



DATE: January 8, 2024

TO: Honorable Mayor and Members of the City Council through City Manager

FROM: Lucas Pereira, EIT – Assistant Engineer II, Public Works and Utilities (PW&U)
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SUBJECT: Resolution Awarding Contract for the Parks Access Improvement Project (C14502318) to Schaefer Engineering, Inc. for the Reconstruction and Access Improvements Within La Tercera Park, McDowell Park, and McNear Park

RECOMMENDATION

It is recommended that the City Council approve the Resolution Awarding contract for the Parks Access Improvements Project (C14502318) to Schaefer Engineering, Inc. for the reconstruction and repairs of interior park pathways at McDowell, La Tercera, and McNear parks.

BACKGROUND

In December 2019, at the regular meeting of the Recreation, Music, and Parks Commission, staff presented the results of a comprehensive community engagement and outreach effort to assist in establishing prioritized categories of park investments in response to the 2018 voter-approved Sonoma County Measure M Parks For All Initiative. The community engagement and outreach effort included citywide online surveys, public meetings, and a facilitated community workshop. They gathered input from various participants, including community groups, staff, officials, and stakeholders. Community input from this outreach led to a recommendation of seven prioritized categories of investment to be adopted. The adopted criteria work with the City Council's adopted Goals and Priorities and guide future park improvement projects and initiatives. The top category prioritized through the community engagement effort includes investments in 'Walking Paths, Bike Trails, Park Connections, and Access.' This aligns with several overarching citywide initiatives, including incentivizing walking and biking, removing barriers to park access, creating more age-friendly infrastructure, and promoting safe and intergenerational spaces and places that foster community connection.

Since adopting categorized investment criteria that prioritize improving park access, pathways, and connections in early 2020, staff undertook an effort to identify and prioritize critical areas of need based on existing conditions, visitability, connection to amenities, and equitable distribution of other improvements. Since 2020, the City has completed several multi-use path and park improvement projects, including restoring pathways along Prince Park, the Shollenberger Trails, McNear Park, and, most recently, reconstructing two deteriorating pathways in Westridge Park in 2022.

The Park Access Improvements project was adopted in the City’s FY 2022-23 budget as a Parks Capital Improvement Project, following public outreach, noticing, and reviewing investment priorities at the Recreation, Music, and Parks Commission and the City Council Budget Workshop. The project was ultimately supported and included as part of the overall park and infrastructure recommendations utilizing revenues collected from the Measure M – Parks for All Sonoma County voter-approved initiative.

The interior park pathways at the three locations (La Tercera, McDowell, and McNear parks) for this project were identified and recommended for reconstruction as part of the project due to the poor existing conditions of the asphaltic concrete (AC), unimproved dirt conditions found within sections of the trails, access improvements from critical entry points, and opportunity to provide safe and stable paths of travel to multiple park amenities within each site.

The site inspections found significant areas at each location with crumbled AC and root intrusion, which, if left untreated, will increasingly cause a problematic surface for mobility, uneven and cracked surfaces, and hazards in the form of soils and sand debris on the pathway. The interior park pathways at La Tercera, McDowell, and McNear parks represent critical outdoor amenities that, when improved, offer community members, regardless of age or mobility, the ability to access both active and passive forms of recreation safely. Improvements would include improving playgrounds at all three park locations, providing seating for group gatherings and multi-use lawn areas at La Tercera and McDowell, a public restroom at McNear, and a community garden at La Tercera.

DISCUSSION

The construction plans and specifications were prepared by engineering staff, and a notice inviting bids was advertised on Friday, October 27, 2023. On November 16, 2023, the following bids were received:

<u>Name of Bidder</u>	<u>Base Bid</u>
Schaefer Engineering, Inc.	\$225,900
Coastside Concrete & Construction, Inc	\$246,750
Pat Nelson Construction, Inc	\$276,600
Globe Engineering Development	\$296,855
North Bay Excavation Inc	\$309,000
Michael Paul Company, Inc	\$330,493
RK Engineering Inc	\$343,800
Burch Engineering & Construction, Inc	\$386,150
Ghilotti Bros., Inc	\$424,198
Engineers Estimate	\$350,000

The lowest responsible and responsive bidder, Schaefer Engineering, Inc., was formed in 2011, is based in Santa Rosa, and has performed similar projects involving concrete, asphalt, and excavation work throughout Sonoma County. Schaefer Engineering, Inc. works primarily on public works projects and has worked on various projects for Petaluma City Schools, the City of Rohnert Park, the Town of Windsor, and the Town of Yountville. Schaefer Engineering, Inc. possesses a valid Class A California Contractor's License (#969434), which allows them to perform the work. It is recommended that the Council adopt the resolution awarding the contract to Schaefer Engineering, Inc. in the amount of \$225,900. There were no bid protests, and the deadline to submit bid protests has lapsed.

Construction is scheduled to begin in Spring 2024 and is estimated to be completed by Summer 2024. Construction management and inspection services will be conducted by City staff with assistance from outside consultants for quality assurance/quality control (QA/QC) testing services.

PUBLIC OUTREACH

This item appeared on the City's tentative agenda document on December 18, 2023, a publicly noticed meeting.

As mentioned above, staff also held online surveys, public meetings, and a community workshop to establish priority categories for park investments in response to the 2018 voter-approved Sonoma County Measure M Parks For All Initiative. In December 2019, staff presented the results of the community engagement and outreach effort at the regular Recreation, Music, and Parks Commission meeting.

COUNCIL GOAL ALIGNMENT

The proposed action supports City Council goals and the following workplan item, Spaces and Places That Inspire:

- Objective #5 – Improve Existing Parks and Park Infrastructure and Reimagine New Spaces for Play

CLIMATE ACTION/SUSTAINABILITY EFFORTS

The reconstruction of the deteriorating asphalt concrete pathways will improve access and mobility within critical sections of the three selected park sites and greatly help promote passive and active recreational activities for the community.

Staff evaluated, researched, and considered different material options for the pathway reconstruction at each site through the criteria of safety, environment, maintenance, and usability. Material options included reinforced concrete, asphalt concrete, and decomposed granite (DG). Staff recommend that reinforced concrete be used as the most suitable option for this project at the three selected park sites. Some factors that informed this recommendation include the increased durability, longevity, and low-maintenance benefits of reinforced concrete compared to the alternate options. Reinforced concrete pathways are more robust and less prone to cracking than AC and DG, but they also last over 30 years with low to no maintenance required. In contrast, AC

and DG pathways require frequent maintenance, lasting only approximately 20 and 10 years, respectively. In addition, reinforced concrete pathways have shown to hold up significantly better than AC and DG when installed in the expansive clay soils and climate conditions found locally. Reinforced concrete will help support the project's goal of providing long-lasting and inclusive pathways that are safe and conducive to walkers, bikers, strollers, and wheelchairs while promoting safe and intergenerational spaces for our community.

Upon award of the contract, staff will reach out to the contractor to discuss the City's desire to substitute the standard specified concrete with low carbon concrete (LCC)--a concrete produced with a lower carbon footprint than traditional content by replacing some cement content with mineral compounds, such as calcined clays or fly ash. Besides a reduced carbon footprint, low-carbon concrete should behave identically to standard specified concrete. Staff will make every attempt to secure the LCC as a substitution for standard concrete.

ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to CEQA Guidelines Sections 15301, Existing Facilities, 15302, Replacement or Reconstruction, and 15304, Minor Alterations, because the project is limited to the replacement of existing access pathways with new facilities within three existing City parks. All improvements will occur within or immediately adjacent to the current pathways in areas previously disturbed and improved with park amenities. The project will repair the surface of pathways and provide internal pedestrian connectivity within existing public parks. There is negligible or no expansion of use beyond what currently exists, and no cumulative impacts, unusual circumstances, or other factors would make the exemption inapplicable. Therefore, the project is exempt under Section 15301 (c), repair and maintenance, Section 15302 (c), replacement or reconstruction of an existing public facility, and Section 15304, as the activity is limited to minor alterations to accommodate safe access at existing City parks.

FINANCIAL IMPACTS

The Parks Access Improvements project has a total project budget of \$250,000, which was approved in 2022. The revised construction project budget below is \$326,000, which includes an increase in the design, construction contract, construction management, and contingency budgets, adding up to a budget increase of \$76,000. This budget increase will be brought to the Council as part of the Mid-Year Budget Adjustments. The revised budget for the project is as follows:

Phase	C14502318 FY 22/23 Budget	Revised Construction Budget
Planning/Environmental	\$ 0	\$ 0
Land & Easements	\$ 0	\$ 0
Design	\$ 10,000	\$ 15,000
Legal Services	\$ 0	\$ 0
Administration	\$ 0	\$ 0
Construction Contract	\$220,000	\$225,900
Construction Management	\$ 5,000	\$ 35,100

Contingency	\$ 10,000	\$ 45,000
CIP Overhead	\$ 5,000	\$ 5,000
TOTAL:	\$250,000	\$326,000
Funding Sources		
Measure M - Parks	\$250,000	\$326,000

ALTERNATIVES

If the contract is not awarded to Schaefer Engineering, Inc., the project would need to be re-bid, and construction would be delayed by approximately four months, further delaying the repairs and rehabilitation of the existing pathways that are aging, deteriorating, and in need of rehabilitation for safe access.

ATTACHMENTS

1. Resolution
2. Location Map