

Meeting Date: 9/24/2015

Report Type: Consent

Report ID: 2015-00803

Title: Authorization to Use Design Assist Project Delivery Method for North Natomas Regional Park Concession Restroom Building (L19140203) [Two-Thirds Vote Required]

Location: District 1

Recommendation: Pass a Motion: 1) suspending competitive bidding in the best interest of the City for the construction of the North Natomas Regional Park Concession Restroom Building (L19140203); and 2) approving the Design Assist delivery method for this project.

Contact: C. Gary Hyden, Supervising Landscape Architect, (916) 808-1949, Department of Parks and Recreation

Presenter: None

Department: Parks & Recreation Department

Division: Park Development Services

Dept ID: 19001121

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Location Map
- 4-NNR Park Master Plan
- 5-Ball Field Complex Plan

City Attorney Review

Approved as to Form
Sheryl Patterson
9/15/2015 8:57:11 AM

Approvals/Acknowledgements

Department Director or Designee: Lori Harder - 9/10/2015 9:51:10 AM

Description/Analysis

Issue Detail: The North Natomas Regional Park (NNRP) is a 206.75-acre site located at 4989 Natomas Boulevard in the North Natomas Community Plan Area (PA10). Due to the building moratorium in the North Natomas area of the City over the last several years, the City has been unable to construct permanent restrooms at the NNRP. Over thirty acres of the NNRP is developed. Existing uses include a group picnic area, informal turf amphitheater, dog park, playground, water spray feature, three baseball fields, a farmer's market, and 275 parking spaces. Construction of permanent restrooms at the NNRP is a very high priority for the City.

In June 2015 the building moratorium in North Natomas was lifted. The Department of Parks and Recreation (DPR) engaged Stantec, Inc. for architectural design of the restroom building and the construction documents are underway. In order to expedite delivery of the restroom building, DPR wishes to employ the design-assist delivery method for completion of the construction documents and construction of the restroom building. This approach requires the City Council to suspend competitive bidding.

The design-assist project delivery method allows the City to select a general contractor based on qualifications using the Request for Proposals (RFP) process. Upon receipt of RFPs from qualified contractors, a review panel will select the most qualified contractor for the work. The contractor will be selected based on their ability to review construction documents as they are being finalized by the architect, make suggestions on construction methods and value engineering, and provide pricing information on the project. At the completion of the design-assist process, the contractor will competitively bid the subcontracting work and provide the City with a guaranteed maximum price for construction of the restroom building. The City can accept or reject the price and Council approval will be required because the cost is expected to exceed \$100,000.

Because of the intense seasonal use of the NNRP, including Little League, the Farmers Market, and movie nights, as well as the significant daily use, DPR wishes to construct the restrooms as soon as possible. DPR's goal is to have the restrooms available prior to the start of the spring 2016 Little League season.

Policy Considerations: City Code in Section 3.60.170 (D) allows the City Council by a two-thirds vote to authorize the use of alternative project delivery method by finding that suspending competitive bidding is in the best interests of the City.

The Request for Proposals (RFP) process, as describe in the City Administrative Policy AP-4002 dated February 2010, will be used to select the contractor for the work.

Economic Impacts: Not Applicable

Environmental Considerations: The recommendation in this report involves the administrative activity that is exempt from environmental review pursuant to CEQA Guidelines Section 15378(b)(5). The restroom construction project will be subject to environmental review before the construction contract is awarded.

Sustainability: Not Applicable

Commission/Committee Action: Not applicable

Rationale for Recommendation: Use of the design assist approach will allow DPR to expedite the construction of the restroom building by involving the contractor in the process as the design is developed. As part of the design team, the contractor will provide constructability reviews, value engineering suggestions, and construction cost alternatives. In addition, at the end of the design process the contractor will provide the City with a guaranteed maximum price for the work.

Staff believes that the design-assist project delivery method will reduce the delivery time of permanent restrooms for the park by approximately six months. The design-assist project delivery method has been successfully used by the City for other time and budget critical projects including the Greyhound Terminal Building and the Sacramento Valley Station Phase 2 Intermodal projects.

Financial Considerations: Suspending competitive bidding and authorizing the use of the design-assist alternative project delivery method do not require additional funding. A Capital Improvement Project (CIP) has been established for this project (NNRP Concession and Restroom Building L19140203). The design-assist contract is expected to be within the City Manager's contracting authority, and the construction contract will be subject to subsequent City Council approval. It is anticipated that there is sufficient funding in the project CIP for preparation of construction documents and construction of the restroom building.

Local Business Enterprise (LBE): Selection of a design-assist contractor will follow LBE requirements.

Background:

The North Natomas Regional Park is a 206.75-acre site located at 4989 Natomas Boulevard in the North Natomas Community Plan Area (PA10). The North Natomas Regional Park Master Plan was reviewed and supported by the Citizen's Advisory Committee for Parks and Recreation on March 1, 2001, and approved by City Council on March 20, 2001 in Resolution 2001-179.

On May 8, 2007, the City Council approved a construction contract (Resolution 2007-263) for Phase 1 improvements to develop a pedestrian/bike trail from the northern portion of the park (near North Park Drive) to the southern portion (near New Market Drive) by Inderkum High School. This project also included basic landscaping, an extended sidewalk along North Park Drive, and a bridge that spans the City Utilities' drainage canal. The trail connects residential neighborhoods to the north and west of the regional park to the various joint-use recreational facilities at Inderkum High School.

On February 26, 2008, City Council awarded a construction contract (Resolution 2008-107) for Phase 2 improvements to develop new sidewalks along North Park Drive and New Market Drive, a pedestrian connector from the southern end of Broadwater Drive directly east to the bike trail, a new mid-block crosswalk on North Park Drive at Bessemer Court, and landscaping along all aforementioned portions and along Phase 1 construction areas (a pedestrian/bike trail from the northern portion of the park (near North Park Drive) to the southern portion (near New Market Drive by Inderkum High School)). This project also included an extended sidewalk along North Park Drive.

On December 9, 2008, City Council awarded a construction contract (Resolution 2008 - 800) for Phase 3 improvements to develop a dog park in the southwestern section of the Park. The dog park was completed in summer 2009. With completion of the dog park, approximately 12 acres of NNRP are developed.

On May 5, 2012, City Council awarded a construction contract (Resolution 20128-127) for Phase 4 improvements to develop approximately 12.5 acres, including a baseball complex, parking lot, children's playground, and water spray area in the southwestern section of the Park. Phase 4 was completed in November 2013.

On January 6, 2015, City Council awarded a construction contract for Phase 5B improvements to develop 2.2 acres with a Farmer's Market and additional parking in the southwestern section of the Park. The Farmer's Market project was completed in July 2015.

On May 5, 2015, City Council awarded a construction contract for Phase 6. Phase 6 improvements to the park consist of the development of 10.5 acres of the regional park and include clearing and grubbing, grading and drainage for the new ball fields and 5-acre Great Meadow, concrete walkways, mow strips, concrete stage with a metal shade structure, a baseball field, a softball field, modification to the existing baseball field fencing, chain link fencing, metal dug out shade structures, automatic irrigation system, electrical, landscaping and tree planting, signage, and site furniture.

As part of the Park Development Process, there have been many community meetings to solicit ideas for additions and improvements to North Natomas Regional Park. Since 1997, there have been seven community meetings that were facilitated by the Council Member's office and Department of Parks and Recreation (DPR) staff. These meetings were held on 12/8/07, 2/19/09, 6/15/09, 11/4/09, 6/15/10, 8/19/10, and 5/22/11. In addition, the Friends of the Regional Park conducted an online survey of the North Natomas Community in summer 2009, the results of which indicated that the community's priorities for the next improvements to the Park should include: sports fields, Farmer's Market, trees and landscaping, bike paths and walkways, a plaza and outdoor concert area. More information can be found at the Friends of the North Natomas Regional Park website (<http://northnatomasregionalpark.blogspot.com/>). The fields provided in this park are for youth baseball only and the North Natomas Little League will be a primary user of these facilities.

As part of the Phase 6 improvements is the construction of a Restroom/Concession Stand that will be located within the Central Plaza.

Location Map



NORTH NATOMAS REGIONAL PARK MASTER PLAN



- 1 DOG PARK
- 2 GREAT MEADOW
- 3 MALL
- 4 SPORTS FIELD
- 5 NATURALISTIC AREA (WITH BOARDWALK)
- 6 BOATHOUSE CAFE
- 7 OUTDOOR CONCERT
- 8 CULTURAL GARDEN
- 9 CONSERVATORY
- 10 BOTANIC GARDEN POND
- 11 PARK ADMINISTRATION CENTER
- 12 GARDEN CONFERENCE CENTER
- 13 FESTIVAL/FARMER'S MARKET
- 14 SKATE PARK
- 15 FAMILY CENTER (WITH KID'S PARK)
- 16 AQUATIC CENTER



North Natomas Regional Park

Phase 5 Development - 12.5 Acres
January 2014