



COUNCIL REPORT

DATE: June 28, 2022

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Sylvan Park Trellis Replacement and Sand Volleyball Court, Projects 21-47 and 21-46—Various Actions**

RECOMMENDATION

1. Transfer and appropriate \$795,000 from the Park Land Dedication Fund to Sylvan Park Sand Volleyball Court, Project 21-46. (Five votes required)
2. Transfer and appropriate \$550,000 from Sylvan Park Trellis Replacement, Project 21-47, to Sand Volleyball Court at Sylvan Park, Project 21-46. (Five votes required)
3. Approve plans and specifications for Sylvan Park Trellis Replacement and Sand Volleyball Court, Projects 21-47 and 21-46, and authorize staff to advertise both projects for bid as a single construction package.
4. Authorize the City Manager or designee to award a construction contract to the lowest responsible bidder if the bid is within the combined budget of both projects.

BACKGROUND

Sylvan Park Trellis Replacement, Project 21-47, and Sylvan Park Sand Volleyball Court, Project 21-46, were approved by the City Council as part of the 2020-21 Capital Improvement Program (CIP). Both projects are located at Sylvan Park, a nine-acre neighborhood park on Sylvan Avenue at Glenborough Drive (see Figure 1). The Trellis Replacement project replaces a 40-year-old trellis that has reached the end of its useful life, and the Sand Volleyball Court project will replace the underutilized sand horseshoe pit. The parking lot and pathways in various locations around the park that serve the project areas will also be upgraded to comply with current Americans with Disabilities Act (ADA) requirements.

The conceptual designs for the Trellis Replacement and Sand Volleyball Court projects were reviewed and supported at the May 12, 2021 and November 10, 2021 Parks and Recreation Commission (PRC) meetings, respectively, prior to commencement of detailed design.



Figure 1: Location Map—Sylvan Park Improvements

ANALYSIS

Sylvan Park Trellis Replacement, Project 21-47

The plans and specifications have been prepared in compliance with the conceptual plan presented at the May 2021 PRC meeting (see Figure 2) and feature the following amenities:

- New, prefabricated steel trellis structure with a brown finish, instead of wood, for long-term durability and ease of maintenance;
- Concrete pedestals with rock fascia;
- Removal and replacement of the wisteria;
- Game tables;

- Optional trellis around the restroom building; and
- Concrete flatwork and any other improvements necessary to comply with ADA requirements.

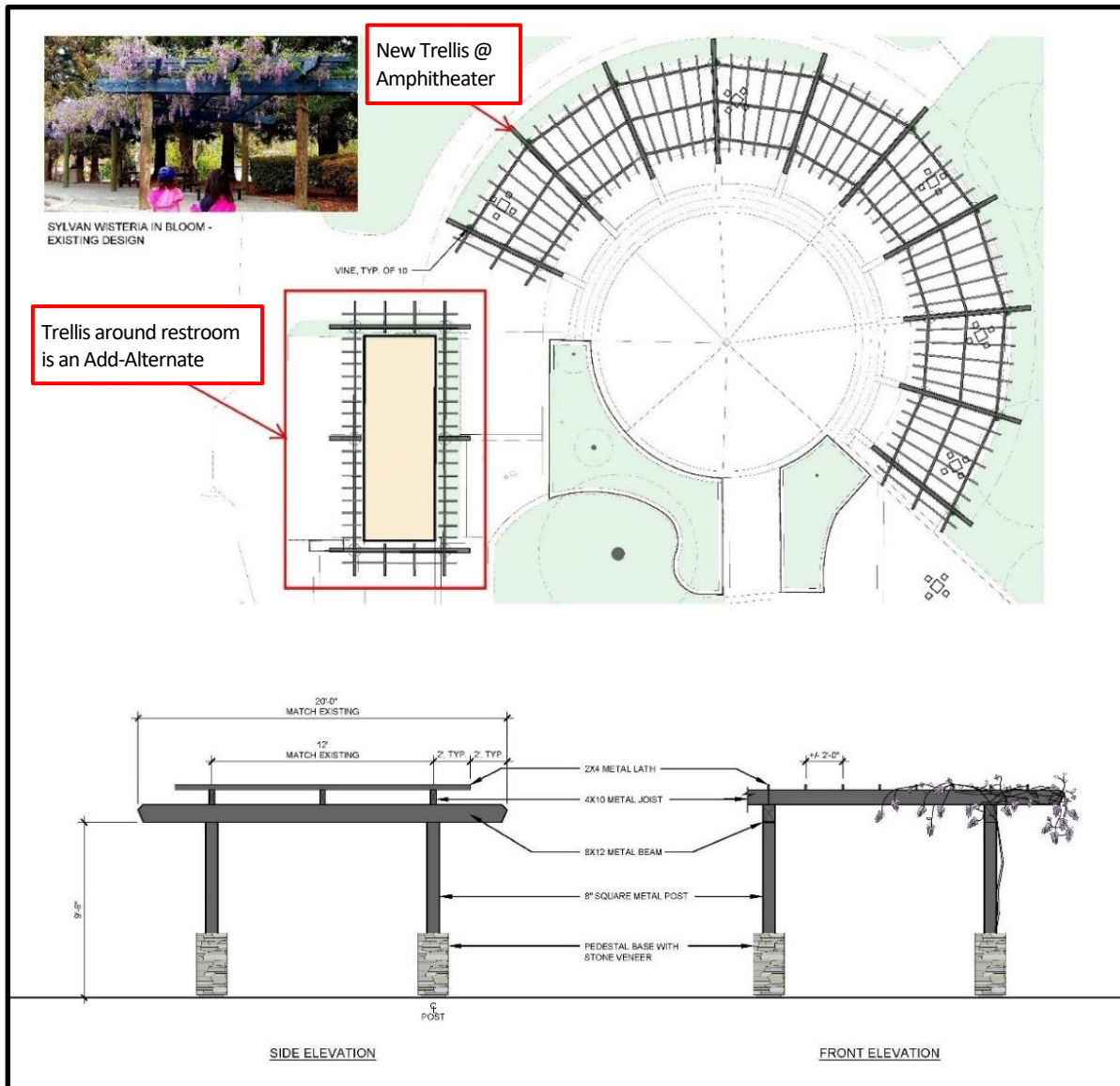


Figure 2: Trellis Conceptual Design Layout Plan and Elevation

Sylvan Park Sand Volleyball Court, Project 21-46

The plans and specifications have been prepared in compliance with the conceptual plan presented at the November 2021 PRC meeting (see Figure 3) and feature the following amenities:

- New recreational-size 30'x60' sand volleyball court;
- Benches; and
- Concrete flatwork and other improvements necessary to comply with ADA requirements.

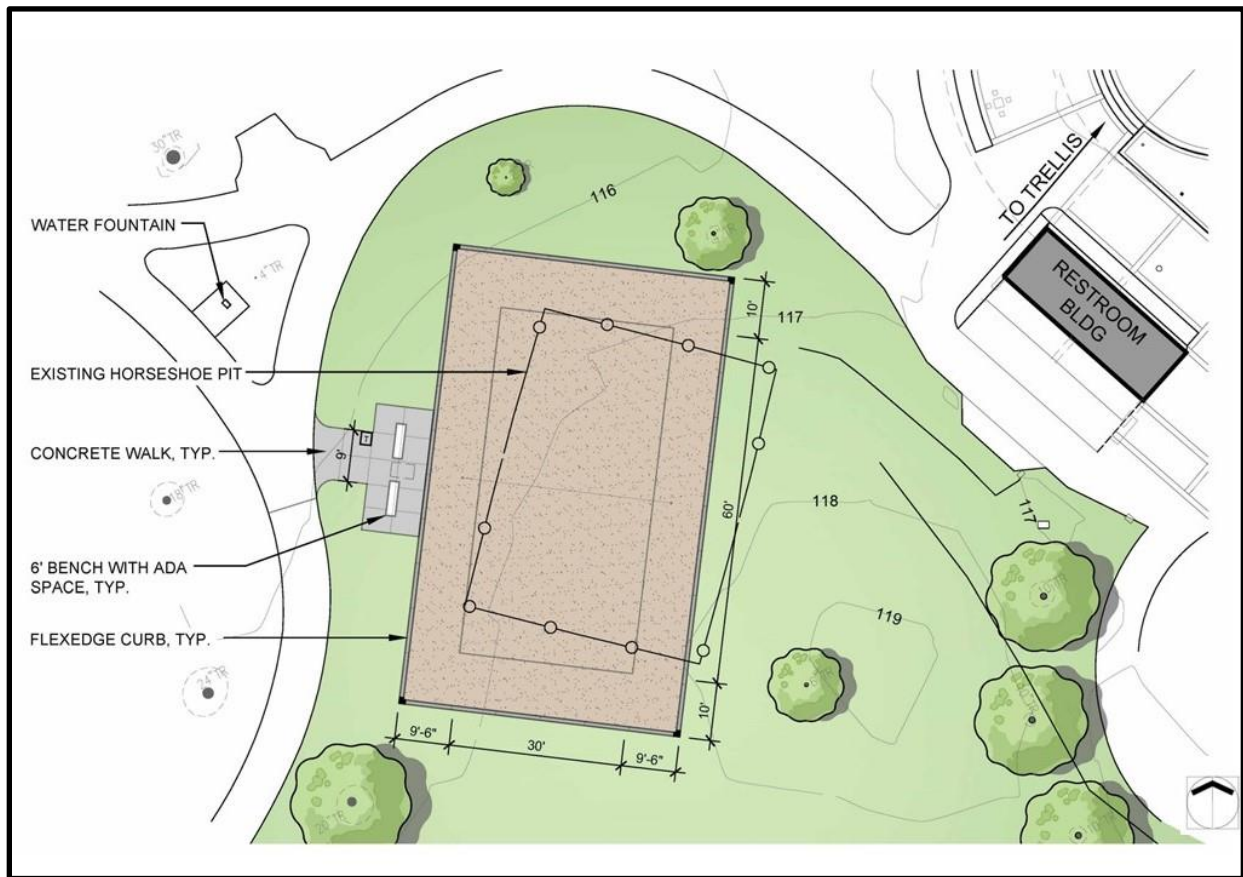


Figure 3: Sand Volleyball Court Layout

Public Input

Residents were invited to attend the PRC meeting on May 12, 2021 to review and comment on the Trellis Replacement conceptual plans. At this meeting, one member of the public spoke, expressing support for the project. The PRC recommended the replacement of the existing wood

trellis and wisteria around the Sylvan Park amphitheater with a new trellis and new wisteria, as shown in the Sylvan Park Trellis Replacement concept plans (Figure 2). Several PRC members also expressed their interest in including the restroom perimeter trellis in the project if the budget allowed. Staff recommends including this amenity in the bid package as an add alternate, meaning it would be included in the construction contract if the bids come in low enough to fund it within the budget.

A separate community meeting was held on October 19, 2021 to obtain input on the design of the new volleyball court and to provide an update on the trellis project. Four members of the community attended the virtual meeting and generally expressed support for the trellis and volleyball projects. Staff received community feedback asking that lighting and perimeter netting be considered for the sand volleyball court project. The direction of ball travel was considered in the court orientation concept (Figure 3), and perimeter netting is not necessary to avoid ball loss; therefore, staff does not recommend installing perimeter netting. Overhead lighting is not included in the project scope because the park closes at sunset.

At the November 10, 2021 PRC meeting, two members of the public commented on the Sand Volleyball Court project, generally expressing support, and the PRC supported the design concept as shown in Figure 3.

Combined Construction Contract

As shown in Figure 1, the Sylvan Park Trellis Replacement project and the Sylvan Park Sand Volleyball Court project are located directly adjacent to each other within the park. Because the projects are so close together, on the same timeline, and designed by the same landscape architect, staff determined that it would be most efficient to combine the construction documents into one set of plans and specifications for bidding purposes. This approach helps avoid any conflicts that might occur with two different contractors working in such close proximity to each other and may also provide more favorable bids by bundling the work.

Public Art

When initiated, these two separate projects were scoped as maintenance and small renovation projects with each having construction costs well below the \$1 million threshold to require a public art element as set forth in Council Policy K-5. It was only determined recently that there would be efficiencies in bundling them together into a single construction contract. The public art process takes six to nine months to select and approve art that is integrated into a project design. Although the combined projects' construction cost is now anticipated to be approximately \$1.3 million, it is not recommended to delay the construction of the projects to initiate a public art process or try to integrate art into the projects' design. If Council desires to add public art, additional funding will be required, and staff would initiate a public art process

for an art element to be added after construction is finished that is separate from and not integrated into the projects' design.

Environmental Clearance

The Sylvan Park Trellis Replacement project has been determined to be categorically exempt as Class 1, Existing Facilities, and the Sylvan Park Sand Volleyball Court project has also been determined to be categorically exempt as Class 4, Minor Alterations to Land, both in accordance with the California Environmental Quality Act (CEQA) guidelines. Categorical exemptions will be filed for both projects after Council approval of the respective plans and specifications.

Project Schedule

If Council approves the recommended actions, construction is anticipated to begin in fall 2022 and be completed in summer 2023.

FISCAL IMPACT

Sylvan Park Trellis Replacement, Project 21-47, is funded in the amount of \$850,000, and Sylvan Park Sand Volleyball Court, Project 21-46, is funded in the amount of \$435,000. Both projects are funded with Park Land Dedication Funds.

To simplify the administration of the construction contract, staff recommends transferring and appropriating \$550,000 in budgeted construction costs from Sylvan Park Trellis Replacement, Project 21-47, to Sylvan Park Sand Volleyball Court, Project 21-46.

There continue to be cost increases impacting all capital projects nationwide due to extraordinary inflationary pressures, international supply chain problems, and high demand of construction projects in both the public and private sectors. Project cost increases in the Sylvan Park projects are consistent with these factors and also include increases attributable to the project refinement

through the design process and changes requested through the public outreach process. The estimated project costs for both projects are as follows:

Table 1: Total Project Cost

	Sylvan Park Trellis Replacement, Project 21-47	Sylvan Park Sand Volleyball Court, Project 21-46
Construction (with contingency)	\$ 998,000	\$450,000
Consultant Services	110,000	94,000
City Project Management	60,000	55,000
Construction Inspection and Testing	70,000	28,000
Permits and Miscellaneous	8,000	8,000
Project Contingency	<u>40,000</u>	<u>32,000</u>
Subtotal	\$1,286,000	\$667,000
City Administration	<u>84,000</u>	<u>43,000</u>
TOTAL ESTIMATED COST	<u>\$1,370,000</u>	<u>\$710,000</u>
PROJECT BUDGET	<u>\$ 850,000</u>	<u>\$435,000</u>
PROJECT SHORTFALL	\$ 520,000	\$275,000

Based on the estimated project budget shortfalls, staff recommends increasing the budget by an additional \$795,000 from the Park Land Dedication Fund. There is a sufficient balance in the Park Land Dedication Fund to fully fund these projects (Attachment 1). If the recommended funding adjustment is granted, the total project budget will be increased to \$2,080,000.

CONCLUSION

The Trellis Replacement and Sand Volleyball Court projects provide much-needed updates to Sylvan Park. The projects replace an aging trellis and nearby site furnishings, swap an underutilized horseshoe pit for a sand volleyball court, and provide ADA upgrades to the park. By bundling the two projects into one set of plans and specifications for bidding, the City avoids conflicts between different contractors working close to each other and may obtain more favorable bids.

Staff recommends transferring and appropriating \$550,000 from the Sylvan Park Trellis Replacement project to the Sylvan Park Sand Volleyball Court project to consolidate construction funds into one project. Staff also recommends transferring and appropriating \$795,000 from the Park Land Dedication Fund to the Sylvan Park Sand Volleyball Court, Project 21-46, to fully fund both projects.

ALTERNATIVES

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

PUBLIC NOTICING—Agenda posting.

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Attachment: 1. Park Land Dedication Fund Project Commitment

cc: PWD, CSD, APWD—Arango, PPM—Printy, SMA—Wong, SCE—Starr, POSM, F/c 21-46 and 21-47