

REPORT TO CITY COUNCIL

DATE: JUNE 28, 2006

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: KEN BERKMAN, CITY ENGINEER

SUBJECT: APPROVAL OF THE PLANS AND SPECIFICATIONS AND AUTHORIZATION TO SEEK BIDS FOR THE MORRISON PARK IMPROVEMENT PROJECT; NIB 04-11

Staff has prepared the final plans and specifications for the Morrison Park Improvement Project; NIB 04-11. This project was originally developed as part of the City's 1990 Master Plan for Park Improvements. The currently proposed project is depicted on the attached exhibit.

The construction phase of this project commenced during the FY2004-05 budget sessions, when Council allocated \$200,000 of Quimby Fees towards this project and requested staff to work with the Morrison HOA to best determine the uses and facilities needed at the park. The Master Plan slated four tennis courts, a sand volleyball court, a dual half-court basketball area, and a restrooms/storage building for Morrison Park, along with the amenities that exist today.

As a result of discussions between City staff and the Morrison Ranch HOA (via the HOA's President) in the fall of 2004, it was determined that the number of tennis courts should be reduced to three and the sand volleyball court would be replaced with a full basketball court.

In subsequent months, it was determined that construction materials and contractor costs had escalated significantly. During the mid-year budget review in February 2005, additional funding was allocated towards the project, and staff was authorized to apply for a \$250,000 State Land and Water Conservation Grant in April 2005. Unfortunately, the State notified staff that the grant was denied in October 2005.

In May 2005, staff presented the proposed project at the HOA's Annual Meeting. As a result of negative feedback, the lights were eliminated. At the February 2006 mid-year budget review, Council allocated \$250,000 of General Funds to backfill the denied grant application.

Since last month, a total of 14 project opponents have contacted staff requesting the park be left in its current state. A core committee of 5 residents has been regularly corresponding with staff since then. The City Engineer and Community Services Director met with the committee on June 9, 2006 to discuss the project and their issues. The two main issues were leaving the park in its current state and lack of effort to notify the public of the project. They believe there was a breakdown in communication between the HOA and the City that caused the HOA to under perform with regard to disseminating project development information to the membership.

The City has a genuine need for basketball and tennis courts. Currently, the City rents the tennis courts at the High School from the School District, which can only be used during off-peak hours. The only basketball courts in the City are the half-courts at Forest Cove and Old Agoura Parks. The Department of Community Services has always anticipated construction of these improvements, which would provide the means to offer quality recreational programs to residents and maximize Morrison Park's potential.

The latest engineer's estimate for construction, as of this month, is \$745,000. Obviously, concrete and steel prices have continued to escalate over the past year, and contractors are still extremely busy and are able to charge a premium for their work. With the recommended 10% construction contingency, the recommended project budget is \$820,000. Currently, there is \$645,000 (\$460,000 in General Funds and \$185,000 in Quimby Funds) budgeted in the 2006-07 budget for this particular Capital Improvement project. Staff is recommending that the difference between the current budgeted amount and the final engineer's estimate be comprised of funds that were not utilized this current fiscal year in the amount of \$175,000 (\$105,000 of General Funds and an additional \$70,000 in Quimby Fees). With the approval of the Plans and Specifications and the authorization to request bids for this project, the City Manager would carry over the aforementioned savings to fiscal year 2006-07 as authorized in the fiscal year 2005-06 annual budget Resolution 05-1376.

Staff anticipates advertising for bids in July and returning to Council for contract award authorization in August, with construction slated for September/October.

RECOMMENDATION

Staff respectfully recommends the City Council approve the Plans and Specifications for the project and authorize staff to seek bids for the Morrison Park Improvement Project; NIB 04-11.

Attachment: Morrison Park Improvements Exhibit