



DATE: April 23, 2019

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Evandale Park, Project 17-45 –
Approve Plans and Specifications
and Authorize Bidding**

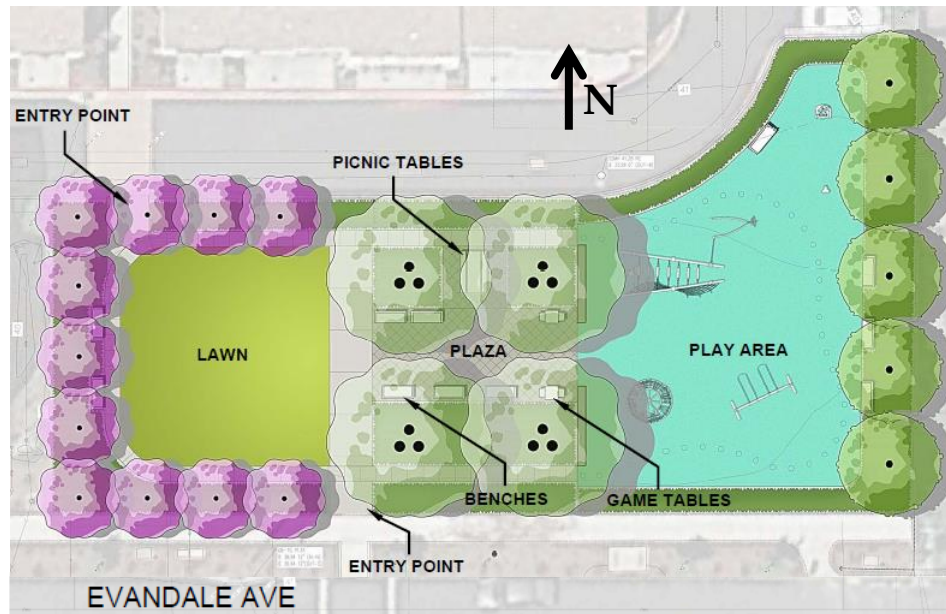
RECOMMENDATION

1. Approve plans and specifications for Evandale Park and authorize the project for bidding.
2. Authorize the City Manager to award the construction contract to the lowest responsible bidder if the low bid is within the project budget.

BACKGROUND

The proposed 0.27-acre park site was dedicated by the developers of the 133 and 149 Fairchild Drive rowhouse project. On January 23, 2018, the City Council approved a contract with SSA Landscape Architects for design of the park. During the design process, staff held two community meetings and brought the preferred concept (as voted by the community meeting attendees) to the Parks and Recreation Commission (PRC) on October 10, 2018. On November 13, 2018, Council approved the concept recommended by the PRC and “Evandale Park” as the name (see Exhibit 1 below for the approved concept).

Exhibit 1: Council-Approved Conceptual Plan



ANALYSIS

Site Description and Conceptual Plan

The project site was used as a staging area by the developers during construction of the 133 and 149 Fairchild Drive rowhouse project. The site is currently a flat, open area with no trees. The developer installed a perimeter metal fence on three sides and a redwood good-neighbor fence on the property line shared with the single-family residential home on the east side. Street trees on the frontage of the park site consist of one Schwedler Norway maple tree that was protected during construction of the development and three Freeman maple trees that were planted by the developer.

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

- A central plaza and gathering space with shade trees and seating.
- A central walk, with access points that connect to the sidewalk and townhomes.
- A play area for a climbing structure with ropes, spinning elements, and swings.
- A lawn area surrounded by colorful canopy trees.

- Modern-style site furnishings and play equipment.
- A water fountain with a hydration station and bike rack.

Permeable concrete pathways will be installed to accommodate City vehicles for maintenance and the existing perimeter metal fence will remain. Benches for seating, along with picnic and game tables, are located in the plaza area of the park. One accessible parking stall will be added along the street frontage of Evandale Avenue, and the crosswalk on Evandale Avenue will be restriped as a high-visibility crosswalk.

Project Schedule

If Council approves the recommended actions, construction is expected to begin in July 2019 and be completed by early 2020.

FISCAL IMPACT

Evandale Avenue Mini-Park, Project 17-45, is funded with \$106,290 from the developer of the 133 Fairchild Drive development for the site's soil management and air monitoring plan and \$1,605,000 from the Park Land Dedication funds, for a current total funding of \$1,711,290. From the \$106,290 amount, \$68,515 is to be used for construction and \$37,775 is to be used for ongoing environmental operations and maintenance.

The estimated total project cost is as follows:

Construction (including contingency)	\$1,080,000
Consultant Services	172,000
City Project Management	80,000
Construction Inspection and Testing	50,000
Permits, Printing, Miscellaneous	11,635
Environmental Operations and Maintenance	<u>37,775</u>
Subtotal	1,431,410
City Administration @ 6.5%	<u>93,100</u>
Park Land Dedication In-Lieu Fee Reimbursement*	186,780
TOTAL ESTIMATED COST	<u>\$1,711,290</u>

* The developer initially paid in-lieu fees rather than dedicate land. The site plan was revised to include dedication of the 0.27-acre park, so a portion of the developer's in-lieu fees (\$186,000) will be reimbursed to the Park Land Dedication Fund.

ALTERNATIVES

1. Do not approve plans and specifications and authorization to bid the project and place the project on hold.
2. Provide other direction.

PUBLIC NOTICING – Agenda posting.

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911-04-23-19CR
190283

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