



Agenda Report

MEETING DATE: Tuesday, July 6, 2021

TO: City Council

FROM: PARKS & COMMUNITY SERVICES DIRECTOR CALUBAQUIB

SUBJECT: RESOLUTION AWARDING CONTRACT TO VERDE DESIGN, INC. FOR ARCHITECTURAL DESIGN AND CONSULTING SERVICES FOR RAMSAY PARK IMPROVEMENTS IN THE AMOUNT OF \$1,553,182.00 (RECOMMENDED BY PARKS AND COMMUNITY SERVICES DIRECTOR CALUBAQUIB)

STATEMENT OF ISSUES:

This is the award of the architectural design contract for improvements to Ramsay Park, including the design of Sotomayor Soccer Field, an inclusive playground, dog park, multi-use field and picnic areas.

RECOMMENDED ACTION:

It is recommended that the City Council adopt a resolution awarding a contract to Verde Design, Inc. for architectural design and consulting services for Ramsay Park improvements in the amount of \$1,553,182.00.

DISCUSSION:

Background

In 2019, Parks and Community Services Department (PCS) teammates worked with Verde Design, Inc. to conduct an extensive community engagement process in order to develop a Strategic Plan for Parks and Recreation and Park Master Plans for Ramsay Park and City Plaza. The overall purpose of these initiatives was to engage the community to develop strategic direction for the development, expansion and rehabilitation of parks and recreation programs, services and facilities.

Park master plans create a vision and plan for the entirety of park sites, rather than looking solely at individual features of a park. These plans allow staff to plan forward and realize the full potential of park spaces so that as conversations are furthered concerning amenities such as restrooms, soccer fields, pump tracks and others, they are conducted with an overall plan in place as to not impede opportunities for future amenities and expansions. The creation of Park Master Plans for individual park sites, developed through high levels of community engagement, identify priorities and needs and establish a vision

for these community assets. These plans also create an opportunity to reimagine how existing uses and history may be woven together with an updated modern perspective. On February 11, 2020, the Council adopted a Park Master Plan for Ramsay Park (attached).

Request of Proposal for Design Services

In April 2021, PCS teammates released a Request for Proposals (RFP) for Landscape Architectural Design and Consultant Services for Ramsay Park Improvements. The RFP called for the design of the following elements of the Ramsay Park Master Plan:

Sotomayor Soccer Field

The existing soccer field is one of the only City owned soccer fields in Watsonville and is a prized commodity to the City. It is noted that approximately half of the existing soccer field is located in the 100-year flood plain. This has led to the desire to design the soccer field as natural turf. The existing soccer fields are currently set at a natural slope that is not ideal for play, so the Park Master Plan identifies the need to level out the fields, using tall curbs, to provide for a maximum slope of 1.2%, which is ideal for soccer play. The Master Plan design also includes terraced concrete seating along the south side of the field that would work with the existing slope to retain the hillside. This project also includes the addition of field lighting, storage and possibly concessions.

Dog Park

The City has been awarded funding through the State's Prop 68 Per Capita Grant Program for the construction of a new dog park at the summit of the hilltop area of the park, as a dog park is one of the few site elements that could work with the varying steep terrain. This project consists of a small and large dog park, an accessible path of travel to the entry into the dog park from the future play area, and installation of perimeter fencing and amenities.

New Nature Center Area

A new Nature Center is proposed to be located at the site of the current playground area. The proposed location, along with the addition of a perimeter deck that acts as an overlook into the slough, will provide for enhanced bird watching and educational experiences offered by the Nature Center. The City's Public Works Department is currently working towards designing the building. This project will require design of the surrounding landscape and coordination with City staff and City contractors regarding project elements in the park that may overlap (e.g. drainage, utilities, etc.) or affect one another.

Inclusive Playground

One of the most passionately supported items through the development of the Master Plan was the inclusion of a large centrally located play area for all ages and abilities of children. The play area is proposed to be located at the lower edge of the hilltop of Ramsay Park, which is the most level part of the hilltop area. This location was also selected because it was somewhat visible from Soccer Central, the multi-use field, and the proposed Nature Center location. The play area will be split into two zones to provide play experiences for both young children and older children. Based on the public feedback, the goal of this play area would be to provide an inclusive play area. Potential design elements include:

- Reuse or redesign large existing slide

- Rope play elements
- Inclusive play elements
- Natural style climbing elements

This project also includes the redesign of the picnic areas, currently located on the hilltop. The Master Plan design for the hilltop picnic areas uses the spaces around the play area as pockets for small group picnic experiences where parents could have a comfortable space to watch their children play. The hilltop area also includes two larger group picnic areas, one of which could be for rentals and some picnic areas that overlook the soccer field for use while watching the games going on below.

Multi-Use Sports Field (add alternate)

The Park Master Plan includes the redesign of the existing softball field as a synthetic turf multi-use field. The existing softball field is located outside the flood plain, and is an ideal location for an expanded synthetic turf field. The synthetic turf field will provide a space for not only the softball and baseball groups that use this space currently, but also the local soccer groups that are constantly searching for additional fields. The multi-use field will provide permanent striping for both baseball and soccer. The other amenities include bullpens, new bleachers, longer outfields, temporary outfield fencing, picnic area between the new field and Soccer Central, and a new and smaller score booth to replace the existing score booth building.

Due to the expansion of the new multi-use field, the northern parking lot would need to be redesigned. The impacted parking requirements in this lot may require the car wash drain connection be relocated closer to the Family Center, protecting for future use. Due to the smaller size of the parking lot, the entry planting island is to be reduced in size and an additional parking lot is proposed off Main Street.

Due to the expansion of the outfield fence, part of the existing maintenance road/trail would need to be redesigned and new multi-use trail improvements, that are part of the *Watsonville Slough Connector Trail Project* (currently planned for Fall 2021 construction) impacted by this work, reconstructed to accommodate the expanded field. A site plan for the *Watsonville Slough Connector Trail Project* can be found in Attachment B and also includes a schematic for a new multi-use trail alignment element currently in the design process.

The new Main Street Parking Lot is designed to come off Main Street (HWY 152) and would address the parking spaces lost by the addition of the multi-use field. This element also requires the redesign of the multi-use path off Main Street and connection to the new parking lot.

Proposals Received

Bids were due on May 5, 2021 at 5pm. Three proposals were received and reviewed and all three firms were invited to an interview on May 20, 2021. Finally, proposal pricing was also reviewed.

Contractor	Base Bid	Add Alt	Total Bid
Verde Design, Inc.	\$977,116	\$576,066	\$1,553,182
BFS Landscape Architects	\$1,175,046	\$798,127	\$1,973,173
RHAA Landscape Architects	\$1,029,026	\$500,005	\$1,529,031

Following a review and scoring of the proposals and interviews, staff recommends that this project be awarded to Verde Design, Inc. for design work of the base bid and the add alternative, in the amount of \$1,553,182. This total includes proposed optional services that could be utilized as necessary.

Timeline

The design process is anticipated to begin in summer 2021 and conclude in summer/fall 2022. The scope of work for this process includes two community engagement meetings, along with several touch point meetings with the Parks and Recreation Commission and City Council.

Funding for the construction of the Sotomayor Soccer Field and the dog park are included in the adopted Fiscal Year 2022-2023 budget and is anticipated to begin in spring 2023.

STRATEGIC PLAN:

This recommendation is consistent with a number of Council Strategic Goals, such as 03-Infrastructure & Environment, for replacing aging park infrastructure and improving the environment and 05-Community Engagement & Well-Being, for enhancing recreational and exercise opportunities.

FINANCIAL IMPACT:

The project budget included in the adopted Fiscal Year 2021-2022 budget (0150-901-7361-14921) for the base-bid Ramsay Park Improvements Design, Environmental Mitigation, and Construction Administration Services specified in the RFP is \$1,603,957. Staff recommends that the contract be awarded to Verde Design, Inc. in the amount of \$1,553,182, which includes the add alternate and optional services.

ALTERNATIVE ACTION:

The City Council may choose not to award this contract. Design and construction would be delayed and staff would issue a new RFP for Design Services.

ATTACHMENTS AND/OR REFERENCES (If any):

- 1) Ramsay Park Master Plan