



## CITY COUNCIL STAFF REPORT

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**TO:** City Council

**DATE:** April 28, 2025

**DEPARTMENT:** Public Works Department

**PREPARED BY:** Chantell O'Neal, Assistant Director of Engineering

**PRESENTER:** Chantell O'Neal

**AGENDA TITLE:** Receive Report and Consider Adoption of City Council Resolution Accepting the Lowest Responsive Bid, Awarding the Bainbridge Park Enhancement Project, City Project No. PWP-00096 to A.B.S. Builders, Inc. and Authorizing City Manager to Execute Contract (Amount Not To Exceed \$1,444,622.65); Categorical Exemption Section 15301(d), 15303, 15304, and 15332.

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### RECOMMENDATION

Adopt Resolution Accepting the Lowest Responsive Bid, Awarding the Bainbridge Park Enhancement Project, City Project No. PWP-00096 to A.B.S. Builders, Inc. and Authorizing City Manager to Execute Contract (Amount Not To Exceed \$1,444,622.65); Categorical Exemption Section 15301(d), 15303, 15304, and 15332.

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### BACKGROUND

Public Works staff solicited formal quotes for the Bainbridge Park Enhancement Project, and bids were opened on April 17, 2025. The City received two (2) responsive bids. The Bainbridge Park Project is listed in the City's Fiscal Year (FY) 24/25 Capital Improvement Project with a budget of \$ 1,849,052. The lowest bid was received from A.B.S. Builders, Inc. for \$1,396,725.85 or \$1,462,010.15 when all three alternates were included. The contractor has the proper license and experience and meets the requirements to be considered a responsive bidder. Staff recommends making the award, including two of the three alternates described further in the financial section of this report below.

The park renovation scope includes construction of a multi-use pavilion with stage, construction of two fenced artificial surface soccer pitch, landscaping and irrigation throughout the park, master lighting control system and new lights, poured in place rubber surfacing in playground, cosmetic and maintenance upgrades to the existing bathroom facilities, and other amenities throughout the park. Work shall be completed within 125 Days from the date when the contract time commences to run.

**AGENDA ITEM NO. 8D**

## DISCUSSION AND ANALYSIS

As shown in the image to the right, this project has been in the works since 2016 and in design since 2023. In March 2025, the City Council authorized the purchase of three key park features (the stage, soccer court kit, and turf for soccer fields). These purchases, in combination with the award of this construction contract, are a significant milestone toward the completion of this project.

The City has also solicited quotes for materials testing services for an engineering firm to test compaction and concrete, and perform the stormwater sampling if the project is still in construction, come the rainy season. If the contract is awarded today, the construction of this project is expected to begin in May. Staff will coordinate park closure scheduling with the contractor, with an emphasis on keeping open sections of the park not under construction whenever feasible.

## FISCAL IMPACT/FUNDING SOURCE

This project is funded by the State Parks Program Prop 68 grant, for which the City received \$2,063,100. The Engineer's Estimates of cost for the construction associated with this proposed contract was \$1,184,701 or \$1,220,705 with the alternates included. The three project alternatives were to 1) purchase and install six (6)

# Bainbridge Park Project Timeline

2016

### Master Plan

Work on the Master Plan occurred from 2015-2016. This effort was funded by CDBG and the resultant plan was used to submit a Prop 68 Grant application.



2023

### Prop 68 Award

The City was notified of Award of a Prop 68 State Parks Program Grant in the amount of \$2,063,100.



2023

### Hired MDG

City Council authorized the contract with Melton Design Group to perform design and administrative services on September 11, 2023.



2024

### New Playground Constructed

The Playground was replaced in 23/24 using funds from the Prop 68 Grant. The playground grand re-opening happened February 10, 2024.



2025

### Construction Award Milestone

Bids were opened April 17, 2025. The lowest Responsive bid was received from A.B.S Builders.



25/26

### Grand Re-Opening

The Construction Contract has a 125-working day schedule. The Grand Re-Opening of the Park is anticipated for the end of 2025 or early 2026.



concrete benches (in the playground area), 2) installation of 7200 square feet of turf sod to remediate the grassy area in front of the stage, and 3) repainting of the fence around the playground. After analyzing the bids and the fund availability, staff is recommending not to proceed with the purchase of these benches because the costs proposed by both contractors is significantly higher than anticipated and staff have begun coordination conversations with local artisans to have benches procured locally instead of catalog purchasing this amenity as would be the case if we were to proceed with contract documents.

The table below shows the two contractors who submitted bids, as well as their total proposed costs. Since staff is only proposing accepting Alternates 2 & 3, the total contract amount being recommended is \$1,444,622.65. After deducting other expenditures to date, there are sufficient funds in the capital budget to award the contract as recommended.

<b>Contracting Company</b>	<b>Base Bid</b>	<b>Alternates (1-3)</b>	<b>Total Bid</b>
<b>ABS Builders, Inc.</b>	\$ 1,396,725.85	\$ 64,284.30	\$ 1,461,010.15
<b>CSI Services</b>	\$ 1,610,933.00	\$ 134,340.00	\$ 1,745,273.00

## **ENVIRONMENTAL ANALYSIS:**

The park area is already developed, and there is no significant increase in pervious surface area. The project includes upgrades to landscaping, including the planting of native species for environmental improvements to the park. All Air Quality Management District best management practices for minimizing greenhouse gas emissions during construction, like reducing idling vehicles, will be incorporated into the daily activities during the construction of this project. Construction of this project is exempt under the California Environmental Quality Act ("CEQA") and Title 14, the California Code of Regulations ("CEQA Guidelines"), Sections 15301(d), 15303, 15304, and 15332.

## **STRATEGIC PLAN/COUNCIL PRIORITIES/GENERAL PLAN CONSISTENCY**

Construction of the Bainbridge Park Enhancement Project would carry out and build upon the vision of the 2016 Bainbridge Park Master Plan, and achieve implementation of the Strategic Plan Goals, and consistency with numerous general plan policies as described below.

The **City's Strategic Plan** Goal 2 focuses on resilient infrastructure for sustained community wellbeing. Goal 2G is to *"develop a targeted plan to address deficiencies and deferred maintenance in our existing parks, recreational facilities, and City-owned infrastructure."* The long-term planning efforts for this extensive park overhaul project provide alignment with this goal. Additionally, Goal 4 focuses on the enhancement of public spaces, promotion of recreation, and cultivation of civic pride. Goal 4E *"prioritizes accessible and well-maintained parks"...* and specifically identifies the *"completion of the Bainbridge Park build-out"*.

Additionally, these proposed park improvements would be consistent with the following **General Plan policies**:

- *Policy OS-9.3: Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.*
- *Program OS-9.3.1: Consider teen recreation needs when planning new or redesigned parks.*
- *Goal OS-10: Develop park and recreation facilities with the coordination of other agencies and the public.*
- *Policy OS-10.4: Public Participation: Actively solicit public participation in the selection, design, and facilities planning for existing and future park sites.*

## **COMMUNITY OUTREACH**

Work on the Bainbridge Park Enhancement Project has been underway since 2015 and has gone through extensive community outreach. Some primary examples of outreach include the workshop sessions described in the Bainbridge Park Master Plan (2016), the Pop-Up playground choice voting at Wiggly Giggly Park, and the January 10, 2024, Design Workshop hosted by Melton Design Group. Community outreach will continue to be integral to the success of this project. Staff will provide project updates on the City's website, as well as social media and through press releases. Additional information regarding historic project outreach is shown on the timeline graphic included above.

## **ALTERNATIVES:**

Alternative actions could include 1) finding A.B.S. Builders, Inc.'s bid not responsive or non-responsible and proceeding to the next low bidder (if criteria were met); or 2) rejecting all bids (if and only if) all bids are found to be non-responsive or non-responsible and soliciting the project again. Staff has conducted a rigorous evaluation of the low bid received by A.B.S. Builders, Inc. and found them to be responsive and responsible, and thus neither alternative is recommended.

## **ATTACHMENTS:**

1. Resolution
2. A.B.S Builders, Inc. Contract
3. Bid Opening
4. 100% Design Plans from MDG:  
<https://www.city.fortbragg.com/home/showdocument?id=6495&t=638780650396601579>
5. Project Specifications:  
<https://www.city.fortbragg.com/home/showdocument?id=6493&t=638780647970109054>
6. Addenda:
  - #1 - Tuesday, April 8, 2025:  
[https://www.city.fortbragg.com/home/showpublisheddocument/6561/638797836819262958?utm\\_medium=email&utm\\_source=govdelivery](https://www.city.fortbragg.com/home/showpublisheddocument/6561/638797836819262958?utm_medium=email&utm_source=govdelivery)

- #2 – Friday, April 11, 2025:

[https://www.city.fortbragg.com/home/showpublisheddocument/6573/638799873255083487?utm\\_medium=email&utm\\_source=govdelivery](https://www.city.fortbragg.com/home/showpublisheddocument/6573/638799873255083487?utm_medium=email&utm_source=govdelivery)

**NOTIFICATION:**

Bainbridge Park Notify Me Subscribers