



City of Rialto

Legislation Text

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For City Council Meeting [November 14, 2017]

TO: Honorable Mayor and City Council

APPROVAL: Michael E. Story, City Administrator

FROM: Robert G. Eisenbeisz, P.E., Public Works Director/City Engineer

Request City Council to 1) Adopt Budget **Resolution No. 7237**; and 2) Approve a Third Amendment to the Professional Services Agreement with Community Works Design Group, Inc. for Phase II Frisbie Park Americans with Disabilities Act Path of Travel Improvements in the Amount of \$110,655, City Project No. 150304, for a total Cumulative Contract Amount of \$1,443,468.

(ACTION)

BACKGROUND:

Frisbie Park is located at 598 E. Easton Street. This 27.4 acre site is partially developed. The developed portion consists of approximately 16.7 acres of existing park improvements, including three baseball diamonds, three softball diamonds, two basketball courts, a playground area, a pavilion, two concessions facilities, and restroom facilities.

The City has embarked on a number of capital improvement projects at Frisbie Park, covering design and delivery of new prefabricated restroom and concessions buildings serving the Rialto baseball league, significant expansion of the north and south areas of the park, installation of new baseball field sports lighting, and the subject accessibility improvements in conformance with the requirements of the Americans with Disabilities Act (ADA) and the California Building Code (CBC).

On December 8, 2015, the City Council authorized release of Request for Proposals No. 16-043 for Engineering, Landscape Design, and Project Management Services for the Frisbie Park Expansion and Joe Sampson Park Development Projects. The Frisbie Park Expansion project is to design and construct park improvements on the undeveloped 8.5 acres southerly of Easton Street, and to redevelop 2.2 acres of the park northerly of Easton Street.

On July 12, 2016, the City Council awarded a Professional Services Agreement (PSA) in the amount of \$227,880.00 to Community Works Design Group, Inc. (CWDG) of Riverside, California, for preparation of Phase I Master Plans for both the Frisbie Park Expansion and the Joe Sampson Park Development projects.

On August 9, 2016, the City retained the services of CWDG to prepare design and construction documents for restroom, concessions and ADA improvements to Frisbie Park, and Andreson Park.

On November 8, 2016, the City Council Authorized the Release of Request for Proposals (RFP) No. 17-047 for Engineering, Landscape Design and Project Management Services for Design of Phase II

Citywide Parks Improvements. This RFP covered seven (7) city parks, including the existing portions of Frisbie Park, and provides for the design of ADA path of travel improvements between buildings, and between buildings and adjacent parking lots. Additional ADA improvements cover existing play grounds, picnic table pads, shade structures, and access to and within existing park buildings.

On December 13, 2016, the City Council authorized the Release for Bids for the site improvements required for the new restroom and concession buildings, and on December 21, 2016, the City released RFB No. 17-068.

On February 28, 2017, the City Council awarded a contract to Fleming Environmental, Inc., in the amount of \$443,966.00 for construction of site improvements to support the concession and restroom facilities at Frisbie Park and Andreson Park. The work to install prefabricated restroom and concessions buildings is underway at Andreson Park and is substantially completed at Frisbie Park.

On May 9, 2017, the City Council approved the Master Plan for the Frisbie Park Expansion Project, and the Second Amendment to the Professional Services Agreement with CWDG for engineering services for the Frisbie Park Expansion Project, in the amount of \$789,322, for a total contract amount of \$903,262.

On October 10, 2017, the City Council Approved a Professional Services Agreement with IDS Group for engineering services for Phase II Citywide Parks Improvements. As approved by the City Council, this PSA covers ADA path of travel improvements to six (6) of the City's parks, excluding Frisbie Park. Discussion in the staff report referred to the benefits the City would accrue by bifurcating the Frisbie Park portion of the project from the remaining six other city parks, and instead, recommended adding the Frisbie Park portion of the project to the scope of the expansion project design that is nearing completion.

ANALYSIS/DISCUSSION:

Staff requested CWDG to provide a scope and fee to address the portions of Frisbie Park that are outside of the park expansion project. The area to be covered by the ADA path of travel improvements is represented by the non-colored areas in **Attachments 1 & 2**, covering north and south portions of Frisbie Park, respectively. This is intended to address the path of travel and associated improvements necessary to bring the remaining approximately 16.7 acres of the existing park into compliance with the ADA and CBC requirements.

Further, staff requested CWDG to evaluate existing park facility conditions, including dugouts, backstops and fencing, for recommendations regarding their replacement, considering remaining service life and compatibility with the expansion project. This is consistent with the analysis CWDG provided for the existing improvements within Bud Bender Park, which were not reconstructed as part of the general park remediation project. The end result will identify additional upgrades needed for the existing facilities within the existing portion of Frisbie Park, providing a modernized park (the newly expanded park facilities along with the path of travel and upgraded facilities in the existing portion of the park).

CWDG is preparing final design and construction documents for the Frisbie Park Expansion project, and immediately upon Council's approval of this third contract amendment, they will incorporate within the expansion project the design of the ADA path of travel and other improvements necessary

to deliver the overall Frisbie Park project as one seamless, multi-phased construction contract. The project schedule identifies that CWDG will deliver completed construction and bid documents for the revised project by January 2018, absent additions to the project's scope of work or other factors beyond CWDG's control (**Attachment 3**).

Of critical importance to the overall cost and duration of the Frisbie Park expansion and remediation project is the need to temporarily relocate both the softball and baseball leagues that currently operate at Frisbie Park. Community Services is working with both leagues to assess their needs and to deliver alternate sites for their games during the construction period. If one or both of the leagues are unable to be relocated to alternate sites, the Frisbie Park work will need to be constructed in multiple phases, requiring a longer construction period, leading to a more costly project, with increased impacts to the surrounding residential area.

ENVIRONMENTAL IMPACT:

The requested approval of the professional services agreement amendment, and the professional services resulting from it, do not constitute a "Project" as defined by the California Environmental Quality Act (CEQA). Pursuant to Section 15378(a), a "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. According to Section 15378(b), a Project does not include: (5) Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

Completion of various technical studies is required as part of the environmental evaluation of the overall park project, based upon the preferred conceptual alternatives and a preliminary review of the site location and conditions. The necessary technical studies will be finalized to prepare an appropriate environmental document for the overall project site.

GENERAL PLAN CONSISTENCY:

Approval of this action complies with the following City of Rialto Guiding Principles, General Plan Goals and Policies:

Our City government will lead by example, and will operate in an open, transparent, and responsive manner that meets the needs of the citizens and is a good place to do business.

Goal 2-24: Take advantage of opportunities to increase and enhance open spaces throughout Rialto.

Goal 2-27: Provide a variety of park facilities that meet the diverse needs and interest of the community.

Policy 2-27.1: Establish a Master Plan for Parks and Recreation that achieves a park ratio of 3.0 acres per 1,000 residents, evenly distributes park facilities throughout the community, and contains strategies for funding facilities and maintenance.

Policy 2-27.2: Plan for and designate adequate funding to maintain new and existing parks and facilities.

LEGAL REVIEW:

The City Attorney has reviewed and approved the staff report, resolution and Third Amendment to the Professional Services Agreement.

FINANCIAL IMPACT:

The third amendment (**Attachment 5**) to the agreement with CWDG covers the Phase II Frisbie Park ADA and path of travel design work, including environmental clearance, design, construction drawings and bid documents plus construction support, at a cost of \$110,655, for a revised total agreement amount of \$1,443,468.

Of this final revised total contract amount of \$1,443,468 for professional services through CWDG, \$429,551 is for professional services for preparation of the Master Plan, design and construction support for the Joe Sampson Park, and the remaining \$1,013,917 is for professional services for preparation of the Master Plan, design and construction support for the expansion of Frisbie Park.

On July 22, 2017, the City Council approved designation of reserves for the Park Improvement Projects as identified in the 2017-18 fiscal year budget in the amount of \$1,840,761. Staff recommends that the City Council undesignate \$110,655 from General Fund Reserved - Capital Project - Parks Account No. 010-310-0714-0002 and appropriate \$110,655 in General Fund - Capital Projects Transfers Account No. 010-500-0001-5030. The amount will be transferred to the Capital Projects Fund and appropriated in Account No. 300-500-8150-3001-150304-01 to complete the Phase II ADA path of travel design work for the park project. A future appropriation will be required to cover the construction cost of the park expansion and ADA path of travel project.

The Third Amendment for Phase II - Final Design work with Community Works Design Group in the total amount of \$110,655 will be charged to the General Fund Capital Account No. 300-500-8150-3001-150304-01.

RECOMMENDATION:

Staff recommends that the City Council:

- Adopt the **Budget Resolution**.
- Approve the Third Amendment to the Professional Services Agreement with Community Works Design Group, Inc., for Phase II Frisbie Park Path of Travel Improvements, in the Amount of \$110,655, for a total cumulative contract amount of \$1,443,468, City Project No. 150304.