

## STAFF REPORT

**DATE:** July 18, 2023

**TO:** City Council

**FROM:** Dianna Jensen, Director Public Works Engineering & Transportation / City Engineer  
Melissa Marshall, Principal Civil Engineer  
Melody Eldridge, Senior Civil Engineer

**SUBJECT:** Award for the Arroyo Park Picnic Area Shade Structure Project and Categorical Exemption per CEQA Guidelines, CIP No. ET0005

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### **Recommendation:**

Approve the attached Resolution which:

1. Awards construction contract for the Arroyo Park Picnic Area Shade Structure Project CIP No. ET0005 to F. Loduca Company, in the amount of \$312,945 with a construction contingency of 10% (\$31,300) and authorizing the City Manager to execute the contract; and
2. Authorizes the City Manager to approve an additional 5% (\$15,600) for contingency later if the project if it is needed and funding is available; and
3. Authorizes the allocation of \$3,130 towards the municipal arts fund.
4. Find that the Arroyo Park Shade Structures Project is exempt from review pursuant to State CEQA Regulation Guidelines Section §15303, Guideline Chapter 3, Article 19, Section 15303 (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences; and
5. Authorizes the City Manager to approve a budget revision of \$44,700 from project ET8338.

### **Fiscal Impact**

Funding for this work will come from funds allocated to the CIP ET0005 Arroyo Park Renovation. Design for this project was paid for by the Park & Facility Planning/Development Fund (001). Funding sources for the construction of this project are a combination of funds from the Proposition 68 Recreational Infrastructure Revenue Enhancement (RIRE) Grant (465; \$250,000) and Park Impact Fees (483; \$150,000). Due to rising construction costs, all bids for the project were significantly higher than the engineer's estimate. A portion of the higher-than-anticipated construction costs will be offset by design funds previously allocated for the project that were not used (001; \$19,800). For the rest, a budget revision authorization of \$44,700 from money for project ET8338 (Park and Playground Replacements; 626) is requested to fund a portion of construction costs, construction contingency, staff support time, construction management and inspections.

Project costs are shown in Table 1 below.

Item	Previously Encumbered/ Expended	Current FY	Totals
Design*	\$54,300*	--	\$54,300*
Construction Contract – Pool Area Shade Structures	\$54,922	--	\$54,922
Construction Contract – Picnic Area Shade Structure	--	\$312,945	\$312,945
Estimated Construction Contingency (10%)	--	\$31,300	\$31,300
Staff Support, Including Construction Management, Closeout, and WSP Inspection Services	\$45,000	\$17,203	\$62,203
Municipal Arts Fund		\$3,130	\$3,130
<b>Total Estimated Construction Project Cost</b>	<b>\$69,922</b>	<b>\$394,578</b>	<b>\$464,500</b>

\*Previously Encumbered Expense – Park & Facility Planning/Development Fund (001). Not included in project construction total. Only \$34,500 anticipated to be used; the rest will be applied to construction costs.

**Council Goal(s)**

This project is consistent with the following City Council Goals:

Goal #1 – Ensure a Safe, Healthy, Equitable Community

Goal #4 – Fund, Maintain and Improve the Infrastructure

**Commission Input**

The Recreation & Park Commission received the Arroyo Park Survey results at their April 21, 2021 meeting. The survey was sent to residents living near Arroyo Park to provide guidance on future improvements in the park. Based on the results, a motion was passed to approve staff’s recommendation to begin the community engagement process to add shade structures to Arroyo Park, both inside the pool complex and outside near the play area.

A survey of residents on structure preference and color was conducted and results were shared with the Recreation & Park Commission at their April 20, 2022.

**Environmental**

The City of Davis evaluated the potential environmental impacts for the project and prepared a notice of Categorical Exemption (CE), pursuant to CEQA requirements. The required 30-day public comment period on the CEQA CE was provided, beginning on December 14, 2021 and ending January 17, 2022.

**Background and Analysis**

The issue of shade at Arroyo Park has been an ongoing topic and has been requested by many residents, as well as noted in the 2012 Master Plan. As a result of City surveys and outreach in 2019, the City began the process to install shade structures both inside and outside of the Arroyo Aquatics Complex. The City received a RIRE Grant (\$250,000) to assist with the work. The “inside” pool area structures have already been constructed, and this contract will be for the shade structure “outside” the Arroyo Aquatics Complex in the new picnic area.

On June 1, 2023, at 2:00 PM, bids were publicly opened by City Staff with the results in Table 2 below.

	<b>Company</b>	<b>Bid</b>
1	F. Loduca Company	<b>\$312,945</b>
2	J-Walt Construction, Inc.	<b>\$327,850</b>
3	JPB Designs [Non-Responsive]	<b>\$420,000</b>
4	B and M Builders [Non-Responsive]	<b>\$308,279</b>
	Engineer’s Estimate	<b>\$190,000</b>

All bids came in significantly over the engineer’s estimate, however, given that three bids (one of which was non-responsive) were fairly close to the lowest responsive bid, staff believes that the results are acceptable. Construction costs continue to remain high since COVID. The construction supply chain has been unpredictable over the last few years. Workforce shortages continue to affect different levels of the supply chain, from collecting and processing raw materials, to production, manufacturing, and transportation of materials. Contractors are bidding with a higher level of uncertainty in costs and delivery times, which are reflected in their bids.

Staff recommends adopting the attached resolution which awards the construction contract to F. Loduca Company, authorizes a 10% construction contingency, authorizes the City Manager to execute the contract and approve an additional 5% contingency later if funding is available, accepts the CEQA categorical exemption, allocates 1% towards the municipal arts fund, and authorizes a budget revision of \$44,700 from project ET8338.

Construction of the picnic area shade structure located outside the Arroyo Aquatics center should be completed by end of this winter.

**Attachments:**

1. Resolution
2. Location Map
3. CEQA Notice of Exemption

**RESOLUTION NO. 23-XXX, SERIES 2023**

**RESOLUTION AWARDING CONSTRUCTION CONTRACT TO  
F. LODUCA COMPANY FOR THE ARROYO PARK PICNIC AREA SHADE  
STRUCTURE, CIP NO. ET0005 AND AUTHORIZING THE CITY MANAGER TO  
EXECUTE CONTRACT AND FINDING PROJECT EXEMPT FROM REVIEW  
PURSUANT TO STATE CEQA REGULATION GUIDELINES SECTION §15303  
NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES**

WHEREAS, the City of Davis' consultant, Stantec Consulting Services, Inc, did prepare plans, specifications and estimate, and the City of Davis did call for bids for the Arroyo Park Shade Structure, CIP No. ET0005; and

WHEREAS, City Staff did follow CEQA Guidelines and filed a Categorical Exemption per Section 15303 on January 17, 2022; and

WHEREAS, City Staff did publicly open and read said bids at 2:00 p.m., on June 1, 2023; and

WHEREAS, it has been determined that the lowest responsible bidder responsive to the plans and specifications is F. Loduca Company, whose bid is \$312,945.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby resolve as follows:

1. The City Council of the City of Davis does hereby award the construction contract to F. Loduca Company in the amount of \$312,945 for the Arroyo Park Picnic Area Shade Structure, CIP No. ET0005; and
2. The sum of \$31,300 is hereby allocated from project funds for contingency purposes; and
3. The City Manager is authorized to execute the contract; and
4. The City Manager is authorized to allocate an additional 5% of the construction amount for contingency should it be needed; and
5. The sum of \$3,130 is hereby allocated from project funds for the municipal arts fund; and
6. The City Manager is authorized to complete a budget revision to transfer \$44,700 from the Park and Playground Replacements Project ET8338 (Fund 626), to this CIP No. ET0005; and
7. Find that the Arroyo Park Shade Structures Project is exempt from review pursuant to State CEQA Regulation Guidelines Section §15303, Guideline Chapter 3, Article

19, Section 15303 (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.; and

8. A Notice of Exemption for the Arroyo Park Shade Structures Project has been filed with Yolo County-Clerk/Recorder's Office; and

9. All terms, conditions and covenants of said contract be and the same are hereby approved, ratified, and confirmed.

PASSED AND ADOPTED by the City Council of the City of Davis on this 18th day of July, 2023, by the following vote:

AYES:

NOES:

Will Arnold  
Mayor

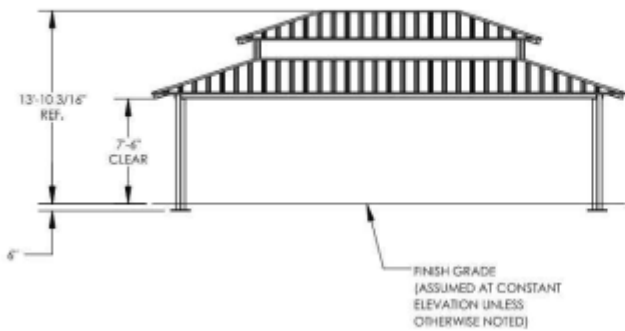
ATTEST:

Zoe S. Mirabile, CMC  
City Clerk

# Location Map: Arroyo Park Picnic Area Shade Structure



## Picnic Area Shade Structure Design Style



57-12142021-108

12/14/2021  
FISH  
Pages: 6  
Fee: \$ 50.00

By Ramirez, Deputy

### Notice of Exemption

**To:** County Clerk  
County of Yolo  
625 Court Street, Room B-01  
Woodland, CA 95695

**From:** (Public Agency): ■  
City of Davis  
23 Russell Boulevard  
Davis California 95616

**Project Title:** Arroyo Park Shade Structures Project  
**Project Applicant:** City of Davis  
**Project Location:** Arroyo Community Park,  
2000 Shasta Drive, Davis, California 95616  
**Project Jurisdictions:** City of Davis County of: Yolo

**Description of Nature, Purpose and Beneficiaries of Project:**

The proposed project is a park renovation and use of Prop 68 funding that includes:

- In park area, removing an existing shade structure and installing a new shade structure approximately 24' x 34', a concrete pad, picnic benches, and barbecues.
- In aquatic center swimming pool area, install a new fabric shade structure approximately 20' x 30' on an existing turf area.
- There is no tree removal or any substantial landscape changes or grading.

**Name of Public Agency Approving Project & Carrying Out Project:** City of Davis

**Exempt Status: (check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15301(d); 15301(l); 15302, & 15303(e)**
- Statutory Exemptions. State code number:

**Reasons why project is exempt:** Arroyo Park is an existing city park with numerous recreational facilities and related park structures consistent with the City General Plan. The General Plan EIR covers the city park and the project area and no prior significant environmental assessments were needed or warranted. The City has determined that the proposed project is exempt pursuant to CEQA Guideline per Section 15301(d), 15301(l), 15302, and 15303(e) as the rehabilitation and replacement of deteriorated or damaged structures/facilities for an existing facility to meet current standards of public health and safety and as the addition new small accessory structures. There are no unusual circumstances that would warrant environmental review.

**Lead Agency Contact Person:** Dale Summersille, Parks & Community Services Director  
**Telephone:** (530) 757-5626, Ext. 5875

POSTED DEC 14 2021 TO 01/17/2022

## Notice of Exemption

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  
 Yes       No

Signature: Eric Lee

Name/Title: Eric Lee, Planner      Date: December 13, 2021

Signed by Lead Agency

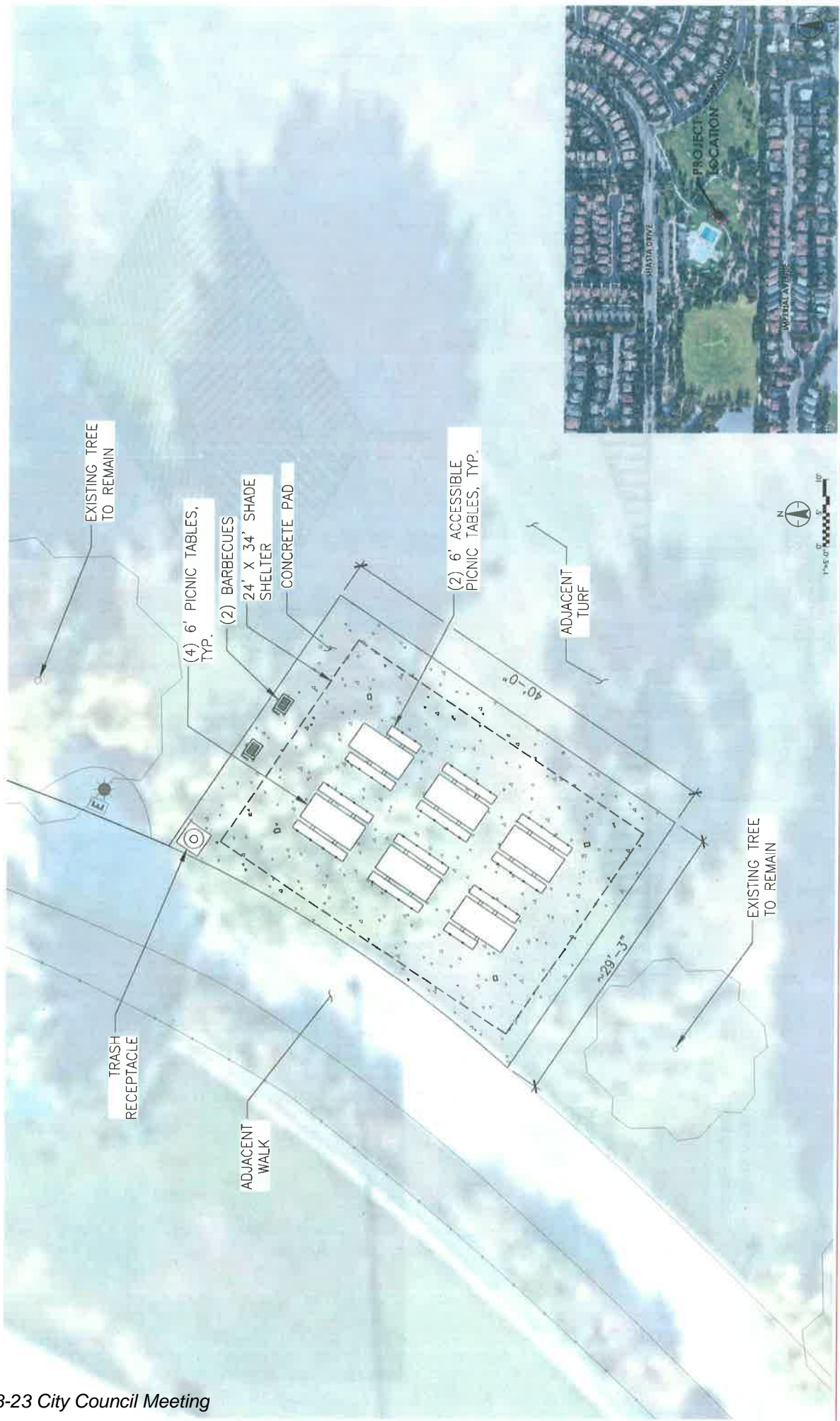
Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

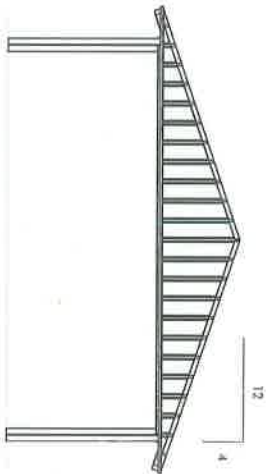
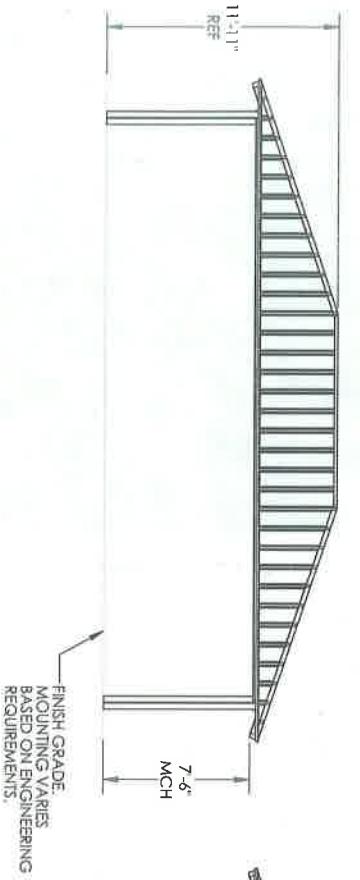
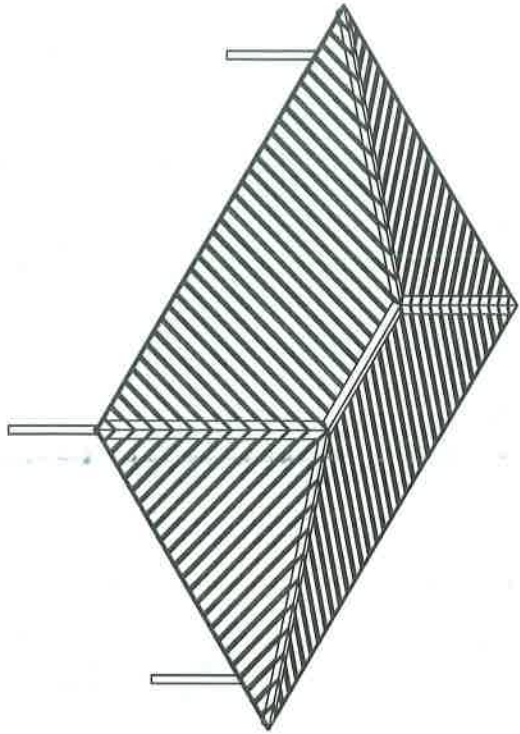
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code. Revised 2011





LOCATION MAP

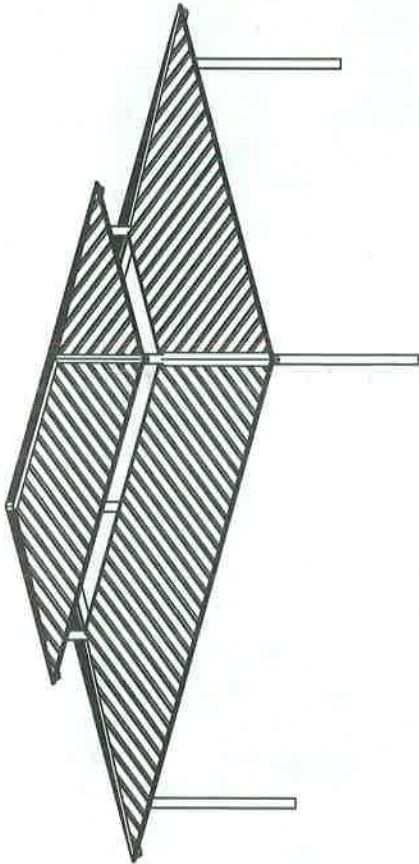
PICNIC SHELTER PLAN VIEW



**Shelter Roof**  
Patina Green



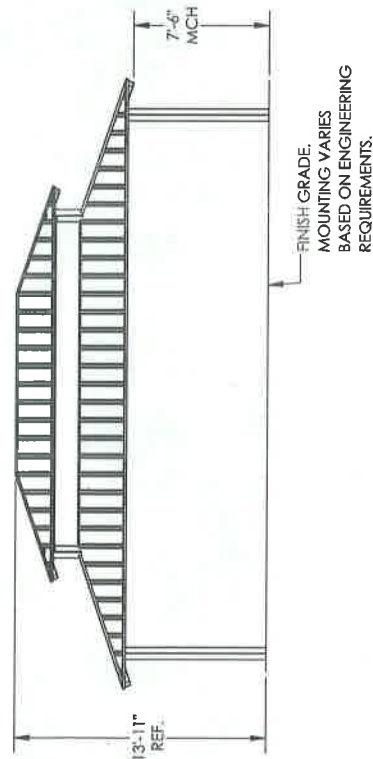
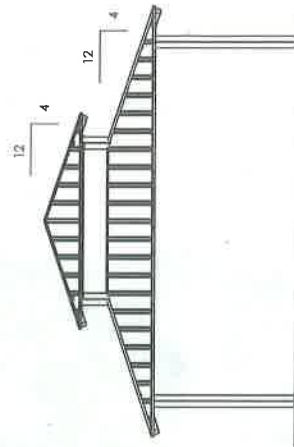
**Shelter Frame**  
Surrey Beige



**Shelter Roof**  
Patina Green



**Shelter Frame**  
Surrey Beige





**Shelter Fabric Roof**  
To match existing

**Shelter Frame**  
To match existing



SHADE SHELTER LOCATION PLAN



Arroyo Park Picnic Shelter Improvements  
BID ALTERNATE #1 - 20' X 30' FABRIC SHADE SHELTER AT POOL

11/16/2021