



COUNCIL REPORT

DATE: May 10, 2022

CATEGORY: Consent

DEPT.: Public Works

TITLE: **All-Inclusive Playground, Project 18-36, and Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-48—Various Actions**

RECOMMENDATION

1. Appropriate to All-Inclusive Playground, Project 18-36, the following funding (Five votes required):
 - a. \$1,181,205 to be provided by Magical Bridge Foundation;
 - b. \$1,700,000 provided by County of Santa Clara All-Inclusive Playground Funding Grant;
 - c. \$228,911 provided by State of California Proposition 68 Per Capita Grant Funds program; and
 - d. \$900,000 to be provided by Google as community benefits for the 1860-2159 Landings Drive development.
2. Approve the removal and mitigation for four Heritage trees at a 2:1 tree replacement ratio with 24" box trees for Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-48.
3. Approve plans and specifications for All-Inclusive Playground, Project 18-36, and Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-48, and authorize staff to advertise both projects for bid as a single construction package.
4. Authorize the City Manager or designee to award the construction contract to the lowest responsible bidder if the bid is within the combined budget of both projects.
5. Authorize a 2% Public Art Budget for the Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-48.
6. Authorize the City Manager or designee to execute a professional services agreement with Tanner Pacific, Inc., to provide construction engineering services for All-Inclusive

Playground, Project 18-36, and Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-28, in a not-to-exceed amount of \$586,440.

7. Authorize the City Manager or designee to amend the professional services agreement with Sandis Civil Engineers Surveyors Planners to provide additional services for Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-48, in a not-to-exceed amount of \$50,000 for a total compensation amount of \$129,790.

BACKGROUND

Both projects are located in the southeast and northeast areas of Rengstorff Park (see Figure 1).



Figure 1: Project Location

Maintenance/Restroom and Tennis Building Replacement

Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-48, will replace the existing maintenance/restroom building and the tennis building at Rengstorff Park (see Figure 1). On June 9, 2021, the PRC recommended Council approve the mitigation for the removal of the four Heritage trees and seven non-Heritage trees in the general location of the existing maintenance/restroom building with a replacement of 23 trees. On August 18, 2021 the PRC recommended Council approve Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-48.

ANALYSIS

All-Inclusive Playground Project

The purpose of an all-inclusive playground is to provide an intentional play area that provides inclusivity for all ages and physical and cognitive abilities. The project will create seven play area zones, including Entry Zone with a bridge, Tot Lot, Swing Zone, Spin Zone, Innovation Zone, Slide/Climbing Zone, and Playhouse and Stage Zone. Each zone of the playground is located to take advantage of the existing trees for shade and provide the amount of space required to accommodate the play equipment, such as the Swing Zone. A key feature of the project is the playhouse, which is constructed to overlook the other elements and utilizes a ramp over existing terrain for accessibility.

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

- Perimeter fence;
- Rubberized surface for accessibility and safety;
- Nature play area under existing Coast redwoods;
- Donor wall at the main entry;
- Tot lot; and
- Access to tennis courts outside of play area.

Maintenance/Restroom and Tennis Building Replacement Project

The existing 58-year-old tennis building and maintenance/restroom buildings are west of the proposed new playground site and will be replaced as part of Rengstorff Park Maintenance and Tennis Buildings Replacement, Project 21-48. The existing facilities have reached the end of their collective useful lives and new facilities are required to meet the City's needs.

A new 517 square foot restroom/tennis building will be constructed adjacent to the all-inclusive playground. The building will be painted with a raised-seam metal roof and includes three all-gender restrooms, a utility/storage room, and a storage space for the Mountain View Tennis Club (see Figure 3).

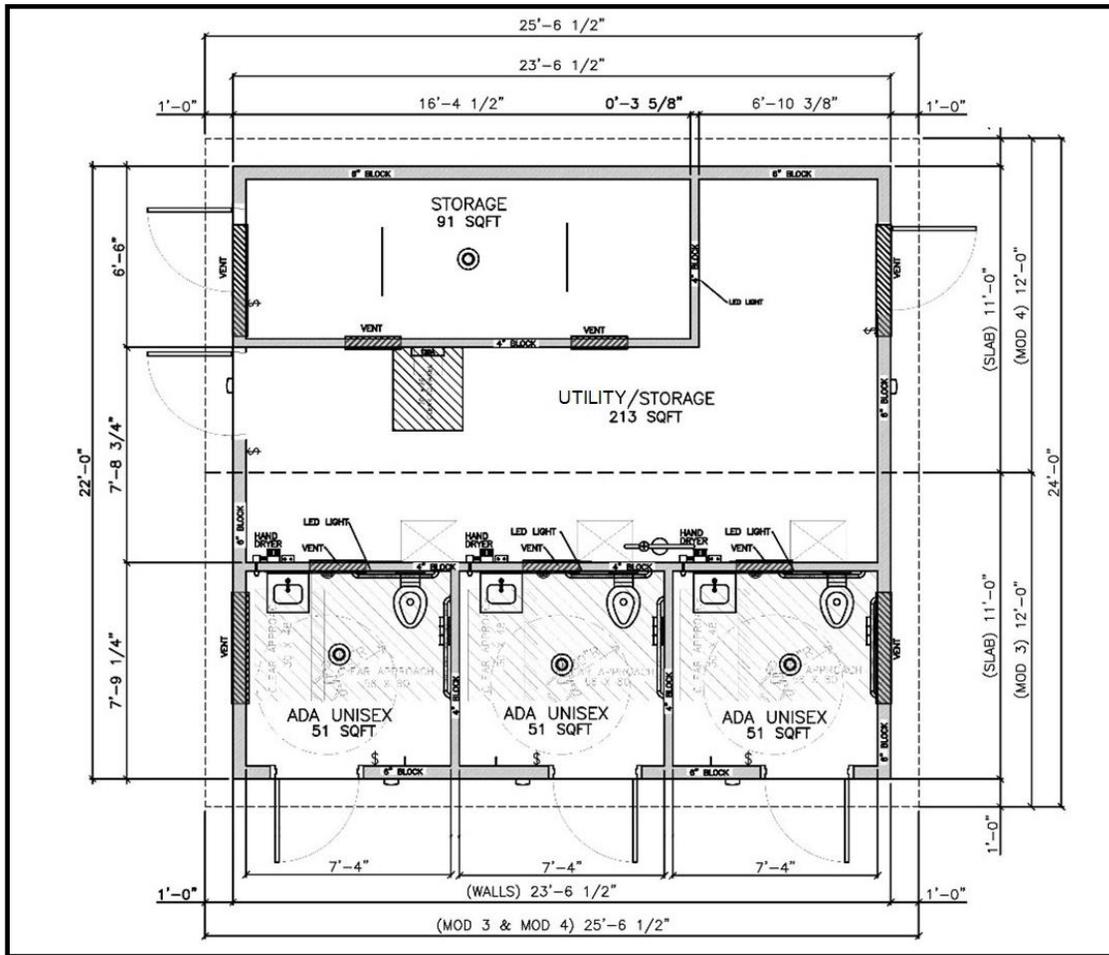


Figure 3: Tennis Building Floor Plan

A new 1,260 square foot concrete masonry maintenance/restroom building will be constructed near the parking lot off of Crisanto Avenue (see Figure 1). A portion of the new building site is currently occupied by a City well which was shut down in 2014 and is scheduled for decommissioning by summer 2022. Converting the land occupied by the well site to accommodate the new maintenance/restroom building minimizes the impact on the park.

The maintenance/restroom building includes two all-gender public restrooms, utility/storage area, parks maintenance storage, and staff restroom and shower (see Figure 4). Also included in this building are an office and lunch area to accommodate maintenance staff working full-time

at the site and a garage for parking and charging two City electric vehicles. The building will be painted with a raised-seam metal roof to match the restroom/tennis building.

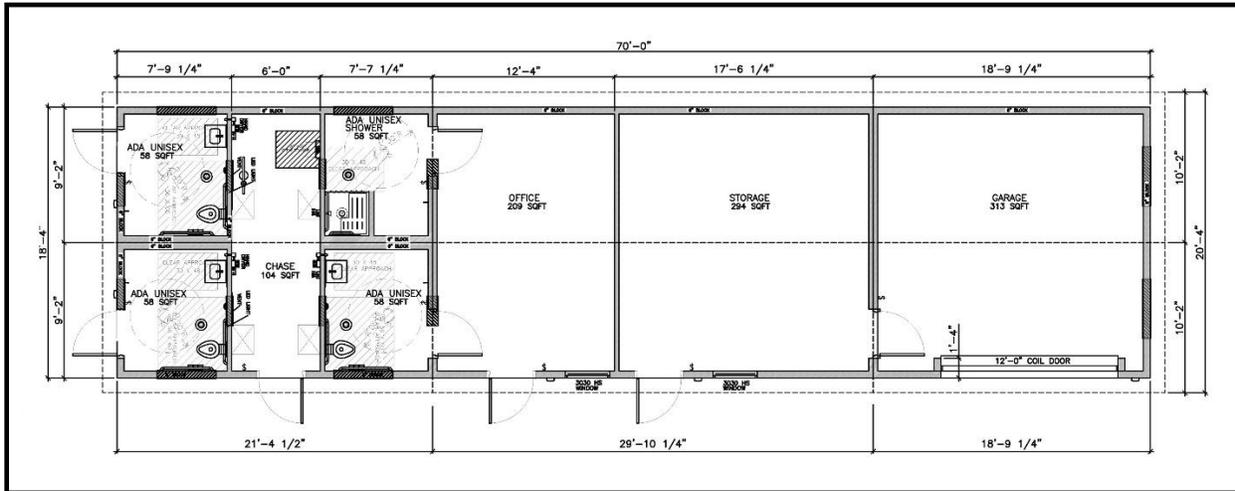


Figure 4: Maintenance Building Floor Plan

A fenced exterior yard area (1,600 square feet) is included for storage of materials and equipment. The fence will be 8' tall wire mesh with planting to incorporate into the park. Screening fabric will be installed until the landscape planting achieves maturity to screen the yard.

Pedestrian Drop-Off and Accessible Parking

A new pedestrian drop-off area will be located at the site of the existing maintenance/restroom building to be demolished. The proposed layout includes accessible parking spaces that will serve the park, including the all-inclusive playground area (see Figure 5). These accessible spaces are in addition to the accessible parking provided in other parking areas around Rengstorff Park, including the barbecue area, the Aquatics Center, and the Community Center.

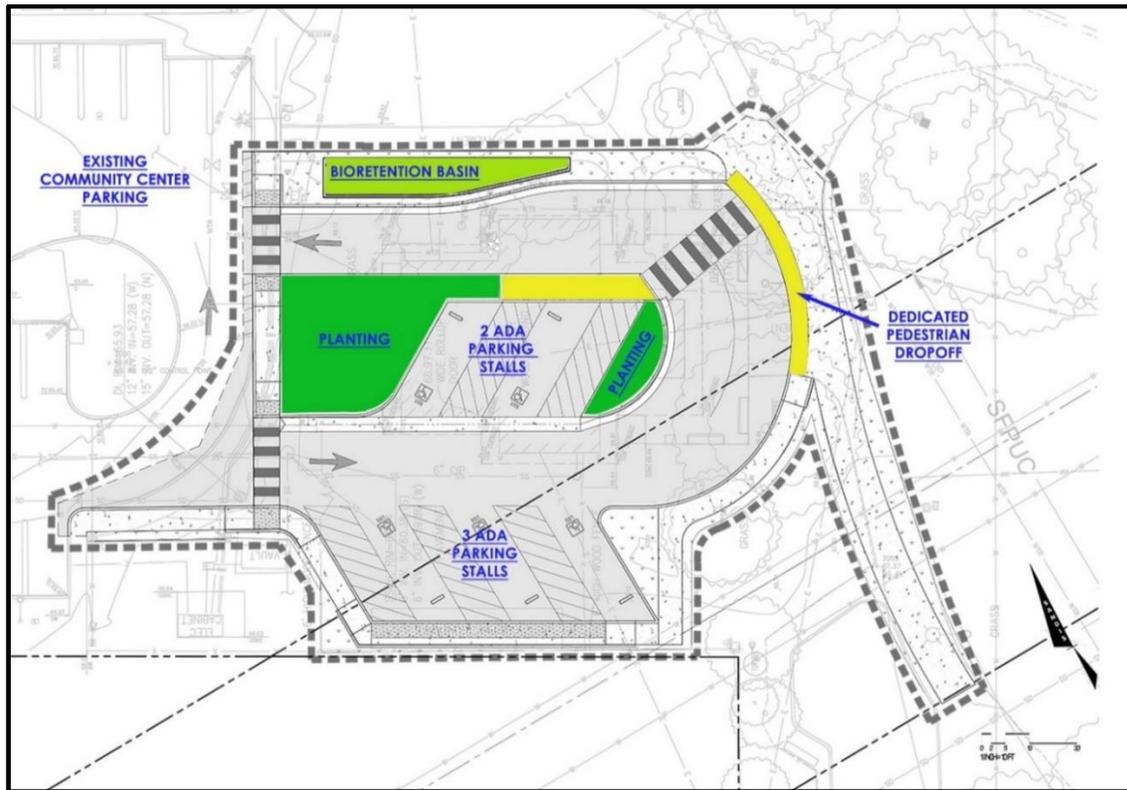


Figure 5: Pedestrian Drop Off and Accessible Parking

Trees

As part of All-Inclusive Playground, Project 18-36, 18 non-Heritage trees will be removed. Seven trees are in poor health, six trees are liquid amber, which drop pods that may become a hazard for individuals with mobility limitations, and five trees are impacted by the playground plan. Consistent with the PRC recommendation on June 10, 2020, the project will replace the trees with 40 native trees.

For Tennis and Maintenance Building Replacement, Project 21-48, 11 trees (four Heritage and seven non-Heritage) are impacted. Consistent with the PRC recommendation on June 9, 2021, the project will replace the trees with 23 native trees.

Combined Construction Contract

Due to the timing and proximity of overlapping areas of work and the interdependence of the two projects, staff is recommending both All-Inclusive Playground, Project 18-36, and Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-48, be issued for bids as a combined construction contract. This approach will allow a single contractor to manage the

sequencing and order of work between the playground and maintenance and tennis building projects and avoid potential conflicts and delays.

While they are being built at the same time, these two Rengstorff Park projects are not anticipated to impact or be affected by the construction of the new Aquatics Center. The Aquatics Center, on the opposite side of the park off of Crisanto Avenue, began construction in April 2022 and is scheduled to be completed by fall 2023.

Public Art

Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-48, is budgeted for public art at 1% of the construction budget based on Council Policy K-5 at the time the project was budgeted. On February 22, 2022, Council amended Policy K-5 and increased the budget for park projects to 2% of the construction budget.

Based on the amended policy and previous direction of Council, staff recommends increasing the budget to \$46,200, which is 2% of the construction cost, to provide direction to the Visual Arts Committee (VAC) in selecting the artists and art to recommend to Council. The VAC met on March 9, 2021 and selected two artists for the project. After consultation with the Youth and Senior Advisory Committees in April, the artists are finalizing their proposals. The VAC is scheduled to review the final proposals at its June meeting. If Council does not approve the 2% budget, the VAC will work with one artist rather than two. Staff will return to Council in the fall to review and approve the final recommended public art elements so they can be integrated into the project prior to its completion.

Public art for All-Inclusive Playground, Project 18-36, is not included or recommended. The playground is specially designed in terms of colors and features to be all-inclusive, which does not lend itself to adding art elements through the VAC artist and art selection process. Because most of the funding is coming from non-City sources, including other government agencies with their own policies and procedures for approving public art, staff does not recommend using the project funding for an art installation elsewhere in Rengstorff Park.

Environmental Clearance

Following Council's approval of the conceptual plan for All-Inclusive Playground, Project 18-36, on September 22, 2020, a categorical exemption was filed for the project as a Class 4, Minor Alterations to Land, for the new park in accordance with the California Environmental Quality Act (CEQA).

The Maintenance and Tennis Building Replacement project has been determined to be categorically exempt as Class 2, Replacement or Reconstruction, under CEQA, and a categorical exemption was filed for the project.

Construction Management

The Public Works Department utilizes consultants to support staff and provide construction engineering and inspection services as necessary to ensure the timely delivery of the City's construction projects and for projects requiring specialized construction expertise. The City currently uses two different firms to provide construction engineering and inspection services for private development and capital projects.

Staff has determined that, due to the size and complexity of these two projects, full-time construction engineering, management, and inspection services are required. Staff evaluated the two firms that are currently providing construction engineering services to the City and recommends Tanner Pacific, Inc. (Tanner Pacific), as the most qualified to provide the services. Tanner Pacific has been providing the City with similar construction support services on previous and current facility projects, including the new Aquatics Center, and these projects give Tanner Pacific a strong knowledge of the City's standards, processes, and procedures to perform the recommended services. The scope of services to be provided include construction management, inspections, and project close-out. The recommended fee of \$586,440 for basic services and reimbursable expenses is within the range typically charged for such services, and staff considers the contract costs to be fair and reasonable for the scope of work required.

Consultant Agreement Amendment

Sandis Civil Engineers Surveyors Planners (Sandis) is the design and engineering consultant for Maintenance and Tennis Building Replacement, Project 21-48, and has an existing professional services agreement with the City for \$79,790. The City requested an additional services proposal for integration of Sandis's design with the All-Inclusive Playground project and to provide construction administrative support during construction. Sandis submitted a proposal for an increase to basic services for this work in the amount of \$30,600. Staff has reviewed the proposal and found the fee to be fair and reasonable. Staff also recommends increasing the additional services allowance in the Sandis agreement by \$19,400 to address field conditions during construction that may require additional engineering support. Staff, therefore, recommends that Sandis's agreement be amended to add \$50,000 for a total not-to-exceed amount of \$129,790, inclusive of basic and additional services and reimbursable expenses.

Project Schedule

Should Council approve the staff-recommended actions, construction is anticipated to begin in summer 2022 and be completed in late 2023.

FISCAL IMPACT

As shown in Table 1, All-Inclusive Playground, Project 18-36, is funded from both City and outside sources, and Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-48, is funded from the Park Land Dedication Fund.

Table 1: Funding Sources

	Project 18-36	Project 21-48
City Contribution (Park Land Dedication Fund)	\$1,826,100	\$3,890,000
County Grant (Reimbursement)	1,700,000	
CA State Parks Bond Per Capita Grant (Reimbursement)	228,911	
Google Community Benefit	900,000	
MBF Contribution*	1,181,205	
Total	\$5,836,216	\$3,890,000

* Additional contributions by MBF, if any, will be used to offset Park Land Dedication Funds.

As shown, MBF is contributing \$1,181,205 from donations raised for this project. MBF will continue to seek additional donations while the project is under construction. If additional funding is raised, MBF will forward funding to the City, which will be used to offset Park Land Dedication Funds.

At the June 23, 2020 Council meeting, as part of the approvals for the 1860-2159 Landings Drive development (Google Landings), \$900,000 of community benefit funds was allocated toward All-Inclusive Playground, Project 18-36. According to the conditions of approval for Google Landings, Google is to provide all community benefit funding prior to issuance of the building permit for the office development. Staff anticipates the community benefit funding will be received by June 2022.

The estimated costs for both projects are as follows:

Table 2: Total Design and Construction Project Cost

	Playground, Project 18-36	Buildings, Project 21-48
Construction	\$3,820,000	\$2,311,000
Construction Contingency	382,000	231,000
Consultant Services	575,000	350,000
City Project Management	280,000	210,800
Construction Inspection and Testing	361,000	226,000
Public Art	-	46,200
Fixtures Furnishing & Equip. (FFE)	-	45,000
Permits and Miscellaneous	75,000	30,000
Project Contingency	231,216	203,000
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Subtotal	\$5,724,216	\$3,653,000
City Administration	112,000	237,000
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TOTAL PROJECT COST ESTIMATE	\$5,836,216	\$3,890,000

There is sufficient funding for the project.

CONCLUSION

Council approval of the staff recommendations will allow the projects to move forward to construction. Combining the two projects into a single construction contract eliminates potential conflicts and site management issues that could arise with two contractors working in close proximity at the same time with scope elements that overlap and share site access. Approval of the consultant agreement provides the necessary staff resources to manage the construction of the two projects.

ALTERNATIVES

1. Do not approve the plans and specifications and defer one or both projects.
2. Do not approve a 2% public art budget and maintain the current budget of 1% for Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-48.
3. Provide other direction.

PUBLIC NOTICING—Agenda posting.

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