


DATE: 12/07/99 AGENDA ITEM # 18
() APPROVED () DENIED
() CONTINUED TO _____

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR 
SUBJECT: SKATE PARK: APPROVAL OF CONSTRUCTION CONTRACT AND APPROPRIATION OF FUNDS
DATE: DECEMBER 7, 1999

Needs: For the City Council to authorize staff to enter into a contract for the construction of the Skate Park in Pioneer Park and to appropriate up to \$113,200 in Park Development Impact Fee Funds for the construction of the skate park.

- Facts:
1. At its meeting of April 20, 1999, the City Council of the City of El Paso de Robles adopted Resolution 99-68 appropriating \$96,978 in Community Development Block Grant (CDBG) Funds for the design and construction of a skate park at Pioneer Park.
 2. Design plans have been prepared for an 11,000 square foot skate park that can be constructed in two phases. A cost estimate prepared by the design consultant indicated that, including 10% contingency costs, Phase 1 should cost about \$80,000 and Phase 2 should cost about \$105,000.
 3. On November 15, 1999, the City received four bids to construct the skate park. Each of the bids proposed substantially lower total costs for constructing both phases of the skate park simultaneously than if each phase was to be constructed individually. Attached is a summary of the four bids.
 4. The bids ranged between \$124,169 and \$289,000 to construct both phases simultaneously. On November 16, RMR Construction, the lowest apparent bidder, called to report a \$40,000 error in their bid. They withdrew their bid on November 18.
 5. Brinar Construction, who is now the lowest bidder (who proposes to complete both phases for \$186,000), has submitted a complete bid. They have constructed several projects of a similar class and nature to a skate park.
 6. On November 18, A Community Organization Recognizing Need (A.C.O.R.N.) reported that approximately \$17,300 in private donations had been raised for the Skate Park.
 7. Purkiss-Rose-RSI, the City's design consultant, recommends that contingency costs of 10% of the contract price be budgeted for.

8. Including design, construction and contingency costs, it is estimated that the following would need to be budgeted to construct both phases of the Skate Park simultaneously:

design and construction administration services	\$ 23,000
construction costs	\$186,000
<u>contingency costs (up to 10% of construction costs)</u>	<u>\$ 18,600</u>
Total	\$227,600.

9. The City presently has \$91,300 available to construct Phase 1 of the Skate Park: \$74,000 in CDBG funds (\$23,000 of the \$97,000 having been spent/earmarked for design and construction administration); and \$17,300 in private donations. An additional \$113,300 would be needed to complete both phases simultaneously.
10. Pursuant to Ordinance 411 N.S., the City collects a Park Development Impact Fee in conjunction with the subdivision of land, one of the purposes for which is improving City parks.
11. As of the date of this report, there are about \$325,000 in uncommitted funds in the Park Development Impact Fee Fund.

Analysis and Conclusion:

As demonstrated on the attached bid summary, there are substantial cost savings associated with constructing both phases of the skate park simultaneously. The additional \$113,300 necessary to complete both phases simultaneously could be obtained from the Park Development Impact Fee Fund.

The City expects to receive \$440,000 in CDBG funds in 2000. Of these, up to \$105,600 could be used for projects that serve to eliminate blight. (This is the funding category under which \$97,000 in CDBG funds are currently allocated to the Skate Park.) Since the Skate Park project has already been approved for use of CDBG funds, and since a federal environmental document has already been completed on the entire project, it would be possible to use 2000 CDBG funds to reimburse the Park Development Impact Fee Fund.

Please note that CDBG funds cannot be allocated to a project until a draft spending plan has been circulated for public review for at least 30 days and a public hearing has been conducted on such a spending plan. For the 2000 CDBG Program, the draft spending plan will be circulated in late January and a public hearing is tentatively scheduled for the City Council's meeting of March 7, 2000. Hence, even if it would be the Council's intent to use CDBG funds to reimburse the Park Development Impact Fee Fund, a commitment to the reimbursement cannot be made at this time.

Should the City Council decide not to appropriate funds from the Park Development Impact Fees or other City resources to the Skate Park, only Phase 1 (about 40%) of the Skate Park can be undertaken.

Policy

Reference: Resolution 98-68; Ordinance 411 N.S

Fiscal

Impact:

If Park Development Impact Fees are appropriated to the Skate Park project at this time, it is estimated that up to \$113,300 would be needed. Of that amount, it may be possible to later reimburse the Park Development Impact Fee Fund with up to \$105,600 in 2000 CDBG funds. In such a case, the ultimate impact to the Park Development Impact Fee Fund, not including foregone interest accruals, would be \$7,700.

Options:

- a. (1) Adopt the attached Resolution Appropriating up to \$113,300 in Park Development Impact Fees for Construction of a Skate Park in Pioneer Park.

(2) Adopt the attached Resolution Awarding Construction Contract of a Skate Park in Pioneer Park to the Low Bidder, Brinar Construction.
- b. Amend, modify or reject option a.

Prepared by:



Ed Gallagher
Housing Programs Manager

Attachments:

1. Resolution Appropriating Up to \$113,300 in Park Development Impact Fees for Construction of a Skate Park in Pioneer Park.
2. Resolution Awarding Construction Contract of a Skate Park in Pioneer Park to the Low Bidder
3. Summary of Skate Park Construction Bids

ED\SKATE PARK\CONSTRUCTION\Design Contract CCR 120799

RESOLUTION NO. 99-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
APPROPRIATING UP TO \$113,300 IN PARK DEVELOPMENT IMPACT FEE FUNDS FOR THE
CONSTRUCTION OF A SKATE PARK IN PIONEER PARK

WHEREAS, at its meeting of April 20, 1998, the City Council of the City of El Paso de Robles adopted Resolution 98-68 appropriating \$96,978 in Community Development Block Grant (CDBG) funds for design and construction of a skate park in Pioneer Park; and

WHEREAS, as of mid November, 1999, a Community Organization Recognizing Need (ACORN) has raised about \$17,300 in private funds to assist in the development of a Skate Park in Pioneer Park, bringing the amount of available funds to design and build the Skate Park to about \$114,300; and

WHEREAS, based on bids for design and construction of the Skate Park and the design consultant's recommendation for contingency costs, the costs for constructing the entire Skate Park are expected to be as follows:

Design and construction administration services	\$ 23,000
Construction costs.....	\$186,000
<u>Contingency costs (up to 10% of construction costs)</u>	<u>\$ 18,600</u>
Total.....	\$227,600; and

WHEREAS, the estimated total cost of \$227,600 is \$113,300 more than is currently available; and

WHEREAS, pursuant to Ordinance 411 N.S., the City collects a Park Development Impact Fee in conjunction with the subdivision of land, one of the purposes for which is improving City parks; and

WHEREAS, as of the date of this resolution, there are about \$325,000 in uncommitted funds in the Park Development Impact Fee Fund

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of El Paso de Robles that a transfer in the amount of \$113,300 from the Park Development Impact Fee Fund No. 216 to the Community Development Block Grant Fund No. 227 is hereby authorized.

BE IT FURTHER RESOLVED, by City Council of the City of El Paso de Robles that a budget appropriation from CDBG Fund No. 227 is approved in the amount of \$113,300 to Budget Account # 227-910-5452-333 to supplement funds already authorized for the construction of a skate park at Pioneer Park.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 7th day of December, 1999 by the following roll call vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Duane J. Picanco, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

RESOLUTION NO. 99-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
AWARDING CONSTRUCTION OF A SKATE PARK IN PIONEER PARK
TO THE LOW BIDDER

WHEREAS, the bid opening for the construction of a Skate Park in Pioneer Park was held on November 15, 1999; and

WHEREAS, City staff reviewed all the bids received and recommends that the bid be awarded to Brinar Construction in the amount of \$186,000.00; and

WHEREAS, construction costs will be reimbursed by State Grants.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Paso Robles as follows:

SECTION 1. That the City Council of the City of Paso Robles does hereby award the bid for the construction of a Skate Park in Pioneer Park to Brinar Construction in the amount of \$186,000.00

SECTION 2. That the City Council of the City of Paso Robles does hereby authorize the City Manager to execute the construction contract.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 7th day of December, 1999 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Duane Picanco, Mayor

ATTEST:

Sharilyn Ryan, Deputy City Clerk

**SUMMARY
SKATE PARK CONSTRUCTION BIDS
BID OPENING: 11/15/99**

Bidder	Construct Phase 1 Only	Construct Phase 2 Only	Construct Both Phases Simultaneously
RMR Construction, Santa Maria *	\$46,164	\$77,965	\$124,169
Brinar Construction, San Luis Obispo	\$78,400	\$116,600	\$186,000
Wysong Construction, Atascadero	\$129,500	\$146,900	\$233,455
Malibu Pacific Tennis Courts, Westlake Village	\$175,000	\$175,000	\$289,000

* RMR Construction called the City on November 16 to report that it had made a \$40,000 error in their bid and that the total price should be \$164,169. RMR withdrew their bid on November 18.