



DATE: December 1, 2020

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Mora Park, Project 17-46 –
Appropriate and Transfer Funds,
Approve Plans and Specifications,
Authorize Bidding, and Amend
Professional Services Agreement**

RECOMMENDATION

1. Appropriate and transfer \$350,000 from Fiscal Year 2020-21 Capital Project Community Development Block Grant funds to Mora Park, Project 17-46. (Five votes required)
2. Approve plans and specifications for Mora Park and authorize staff to advertise the project for bids.
3. Authorize the City Manager to award the construction contract to the lowest responsible bidder if the low bid is within the project budget.
4. Authorize the City Manager to amend the professional services agreement with S.S.A. Landscape Architects, Inc., for Mora Park, Project 17-46, in the amount of \$20,000, for a total contract not-to-exceed amount of \$210,000.

BACKGROUND

The proposed 0.45-acre park site at Mora Place and Ortega Avenue was dedicated by the developers of the 2296 Mora Drive rowhouse project. On January 23, 2018, the City Council approved a contract with S.S.A. Landscape Architects, Inc., for design of the park. During the design process, staff held two community meetings and brought the preferred concept supported by community meeting attendees to the Parks and Recreation Commission (PRC) on May 8, 2019.

On October 1, 2019, Council approved the concept recommended by the PRC and “Mora Park” as the name. On April 14, 2020, Council approved the public art proposal for a mosaic bench by Angelina Duckett. See Figure 1 for the approved conceptual plan.



Figure 1: Council-Approved Conceptual Plan

ANALYSIS

The plans and specifications have been prepared in compliance with the Council-approved conceptual plan and feature the following amenities:

- A lawn and play area;
- A permeable concrete loop trail with pathways leading through trees to create an orchard grove experience, which will also provide access for maintenance vehicles;
- A fitness equipment area;
- Play equipment with colorful mounds in the protective play surface;
- One accessible parking stall along Ortega Avenue;

- High-visibility crosswalks at the intersection of Ortega Avenue and Mora Place leading to the new park; and
- Public art (Orchard Bench by Angelina Duckett).

Amend Professional Services Contract

During the final design work, there was a change to the initial surface conditions that had been surveyed by the consultant at project inception. The makeup of the existing surface soil was found to be unsuitable for the landscape planting that was anticipated. Due to this, the City requested the developer to remove the surface soil, at their cost, after the developer's staging activities were completed. This changed the surface conditions, and additional surveying work was needed.

The contingency in the professional services contract was expended due to these unforeseen conditions to revise and complete the design plans. Staff recommends amending the contract with S.S.A. Landscape Architects, Inc., to provide additional contingency for use during the construction phase. The recommended amendment will increase the existing \$190,000 design services contract by \$20,000 for a total compensation of \$210,000. There is adequate funding in the project for this amendment.

Environmental Clearance

Following Council's approval of a conceptual plan on October 1, 2019, a categorical exemption was filed for this project as a Class 4, Minor Alterations to Land, for the new park in accordance with the California Environmental Quality Act (CEQA).

Project Schedule

If Council approves the recommended actions, construction is expected to begin in early 2021 and be completed by fall 2021.

FISCAL IMPACT

Mora Park, Project 17-46, is funded with \$1,628,000 from the Park Land Dedication Fund and \$36,168 from the 2296 Mora Drive development for the site's soil management and air monitoring plan (site management plan). The developer funds will be used for implementing measures identified in the site management plan, as needed, during and after construction of the park. On June 30, 2020, the City Council approved \$350,000 of Fiscal Years 2015-18 Community Development Block Grant (CDBG) funds for the construction of Mora Park. Upon Council's approval, \$350,000 of the CDBG funds will

be appropriated to the project, providing a total project budget of \$2,014,168. The estimated project cost is as follows:

Construction	\$1,215,000
Construction Contingency	183,000
Consultant Services (including amendment)	210,000
City Project Management	100,000
Construction Inspection and Testing	115,000
Public Art	20,000
Site Management Plan	36,168
Permits, Printing, Miscellaneous	<u>12,000</u>
Subtotal	\$1,891,168
City Administration	<u>123,000</u>
TOTAL ESTIMATED COST	<u><u>\$2,014,168</u></u>

Based on the current estimate, there is sufficient funding for the project.

ALTERNATIVES

1. Do not approve plans and specifications and defer the project.
2. Provide other direction.

PUBLIC NOTICING – Agenda posting and announcement on the City website.

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