



Agenda Item # \_\_\_\_\_

# Staff Report

## City of Manhattan Beach

**TO:** Honorable Mayor Tell and Members of the City Council

**THROUGH:** Geoff Dolan, City Manager

**FROM:** Neil C. Miller, Director of Public Works  
Richard Gill, Director of Parks & Recreation  
Dana Greenwood, City Engineer  
Ish Medrano, Engineering Technician II

**DATE:** November 21, 2006

**SUBJECT:** Award a Professional Services Contract (\$105,840.00) to David Volz Design for the design of Marine Avenue Park, Manhattan Village Tot Lot, Manhattan Heights Park, Polliwog Upper Parkette and Exercise Area Equipment Reconstruction Project

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### **RECOMMENDATION:**

Staff recommends that the City Council pass a motion to award a professional services contract to David Volz Design for the design of Marine Avenue Park, Manhattan Village Tot Lot, Manhattan Heights Park, Polliwog Upper Parkette and Exercise Area Equipment Reconstruction Project in an amount not-to-exceed \$105,840.00.

### **FISCAL IMPLICATION:**

Funds in the amount of \$1,145,000 are included in the current Capital Improvement Program budget for the design and construction of this project.

### **DISCUSSION:**

#### ***Background***

#### ***Marine Avenue Park***

Marine Avenue Park is located on the north side of the Marine Avenue at Redondo Avenue. The park is separated by Redondo Avenue, which runs north and south. The park includes two play areas, one for children ages 3-6, and the other for children 6-12. The play equipment is out of date and most pieces have been removed. Even though this park is being considered for major renovations through the Facility Strategic Plan (FSP), staff recommends going forward with this design because it will be several years before improvements from the FSP are completed.

***Manhattan Village Tot Lot***

The existing play equipment in the Manhattan Village Tot Lot is very old and does not meet the new playground safety or accessibility standards. Modern equipment is needed to better serve Manhattan Village customers.

***Manhattan Heights Park***

Manhattan Heights Park was constructed in the early 1970's and is bordered by Manhattan Beach Boulevard to the north, Redondo Avenue to the east, and 11<sup>th</sup> Street to the south. The existing play equipment includes a 10-foot slide, 4 swings and a small climber. The existing play equipment is old and does not meet current playground safety or accessibility standards. Even though this park is being considered for major renovations through the FSP, staff recommends going forward with this design because it will be several years before improvements from the FSP are completed.

***Polliwog Park***

Directly to the north of Manhattan Heights is Polliwog Park. There has been recent reconstruction of the lower playground equipment and restroom facilities. This project at Polliwog Park will address the tot lot and the exercise area closest to the southeastern area of the park nearest the intersection of Manhattan Beach Boulevard and Redondo Avenue. The proposed improvements will make the tot lot and exercise areas handicap accessible.

***Scope of Work***

The table below describes the scope of the design tasks for each location:

|  |  |
|--|--|
| Marine Avenue Park                         | Replace existing tot lot and play equipment to include new theme-related equipment (aviation/space travel, etc.) and landing surface material. Enlarge areas, install new landscaping and signs. Enlarge play area and include play equipment for children with disabilities. These improvements will bring the play equipment up to current code.   |
| Manhattan Village Tot Lot                  | Remove and replace play equipment, including play equipment for children with disabilities. These improvements will bring the play equipment up to meet current code requirements.   |
| Manhattan Heights Park                     | Remove and replace play equipment to include creative and innovative themes. Bring the play equipment to current code requirements. Relocation of picnic pad/table/barbeque clusters/hot coal containers/trash cans, plus a Pinata pad.  |
| Polliwog Park East Tot Lot                 | Remove existing play equipment and replace with new equipment complementary to the Park (Water Play Theme, etc.). Enlarge play area and include play equipment for children with disabilities. Bring the play equipment to current code requirements.  |
| Polliwog Park Exercise Equipment & Matting | Remove and replace exercise area equipment and matting. This will include weather-suitable material for equipment and surface such as stainless steel columns and wood chips to replace rubberized surface. The current equipment is weather-beaten and worn. Relocation of park benches, refurbishment of picnic pads, including new barbeque clusters, hot coal containers, trash cans, kiosk, signs, plus a Pinata pad. |

**Consultant Selection Process**

A Request for Proposals (RFP) was provided to sixteen consultants that had experience with projects of this nature. The City received four consultant proposals in response to the RFP. A selection committee comprised of Parks and Recreation, Public Works maintenance, and engineering staff reviewed the proposals. The proposals were evaluated based on the experience of the proposed project team, the firm’s experience, a check of references provided, the anticipated level of effort for the different tasks, and the overall design schedule. Staff is recommending awarding the contract to David Volz Design for the following reasons:

- 1) Excellent experience on similar projects.
- 2) Identification and understanding of key project issues.
- 3) Appropriate level of staffing for the size and complexity of the project.
- 4) Scope of work was thoroughly outlined with a good understanding of the level of effort required to complete the project in a timely manner.
- 5) Overall schedule of 25 weeks for the project design was appropriate.

Each consultant also included a copy of their fee proposal under a separate sealed envelope:

|                                 |               |
|---------------------------------|---------------|
| • David Volz Design             | \$105,840.00  |
| • Community Works Design Group  | \$ 37,305.00* |
| • Moore Iacofano Goltsman, Inc. | \$ 87,360.00  |
| • David Evans and Associates    | \$123,000.00  |

\*construction documents cost not added to proposal

The fee proposal included an hourly breakdown for each stage of the subject project. The fee proposal was not used, however, in the selection process, since Section 4526 of the Government Code requires that professional services be selected on the basis of the quality of the proposal.

**Contract Fee Breakdown**

Phase I

Master Plan Development  
Design Fee  
Reimbursable Expenses: \$20,840

Phase II

|                                   |                 |
|-----------------------------------|-----------------|
| Construction Document Preparation |                 |
| Manhattan Village Park            | \$12,750        |
| Manhattan Heights Park            | \$25,500        |
| Polliwog Park                     | \$34,000        |
| Marine Avenue Park                | <u>\$12,750</u> |
| TOTAL:                            | \$85,000        |

attachment: GIS location map  
xc: Henry Mitzner

# Park Play Equipment Project

*City of Manhattan Beach*

