



Staff Report

Date: September 13, 2016

To: City Council

From: Valerie J. Barone, City Manager

Reviewed by: Victoria Walker, Director of Community and Economic Development

Prepared by: Mark Migliore, Associate Civil Engineer
Mark.migliore@cityofconcord.org
(925) 671-3422

Subject: **Considering award of Equipment Procurement Contract in a form acceptable to the City Attorney in the amount of \$83,631 to Miracle Play Systems, Inc. for Meadow Homes Park Playground Installation, Project No. 2352. (Funded by Measure WW and Parkland Dedication Funds)**

This Project qualifies for a Categorical Exemption pursuant to California Environmental Quality Act Guidelines Sections 15303 – New Construction and 15304 – Minor Alterations to Land.

Report in Brief

The Meadow Homes Park Playground Installation Capital Improvement Program (CIP) project (Project No. 2352) provides for the construction of a new playground at Meadow Homes Park. The playground will include separate play areas for younger and older children, connected by an area containing swings. Based on the input received at the community meeting on July 19, 2016, the equipment selected was from Miracle Play Systems of Alamo. The cost of the equipment selected is \$83,631.

Project construction will be comprised of two contracts: one for the procurement of equipment (this contract) and a second contract to conduct site preparation, construction of the playground area, installation of the play equipment, and additional site improvements such as fencing and planting of trees.

City Council Agenda Report

Considering award of an Equipment Procurement Contract in the amount of \$83,631 to Miracle Play Systems, Inc. for Meadow Homes Park Playground Installation, Project No. 2352

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The design of the playground area and related site improvements is complete and bids are scheduled to be received on that contract by the end of this month. Staff will present the bids for City Council consideration of award in October. Based on the estimated equipment delivery timeline and anticipated award of the site construction contract, construction of the playground is anticipated to begin in late November or early December and be complete by January 2017.

Recommended Action

Staff recommends that the City Council (a) find the project categorically exempt from CEQA¹ per CEQA Guidelines Sections 15303 - New Construction and 15304 – Minor Alterations to Land, and (b) award the equipment procurement contract in the amount of \$83,631 to Miracle Play Systems, Inc. of Alamo for the Meadow Homes Park Playground Installation Capital Improvement Program Project (Project No. 2352); and authorize the City Manager to execute the contract.

Background

The Meadow Homes Park Playground Installation Project (Project No. 2352) was approved by the City Council with the adoption of the Fiscal Year 2015-2016 Capital Improvement Program (CIP) Budget. At that time, funding was provided for playground design only.

The project was first developed as a result of site assessments and surveys by the Monument Community Park Assessment Committee and was identified as a priority project. The project will include the installation of a new playground including play equipment for children from ages 2 to 5, and for ages 5 to 12, with connecting area with swings (Attachment 1). The Council later authorized staff to seek additional funding to support implementation of the project from the East Bay Regional Parks District (District) through reallocation of Measure WW funds. Staff submitted the reallocation application in March 2016 and the District approved the reallocation request in June 2016.

Project No. 2352 includes both the procurement and installation of the playground equipment (this contract) as well as required site improvements (to be bid and awarded separately). The site improvements include site grading and drainage, concrete work, surfacing around the playground equipment, fencing, and landscaping. Design of the playground area and related site improvements is complete and staff anticipates presenting the site improvement bid to the City Council for consideration of award in October 2016.

¹ California Environmental Quality Act (CEQA) of 1970, Public Resources Code § 21000, et seq., and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations, all as amended from time to time.

Analysis

Staff worked with a playground designer to select the location and preliminary layout of the new playground. The designer assembled a variety of options from different manufacturers, approved through mass purchase contracts, for both age groups. An inter-departmental team reviewed the options and narrowed the options for final selection by the community to 4 structures for the 2 to 5 year old group, and 3 structures for the 5 to 12 year old group taking into account both play value, aesthetics and cost. Staff coordinated with First 5 Contra Costa (First 5), the Central County Resource Group (CCRG) and Monument Impact (MI) and held a public meeting on Tuesday, July 19, 2016, to solicit input from the community on the playground equipment that would be installed at the park. This meeting was attended by nearly 200 adults and children of the community. In addition to briefing the audience on the background and history of the project, the City's designer explained each of the options to the audiences and all attendees were given a chance to vote for their favorite play structures for both the 2 to 5 and 5 to 12 year olds. In each case, an option from Miracle Play System, Inc (Miracle) was chosen by an overwhelming number of voters. The playground layout and play equipment are shown in Attachments 3 and 4.

Miracle Play System's proposal includes a discount available to the City as it is purchasing the equipment through the California Multiple Award Schedule System (CMAS). This system enables California agencies and local governments, under authority from the California Department of General Services to streamline purchase of products and services by using the State's existing, competitively assessed, and cost compared contract already in place. The CMAS discount is only available if the City directly purchases the equipment, as opposed to having the site contractor purchase the equipment.

Environmental Review

The project is categorically exempt from the requirement for preparation of an environmental document as provided for in CEQA Guidelines Sections 15303 and 15304. The Notice of Exemption for the entire project will be filed with the County Clerk's office following approval of this procurement contract by the City Council.

Financial Impact

The budget for the overall project is \$325,000 and is funded with both Parkland Dedication funds and Measure WW grant funds. There are sufficient funds in the project for the procurement of the playground equipment. Based on the current bidding climate for the construction work, there is the potential that additional funds may be needed to complete the project's site work. Staff has included the use of additive bid items to allow for flexibility in the award of the site work contract. If needed, additional funds will be requested at time of award of the site improvement contract.

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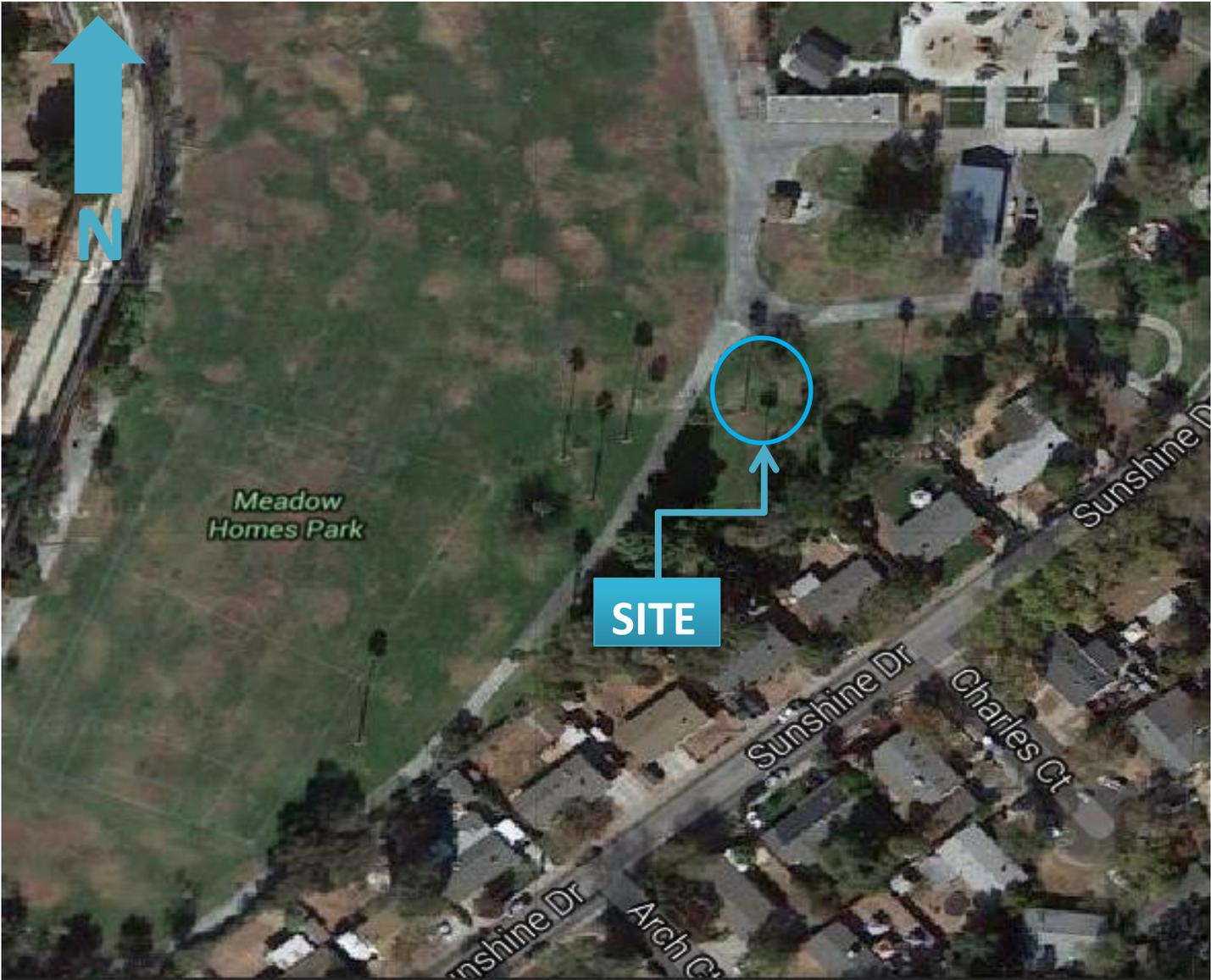
Public Contact

The City Council Agenda was posted. City staff, First 5 Contra Costa, Central County Regional Group, and Monument Impact held a public meeting on July 19, 2016 to discuss equipment option and allow attendees to vote on said options.

Attachments

1. Location Map
2. Proposed Structure Display
3. Meadow Homes Playground Site Plan
4. Proposed Play Structures and Layout

LOCATION MAP
PJ 2352 MEADOW HOMES PLAYGROUND INSTALLATION
MEADOW HOMES PARK, CONCORD, CA



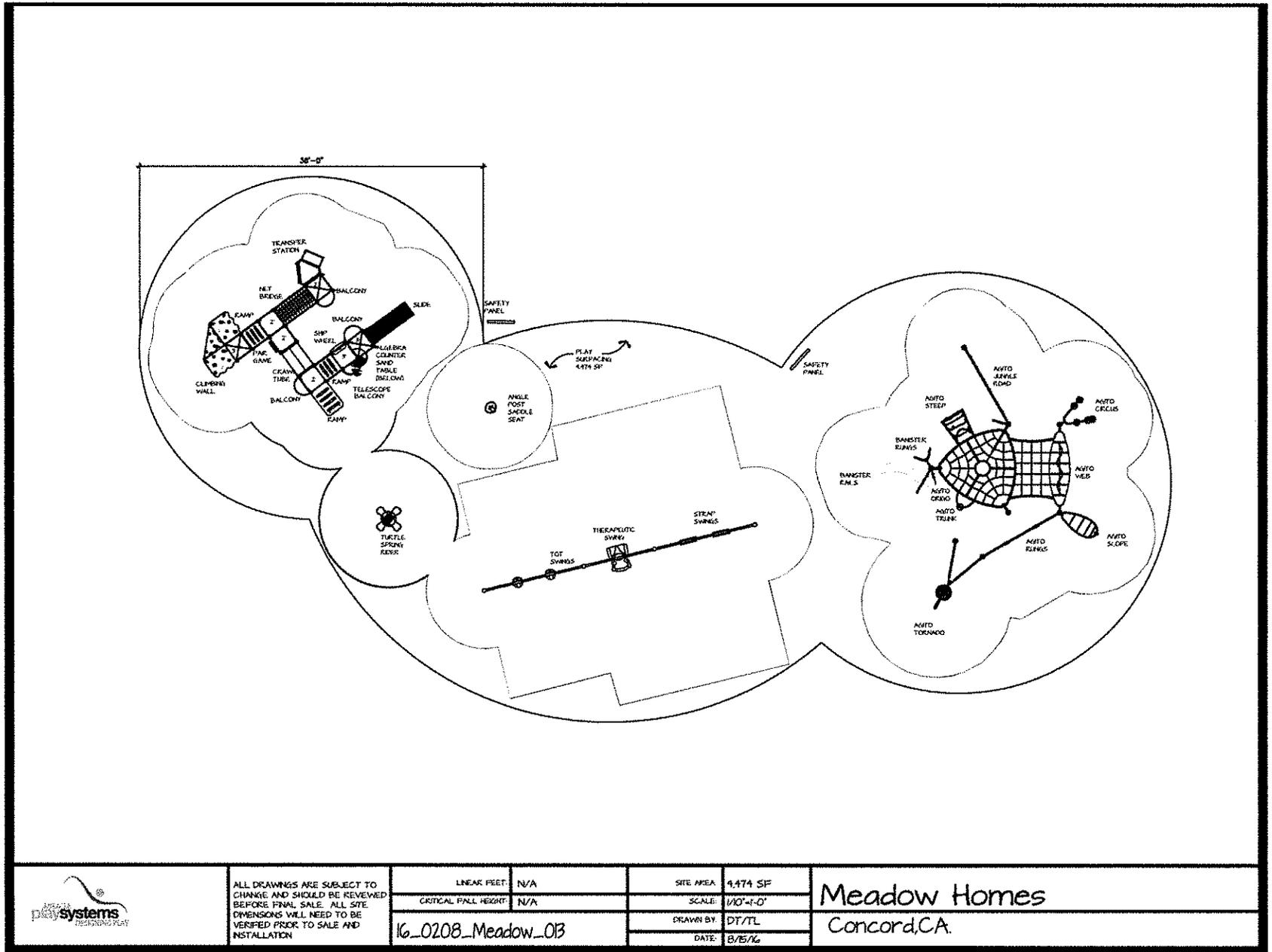
B PRESCHOOL PLAY STRUCTURE
SCALE: NONE



C SCHOOL AGE PLAY STRUCTURE
SCALE: NONE



Proposed Play Structures and Layout





Meadow Homes 5-12 Area
Concord, CA.
8/24/16

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Reverse View of the 2-5 Area



View of the Swings



Meadow Homes 2-5 Area

Concord, CA.
8/25/16

16_0206_Meadow Homes_0013