



Agenda Item

City Council

Item #: 3.3.

10/24/2023

File #: 23-0623

TO: Honorable Mayor and Members of the City Council

THRU: Tom Kisela, City Manager

FROM: Leslie Hardy, Community Services Director

1. SUBJECT

Agreement with Grindline Skateparks, Inc. for design services for the Capital Improvement Project Skate Park at Grijalva Park.

2. SUMMARY

This project includes the award of design work for preliminary plans (Phase 1) and construction documents (Phase 2) for a skate park at Grijalva Park. The proposed skate park amenities include a lighted concrete skate park with LED area lighting, spectator seating, fencing, prefabricated restroom facility, paved ADA access, landscaping, and skatepark amenities.

3. RECOMMENDED ACTION

Approve agreement with Grindline Skateparks, Inc. in the amount of \$267,690.50 for design services for the Skate Park at Grijalva Park project (20519); and authorize the Mayor and City Clerk to execute on behalf of the City.

4. FISCAL IMPACT

The total expenditure for this agreement is \$267,690.50 and will be funded in the Skate Park at Grijalva Park Project (20519) through appropriations approved through the Fiscal Year 2024 budget adoption:

Capital Projects (500) account 500.7021.56020.20519 - CIP Building and Improvements	\$240,264.50
Grijalva Park Fund (551) account 551.7021.56020.20519 - CIP Building and Improvements	<u>27,426.00</u>
Total:	\$267,690.50

5. STRATEGIC PLAN GOALS

Goal 3: Enhance and promote quality of life in the community

a: Renovate, maintain, develop, and/or expand public use places and spaces.

6. DISCUSSION AND BACKGROUND

The City owns the 42-acre Grijalva Park site which is being developed in phases. The first 15 acres were developed into a park with lighted soccer fields in 2002. In 2005, a Grijalva Park Master Plan

was developed for the remaining 27 acres which included a skate park. Consequently, a skate park was evaluated as part of the corresponding Mitigated Negative Declaration for the Grijalva Master Plan. Therefore, the environmental review for this project is complete.

At the November 15, 2022 City Council meeting, the City Council directed staff to use \$1.75 million in park development fees to build a skate park at Grijalva Park. As a result, a Capital Improvement Project (CIP) titled Skate Park at Grijalva Park was approved for Fiscal Year 2023-24 (FY24) for \$1,777,426, which also includes \$27,426 from Grijalva Park Fund (551). Proposed project elements include:

- Lighted concrete skate park facility
- Prefabricated restroom facility
- Paved ADA access
- Area/security lighting
- Spectator seating

The Request for Proposal for design services (RFP 23-24.02) was advertised on July 13, 2023, and proposals were due on August 14, 2023. Five proposals were submitted. Staff evaluated the proposals based on the firm's experience, overall qualifications, record of success on previous projects, and overall responsiveness to the RFP. Proposal amounts were submitted separately and reviewed after the rating process was complete. A Proposal Abstract Summary (Attachment 1) is attached for reference. Grindline Skateparks, Inc. (Grindline) received the highest score (94.9 out of 100) and had a total base bid amount of \$229,871.

Staff contacted the top three firms, Grindline, Tait & Associates, and RHA Landscape Architects-Planners, Inc. with supplemental questions to clarify aspects of their proposals. After reviewing all responses, staff confirmed that Grindline was best qualified for the project design. Grindline has previous experience designing and constructing over 300 skateparks in municipalities across the United States since 2001. They have experience working with stakeholders to incorporate community feedback which is thereby used to design a unique skatepark that will accommodate skaters of all ages, abilities, and skill levels. Their design will not only facilitate service to skateboarders but for all desired wheeled users and may include some BMX features.

Grindline will approach the design with a collaborative, team-based approach, working closely with the City to create a seamless integration into the existing park setting. Given the conditions of the existing site (i.e., landfill), Grindline will identify site constraints and opportunities through site analysis which will also determine the design parameters. Grindline will manage the project as the prime design consultant and will provide bidding assistance and construction management support once the skatepark design is ready to bid for construction.

The design work is into two phases. Phase 1 will begin the process to design the skatepark and amenities and Phase 2 is development of biddable construction documents. Together, both phases will take approximately 7 months to complete and will include several opportunities for public input, including discussion at a future Park Planning and Community Events Commission meeting.

Grindline's base bid total is \$229,871. An additional cost of \$13,484 for Bidding Assistance and Construction Management Support Services brings the Grindline bid total to \$243,355. A 10 percent contingency of \$24,335.50 is also included for a total not-to-exceed amount of \$267,690.50 and will be funded through the Skate Park at Grijalva Park project (20519). The FY24 approved CIP divides

the funding for the project between the Capital Projects fund (500) and the Grijalva Park fund (551).

7. ATTACHMENTS

- Proposal Abstract Summary
- Professional Services Agreement with Grindline Skateparks, Inc