	\$ 1,400,000	\$ 1,400,000
Construction Support	\$ 313,000	\$ 50,000	\$ 363,000
Water Meter Impact Fees	\$ -	\$ 400,000	\$ 400,000
Total Project Cost:	\$ 2,091,623	\$ 12,470,511	\$ 14,562,134
Current Available Funds	\$ 2,093,623	\$ 11,575,288	\$ 13,668,911
Additional Funding Required:	\$ -	\$ 895,223	\$ 895,223
AVAILABLE FUND TRANSFERS			
	Capital Projects Reserve		\$ 800,000
	Completed Projects/Undesignated Capital		\$ 95,223
	Post Project Funds:		\$ -

Capital Project Reserve Account	
Current Balance	\$ 3,904,675
Proposed Request	\$ 800,000
Proposed Balance	\$ 3,104,675

2. Award Base Bid + Additive Alternate #3 (Pump Track)

Council could choose to award the Base Bid and Additive Alternate 3, which includes an asphalt bicycle track and an unimproved skills course with obstacles on a separate track. This alternate is the least expensive and is located east of the Base Bid area, where delaying construction could make future work more difficult. However, Additive Alternate 3 was not rated as highly as the Pickleball Courts by the community and PRC.

Should Council choose to award the Base Bid plus Alternative #3 now, \$1.9 million from the Capital Reserve and \$300,000 from the Storm Drain account would be required to fund this alternative, similar to Staff’s recommendation of Base + Additive Alternate #1:

Fiscal Impact Summary - Base Bid + Add Alt #3 Award			
	OASP Park Fund	Capital Outlay Fund - LRM	Total
Base Bid Construction	\$ 1,778,623	\$ 8,553,989	\$ 10,332,612
Add Alt #3 Construction	\$ -	\$ 1,493,295	\$ 1,493,295
Contingency (15%)	\$ -	\$ 1,773,886	\$ 1,773,886
Construction Total:	\$ 1,778,623	\$ 11,821,170	\$ 13,599,793
Construction Management	\$ -	\$ 1,600,000	\$ 1,600,000
Construction Support	\$ 313,000	\$ 75,000	\$ 388,000
Water Meter Impact Fees	\$ -	\$ 400,000	\$ 400,000
Total Project Cost:	\$ 2,091,623	\$ 13,896,170	\$ 15,987,793
Current Available Funds	\$ 2,093,623	\$ 11,575,288	\$ 13,668,911
Additional Funding Required:	\$ -	\$ 2,320,882	\$ 2,320,882
AVAILABLE FUND TRANSFERS			
	Capital Projects Reserve		\$ 1,900,000
	Storm Drain CIP Account (2090742)		\$ 300,000
	Completed Projects/Undesignated Capital		\$ 120,882
	Post Project Funds:		\$ (0)

Staff recommends award of Additive Alternate 1 at this time in order to preserve the bid prices and deliver this highly valued amenity to the neighborhood in a single construction mobilization.

3. Award Base Bid, Additive Alternate #1 (Pickleball), and Additive Alternate #3 (Bike Pump Track)

If Council chooses to award the Base Bid, Bid Alternate #1, and Bid Alternate #3 at this time, the total project cost would require using the full balance of the CIP Reserve Fund (\$3,904,675) and an additional \$164,319 from the Storm Drain CIP Account. Staff had intentionally preserved the CIP Reserve to address an anticipated funding need for the Higuera Complete Streets project. That project is planned for award in April or May 2026, which provides an opportunity at the Mid-Year Budget Review in February to evaluate the Unassigned Fund Balance and consider recommending funding for Higuera Complete Streets from that source instead of the CIP Reserve.

At the FY 2024–25 Year-End Budget Report presented to Council on November 4, staff reported an estimated \$4.1 million in Unassigned Fund Balance based on unaudited figures. Staff will return to Council in February with updated audited numbers and recommendations. Of the \$4.1 million, \$500,000 has already been

Item 5f

assigned to the San Luis Museum of Art (subject to the completed audit and a grant agreement approval by Council).

Selecting this option would advance several of the community's top priorities, including construction of the community park, new pickleball courts, and a pump track (Alternate #3). Delaying Alternate #3 to a future budget cycle could result in higher future costs and make future construction more challenging, particularly due to mobilization needs and ongoing cost escalation.

Should Council wish to move forward with awarding the Righetti Park Project (Base Bid and Additive Alternates #1 and #3) staff would return at Mid-Year to evaluate and potentially allocate a portion of the Unassigned Fund Balance to fund the Higuera Complete Streets project. This alternative presents some risk that at the time of Mid-Year there could be insufficient Unassigned Fund Balance available to fully fund unexpected cost escalation on that project.

Alternatively, Council could move forward with the Base Bid and Additive Alternative #1 at this time and request that staff evaluate the opportunity to fund Additive Alternative #3 (Pump Track) at Mid-Year. This option would minimize contractor mobilization and ongoing cost escalation impacts if Additive Alternate #3 was added at Mid-Year, and provide more certainty about the available funding to cover the cost of Additive Alternate #3.

Fiscal Impact Summary - Base Bid + Add Alt #1 + Add Alt #3 Righetti Community Park, Spec 2000054			
	OASP Park Fund (2000054)	Capital Outlay Fund - LRM (2000054)	Total
Base Bid Construction	\$1,778,623	\$8,553,989	\$10,332,612
Add Alt #1 Construction	\$-	\$1,787,905	\$1,787,905
Add Alt #3 Construction	\$-	\$1,500,000	\$1,493,295
Contingency (15%)	\$-	\$2,042,072	\$2,042,072
Construction Total:	\$1,778,623	\$13,883,966	\$15,662,589
Construction Management	\$-	\$2,000,000	\$2,000,000
Construction Support	\$313,000	\$120,000	\$433,000
Water Meter Impact Fees	\$-	\$400,000	\$400,000
Total Project Cost:	\$2,091,623	\$16,403,966	\$18,495,589
Current Available Funds	\$2,093,623	\$11,575,288	\$13,668,911
Additional Funding Required:	\$-	\$4,828,678	\$4,828,678
AVAILABLE FUND TRANSFERS			
	Capital Projects Reserve		\$3,904,675
	Storm Drain CIP Account (2090742)		\$779,319
	Completed Projects/Undesignated Capital		\$144,684
	Post Project Funds:		\$0

4. Reject all bids and re-advertise.

Council could direct staff to reject all bids and re-advertise the project. This would likely result in higher bid totals and significant project delays. Staff, in collaboration with the City Attorney's office, have concluded that the low bid by Brough is responsive and recommend award.

ATTACHMENTS

- A - Brough Bid Package
- B - Draft Resolution to appropriate Capital Project Reserve funds
- C - Bid Protest Letter
- D - Low Bidder' Response Letter