



# City Council Report

Item: 8.  
Category: New Business  
Meeting Date: February 15, 2011

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**TITLE:** Approval of Plans and Specifications and Authorize Solicitation of Bids for the Stojanovich Family Park Project 08-10 (Resolution/Roll Call Vote)

## RECOMMENDATION

That the City Council adopt the attached resolution approving the plans and specifications for the Stojanovich Family Park Project (08-10) and authorizing the solicitation of bids.

## BACKGROUND

On September 4, 2007, the City Council authorized the City Manager to execute a purchase agreement for a 1.32 acre property at 316 Union Avenue for the development of a public park. The site was offered to the City by Mrs. Anna Stojanovich for less than ½ of its market value on the condition that it be used as a public park.

On November 18, 2008, the City Council authorized the issuance of a request for proposals (RFP) for conceptual design services and authorized the Public Works Director to negotiate and execute a consultant services agreement for the new public park design. In response to the RFP, 25 proposals were submitted. The firm of Callander Associates was selected as the top ranked firm showing extensive experience and success with community facilitation and creative conceptual design services.

From May 2009 through March 2010 staff and the consultant led the project through a park development process. This entailed an extensive public meeting process that included three study sessions/meetings each with the City Council, Parks and Recreation Commission, Historic Preservation Board and the community. Through these meetings, consensus was gradually built for the layout and features of the proposed park.

On May 4, 2010, the City Council approved the final conceptual design (Attachment 2) for the Stojanovich Family Park project and authorized the Public Works Director to negotiate and execute a consultant services agreement with Callander Associates for developing the construction documents for the project.

During the design process staff also recommended that the public art process be initiated early in the design phase in order to allow for a more integrated approach to the inclusion of public art in the project. In December, 2009, staff released a request for qualifications (RFQ) for the public art component of the Stojanovich Family Park Project.

In response to the RFQ, 63 responses were submitted. Following a review of the qualifications, six artists were short listed for interviews and ultimately the artist Michael McLaughlin was selected to complete the public art for the park.

On September 7, 2010, City Council approved the public art concept (grasshopper with the apricot as shown on Attachment 3) as the public art for the project.

Staff presented the final design of the Stojanovich Family Park project at the February 2, 2011 Parks and Recreation Commission meeting. The feedback received was favorable with minor inquiries regarding maintenance aspects of the park, materials for the bridge decking, public art, and park lighting.

## **DISCUSSION**

The plans for the Stojanovich Family Park Project have been completed and include the following previously discussed project components:

- Incorporation of historical aspects of the site into the design
- Restroom
- Drop off area along Union Avenue
- Interpretive play elements and play features
- Vertical relief
- Adaptive re-use of existing materials on site
- Enhanced Union Avenue pedestrian crossing

Attachments 4 – 8 highlight many of the park components and details, including the play structure and park furniture details, enlarged area details, planting plan and the interpretive panel framework.

### Changes to the Stojanovich Family Park Project following Conceptual Design

During the development of final design, staff and the landscape architect made the following changes to the conceptual design:

- Entry Plaza – The large planting area, just south of the bike racks adjacent to the front plaza as shown on the conceptual design, was revised to expand the plaza area. This area will be treated with decomposed granite surface and the bike racks, a bench and a site interpretive panel will be located within this area.
- Public Art – As previously presented to the Parks and Recreation Commission and City Council, staff recommended locating the public art piece just south of the interior plaza near the middle of the park. A semi-circular area has been carved out of the planting area and replaced with turf where the public art sculpture will be located within the turf. A rubber safety surfacing material is

proposed for the base of the sculpture, similar to the rubber safety surfacing being incorporated at some of the park play elements.

- Picnic Tables – At the rear corners of the park site (east side) one picnic table was added to each corner to allow users another location to picnic.

Park components that were not completely identified at the final conceptual design stage but have now been detailed included: adaptive reuse of materials, security lighting and interpretive panels. To address adaptive reuse of materials, some of the wood boards from the existing shed will be reused for the park entry sign and the “fruit cart” bench, as well as salvaged wheels to be used on the fruit cart. Park security lighting will be incorporated in the site with the installation of 9 park lights that direct light downward with little to no light spread to the adjacent residential units. Lastly, during the artist selection process, an artist, Rachel Slick, was very highly rated, but not selected. She showed specific creativity and experience with the development of interpretive panels. Subsequently, Callander Associates included this artist as part of their design team. Rachel Slick has designed five appropriately themed panels (Attachment 8) that will speak to the site’s history and will complement the Stojanovich Family Park Project.

#### Park Maintenance

Concern has been raised regarding the ability of the City to absorb the ongoing operations and maintenance costs of a newly established park, particularly considering the current fiscal constraints facing all City operations. To address this concern, staff has incorporated a three year extended plant establishment and maintenance provision as a component of the construction contract. This would require the contractor to monitor and maintain the park for an extended three years following completion of construction to ensure that all plant materials are established and thriving and ready for long-term, routine maintenance.

The City would assume park maintenance responsibilities following this extended plant establishment period, which, based on the project schedule, would occur at the end of calendar year 2014. The City’s multi-year budget projection currently includes \$50,000 for park maintenance costs associated with Stojanovich Family Park beginning in FY 15.

#### Project Schedule

The following is the anticipated schedule for the Stojanovich Family Park Project:

Bid Opening	March/April 2011
Award of Contract	April/May 2011
Begin Construction	May/June 2011
Installation of Public Art	Sep/Oct 2011
Construction Complete	Nov/Dec 2011

**FISCAL IMPACT**

The following is the current Source and Use of Funds for the project:

**Source of Funds**

Park Dedication Fund	\$3,877,500
Santa Clara Co. Open Space Authority	77,000
<b>Total Source of Funds</b>	<b>\$3,954,500</b>

**Use of Funds**

Land Acquisition	\$2,377,500
Design, Engineering, Project Management	375,000
Public Art	25,000
City Supplied Materials & Labor	35,000
Park Construction (Engineer's Estimate)	1,213,140
Construction Contingency (10%)	121,314
<b>Total Use of Funds</b>	<b>\$4,146,954</b>
Surplus/(Deficit)	(\$192,454)

**Project Construction Cost Estimate**

When the City Council approved the conceptual design for Stojanovich Family Park in May, 2010, the cost of construction was estimated to be \$1,070,000. The current Engineer's Estimate for construction is \$1,213,140, an increase of \$143,140 in the construction cost estimate. The current estimate is based on final plans and specifications, including a \$78,000 allocation for extended park maintenance, which was not included in the conceptual design phase cost estimate. Adding in an increase in contingency funds due to the higher construction cost estimate, as well as an allocation of \$35,000 for City supplied materials and labor for interpretive plaques and removal of shed lumber and other features for adaptive re-use, the current estimated project costs exceed the current budget by \$192,454.

Given the current highly competitive bidding climate, staff is hopeful that bids below the Engineer's Estimate will be received, and the project can move forward with all of the desired components. Following the bid opening and review of bids, staff would return to Council with a recommendation for award of the project along with any necessary project recommendations, fiscal actions and budget adjustments.

**Park Dedication Fund Deficit**

Currently, the City's adopted CIP indicates a current year deficit in the Park Dedication Fund of approximately \$938,000. This deficit is primarily the result of the fact that the City has not received projected Park Dedication Fee revenue from two major approved projects: Merrill Gardens and Riverside Plaza. This shortfall has been anticipated for

some time and was reported to Council on May 4, 2010 in conjunction with the Approval of Conceptual Design for Stojanovich Family Park.

A substantial reduction in the Park Dedication Fund deficit is expected to occur by fiscal year-end. Merrill Gardens was issued a building permit in December 2010, but entered into an agreement with the City to defer payment of some City fees, including all required Park Dedication fees, until construction begins or June 30, 2011, whichever occurs first. As a result of this agreement, the City will receive \$533,790 in Park Dedication fees before June 30, 2011. This will reduce the Park Dedication Fee shortfall to \$404,210.

Over the course of the next several years, Merrill Gardens is expected to make additional Park Dedication Fee payments to the City totaling \$177,930 (these fees are due and payable in conjunction with issuance of occupancy permits). In addition, it is reasonably anticipated that some portion of the Riverside Plaza's Park Dedication Fee obligation of \$711,720 will be paid to the City over the next 2-4 years, as the project is likely to be constructed in phases. Other housing projects that have a high likelihood of proceeding with construction over the next 2-4 years include the Gale Drive and Summerhill/Charities Housing projects, as well as several smaller developments. Overall, staff is reasonably confident that adequate Park Dedication Fee revenues will be received over the next 4 years to fully cover the cost of the Stojanovich Family Park project.

In the short term, however, approximately \$400,000 will need to be advanced from other City revenue sources to the Park Dedication Fund in order to fund the Stojanovich Family Park project. As was presented to Council as part of the May 4, 2010 Conceptual Design Approval, staff is proposing that funds for the construction of Stojanovich Family Park be advanced from the City's Capital Improvement Reserve Fund (CIPR) until such time as the residential construction sector recovers and the Park Dedication Fund is replenished. The Adopted 2011-2015 CIP projects an available fund balance in CIPR at the end of FY 13 of \$1.95 million, with a FY 15 ending fund balance of \$600,000, indicating an adequate cushion for advancing funds for the Stojanovich Family Park project without impacting projects proposed to be funded from CIPR in the adopted CIP. The exact amount of CIPR advance necessary will be included as part of the recommendation to Council in conjunction with the recommendation on award of contract following receipt of bids.

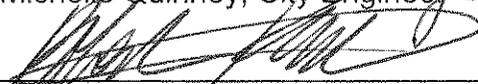
## **ALTERNATIVES**

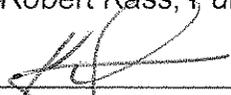
1. Do not approve solicitation of bids for the Stojanovich Family Park Project as currently presented and direct staff to revise plans to be within the current budget.
2. Do not approve solicitation of bids for the Stojanovich Family Park Project as currently presented and direct staff to defer bidding until funding from the Park Dedication Fund is sufficient to match the engineer's estimate for the project.
3. Provide other direction to staff.

**Stojanovich Family Park  
Approval of Plans and Specifications and  
Authorize Solicitation of Bids  
February 15, 2011**

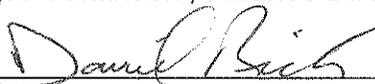
Prepared by:   
Edward Arango, Associate Civil Engineer

Reviewed by:   
Michelle Quinney, City Engineer

Reviewed by:   
Robert Kass, Public Works Director

Reviewed by:   
Kirk Heinrichs, Community Development Director

Reviewed by:   
Jesse Takahashi, Finance Director

Approved by:   
Daniel Rich, City Manager

**Attachments:**

- Attachment 1 – Resolution
- Attachment 2 – Final Conceptual Design
- Attachment 3 – Approved Public Art Concept
- Attachments 4 to 8 - Images and Details

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL  
APPROVING PLANS AND SPECIFICATIONS FOR THE  
STOJANOVICH FAMILY PARK PROJECT (08-10) AND  
AUTHORIZING SOLICITATION OF BIDS**

**WHEREAS**, on May 4, 2010, the City Council approved the final conceptual design of the Stojanovich Family Park project (08-10) and authorized the Public Works Director to negotiate and execute a consultant services agreement with Callander Associates for developing the construction documents for the project; and

**WHEREAS**, Callander Associates has developed the final plans and specifications for the Stojanovich Family Park project (08-10); and

**WHEREAS**, the project is ready to be bid.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Campbell hereby approves the plans and specifications for the Stojanovich Family Park Project (08-10) and authorizes the solicitation of bids.

**PASSED AND ADOPTED** this 15th day of February, 2011, by the following roll call vote:

AYES:            COUNCILMEMBERS:

NOES:           COUNCILMEMBERS:

ABSENT:        COUNCILMEMBERS:

APPROVED:

Attest:

\_\_\_\_\_  
Jason T. Baker, Mayor

\_\_\_\_\_  
Anne Bybee, City Clerk



Michael McLaughlin

Bronze Sculpture

31 Torrington Heights Road.

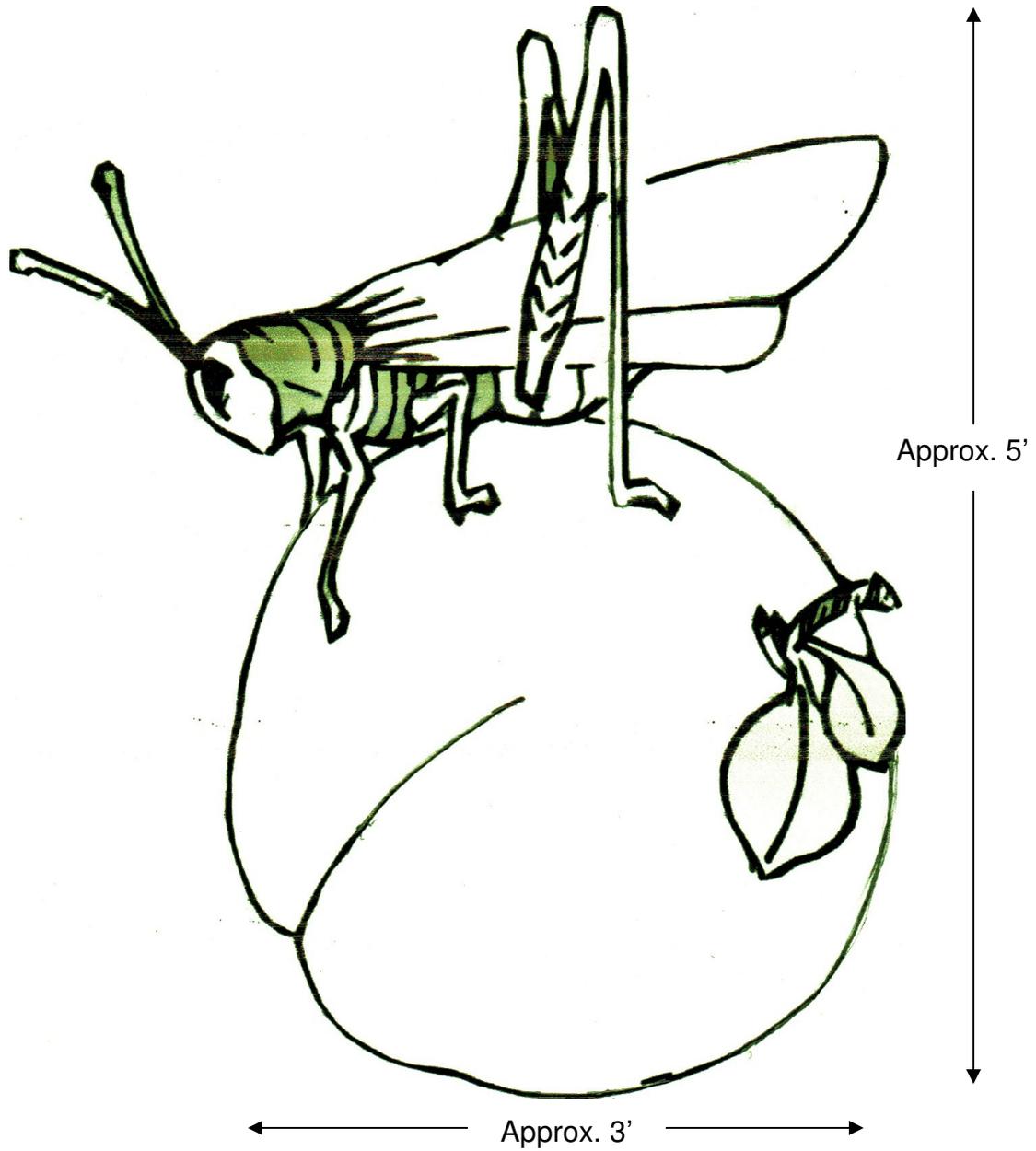
Torrington, CT 06790 USA

(860)626-1123

contact@mjmsculpture.com

Attachment 3

Stojanovich Park  
Sculpture Sketch



Grasshopper & Apricot



Main Play Structure



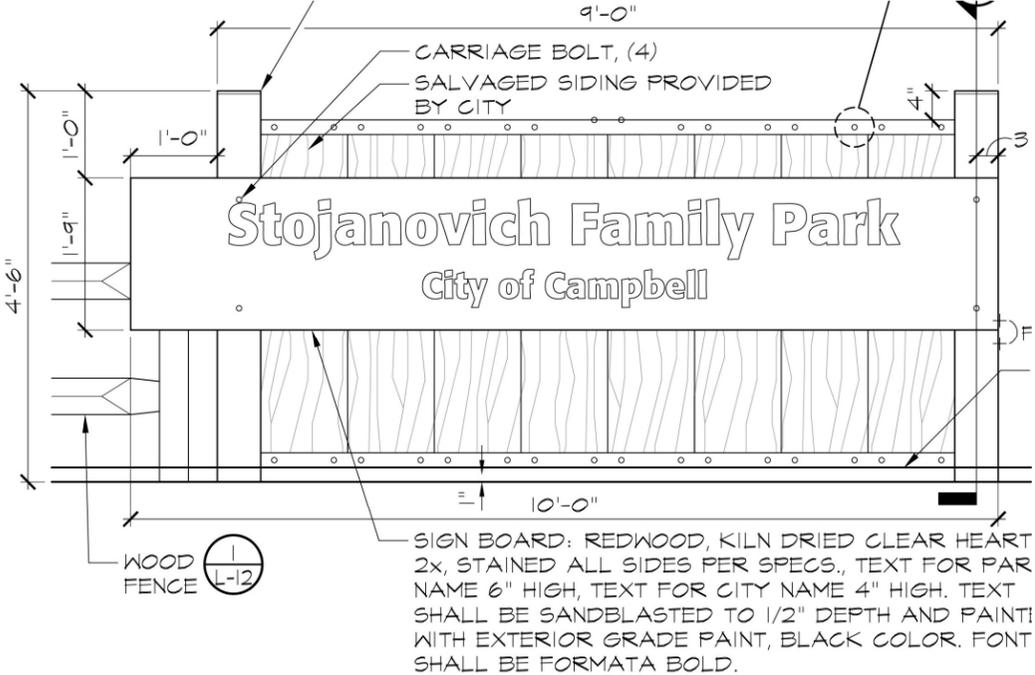
Oversized Fruit Can



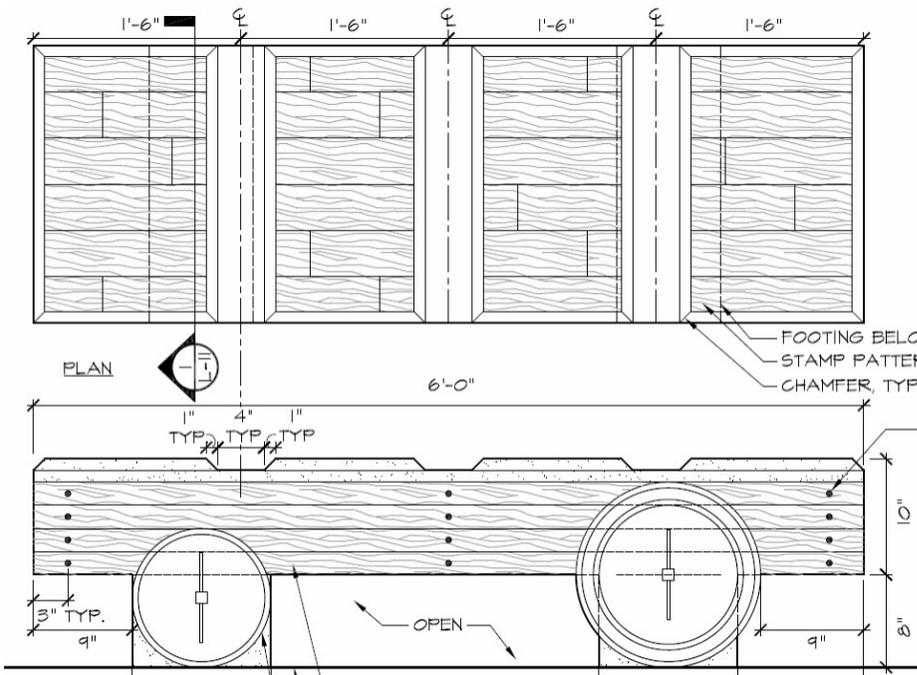
Springboard "Drying Rack"



Swings



Park Sign



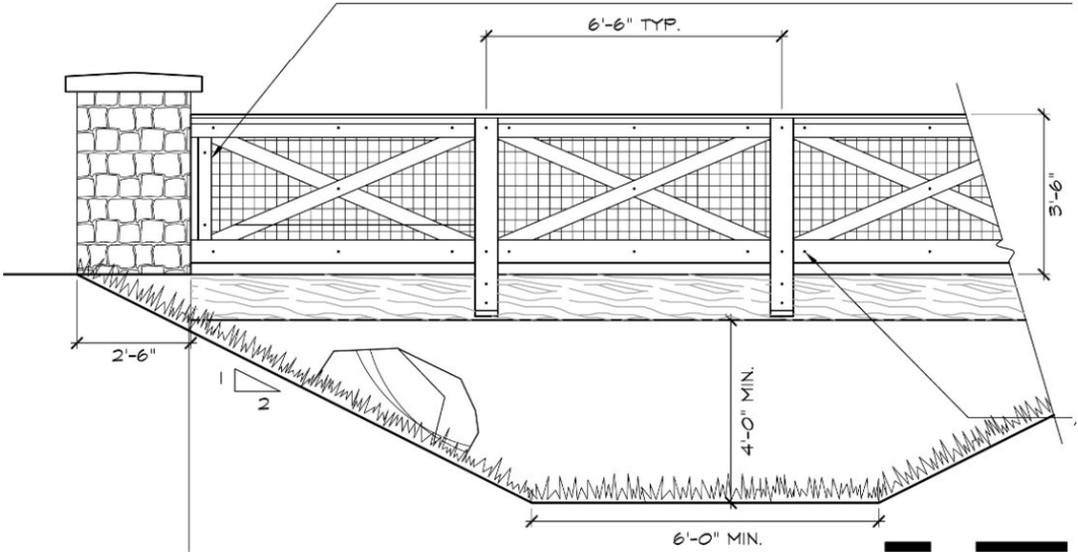
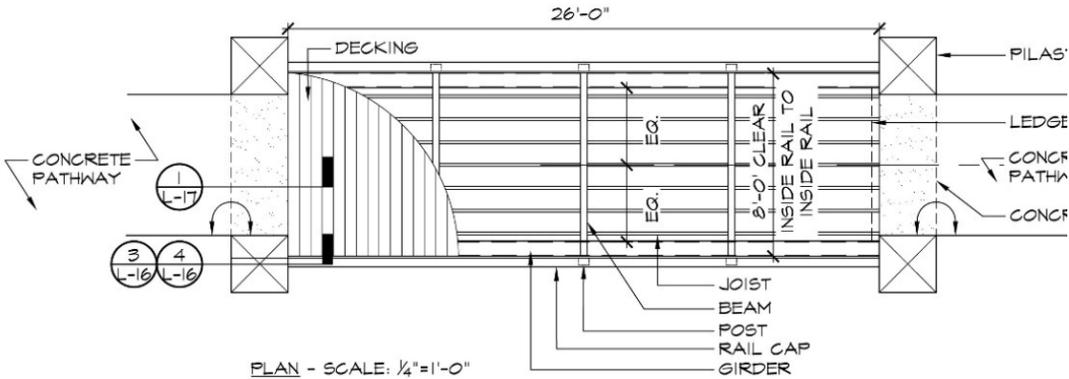
Fruit Cart (bench)



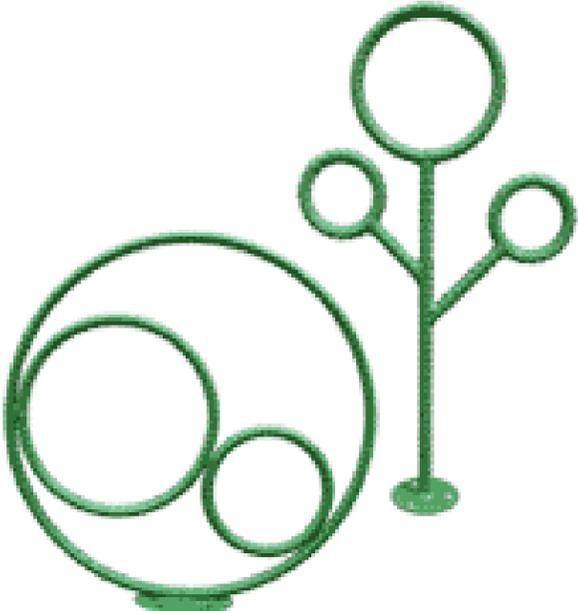
Park Bench



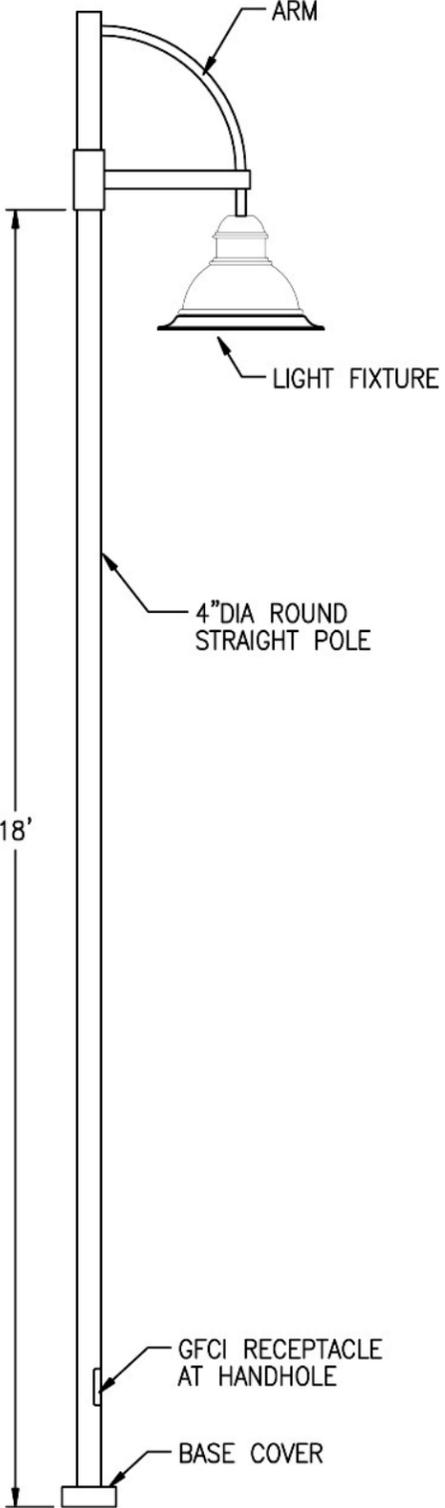
Picnic Bench



Bridge



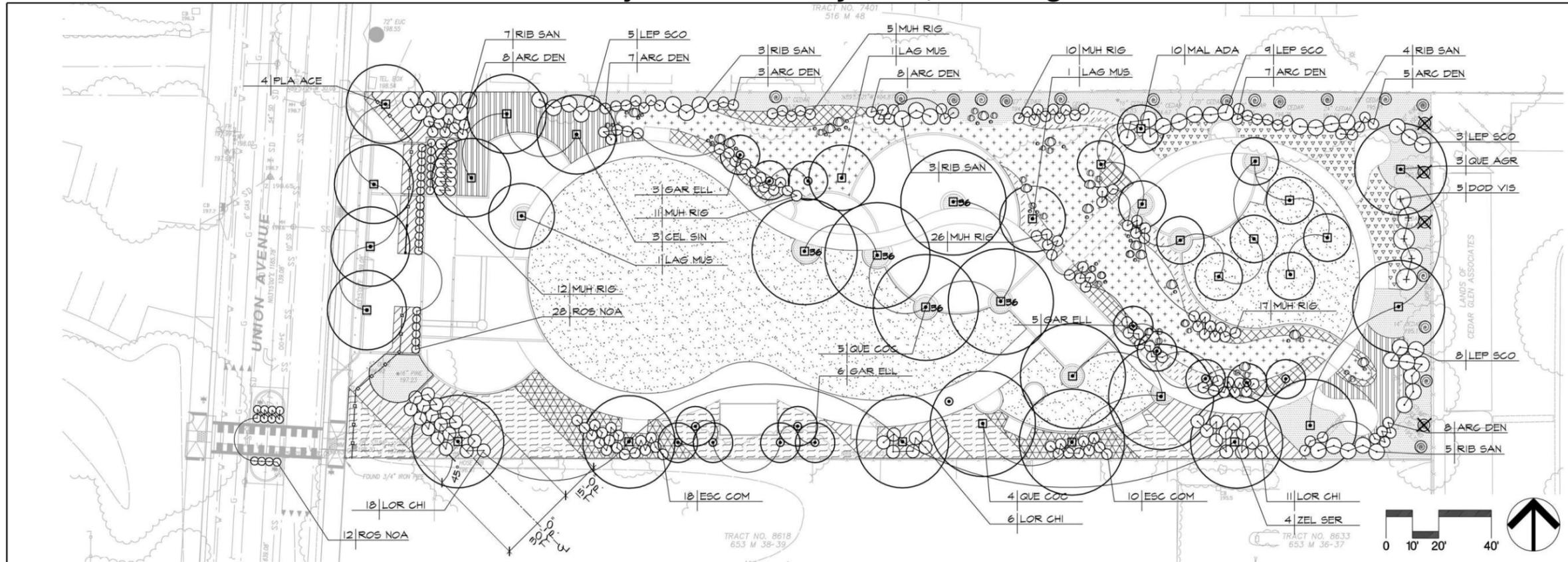
Bike Rack



Park Lighting



# Stojanovich Family Park, Planting Plan



## PLANT LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>				
CEL SIN	CELTIS SINENSIS	CHINESE HACKBERRY	24" BOX	AS SHOWN
GAR ELL	GARRYA ELLIPTICA	COAST SILK TASSEL	15 GAL	AS SHOWN
LAG MUS	LAGERSTROEMIA X MUSKOGEE' STD	LAVENDER CRAPE MYRTLE	24" BOX	AS SHOWN
MAL ADA	MALUS 'ADAMS'	FLOWERING CRABAPPLE	24" BOX	AS SHOWN
PLA ACE	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX	AS SHOWN
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	AS SHOWN
QUE COC	QUERCUS COCCINEA	SCARLET OAK	AS SHOWN	AS SHOWN
ZEL SER	SAWLEAF ZELKOVA	SAWLEAF ZELKOVA	24" BOX	AS SHOWN
<b>SHRUBS</b>				
ARC DEN	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	VINE HILL MANZANITA	5 GAL	AS SHOWN
DOD VIS	DODONAEA VISCOSA	HOP BUSH	5 GAL	AS SHOWN
ESC COM	ESCALLONIA 'COMPAKTA'	ESCALLONIA	5 GAL	AS SHOWN
LEP SCO	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	NEW ZEALAND TEA TREE	5 GAL	AS SHOWN
LOR CHI	LOROPETALUM CHINENSE	LOROPETALUM	5 GAL	AS SHOWN
RIB SAN	RIBES SANGUINEUM	PINK WINTER CURRANT	5 GAL	AS SHOWN
ROS NOA	ROSA X 'NOASCHNEE'	CARPET ROSE, WHITE FLOWER COLOR	5 GAL	AS SHOWN

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>GRASSES</b>				
[Pattern]	CAREX PANSA	CALIFORNIA MEADOW SEDGE	PLUGS	1'-0" O.C.
[Pattern]	FESTUCA GLAUCA	BLUE FESCUE	1 GAL	1'-0" O.C.
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	AS SHOWN
[Pattern]	NON-MOW FINE FESCUE BLEND, APPLY BY HYDROSEED AT 150 LBS/ACRE. AS AVAILABLE FROM PACIFIC COAST SEED 533 HANTHORNE PLACE, LIVERMORE, CA 94550 (925) 373-4417			
<b>GROUNDCOVERS</b>				
[Pattern]	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL	5'-0" O.C.
[Pattern]	BERBERIS THUNBERGII 'CRIMSON PYGMY'	BARBERRY	1 GAL	3'-0" O.C.
[Pattern]	HEMEROCALLIS 'HYBRID'	EVERGREEN DAYLILY, YELLOW FLOWER	1 GAL	3'-0" O.C.
[Pattern]	MYOPORUM PARVIFOLIUM	N.C.N.	1 GAL	5'-0" O.C.
[Pattern]	TURF FROM SOD, 20% MEDALLION PLUS, AVAILABLE FROM PACIFIC SOD 305 W. HUENEME ROAD, CAMARILLO, CA 93012 (800) 442-5296			
[Pattern]	"IRRIGATED ORNAMENTAL BIOSWALE MIX," APPLY BY HYDROSEED AT 145 LBS/ACRE. AS AVAILABLE FROM PACIFIC COAST SEED 533 HANTHORNE PLACE, LIVERMORE, CA 94550 (925) 373-4417			

## PLANTING NOTES

- MULCH:** INSTALL A UNIFORM TWO INCH COVERING OF SMALL DECORATIVE BARK, 3/4 INCH TO 1/8 INCH PARTICLE SIZE, IN ALL AREAS TO BE PLANTED. MATERIAL AVAILABLE FROM REUSER, INC., (707)431-1111.
- EXISTING PLANT MATERIAL:** PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN. REPAIR ANY DAMAGES INCURRED AS A DIRECT RESULT OF THIS CONTRACT TO THE CITY'S SATISFACTION AT NO ADDITIONAL COST.
- GROUNDCOVER:** PROVIDE GROUNDCOVER AT INDICATED ON-CENTER SPACING THROUGHOUT ALL AREAS TO BE PLANTED. GROUNDCOVER SHALL BE PROVIDED UP TO THE WATERING BASIN OF ALL TREES AND SHRUBS.
- QUANTITIES:** THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.
- TOPSOIL:** ALL PLANTING AREAS TO RECEIVE A SIX INCH LAYER OF NATIVE TOPSOIL PER SPECIFICATIONS.
- SOILS TESTING:** SEE SPECIFICATIONS FOR TESTING OF TOPSOIL AND AMENDMENTS. IN ADDITION, CONTRACTOR SHALL SUBMIT A FIVE GALLON SAMPLE OF NATIVE TOPSOIL FROM ANY AREAS PREVIOUSLY COVERED BY PAVING, TO SOIL AND PLANT LABORATORY, INC. OF SANTA CLARA, (408) 121-0330. FOR CONTAMINATION TESTING. TESTING REQUIRES FOUR TO FIVE WEEKS. CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR TESTING PRIOR TO CONSTRUCTION.

## PLANT LEGEND

- ⊙ EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO BE REMOVED
- TREE, 24" BOX SIZE
- ⊠ TREE, 36" BOX SIZE
- TREE, 15 GALLON
- ⊕ SHRUB MASS
- [Pattern] MULCH ONLY, NO SOIL PREP EXCEPT IN PLANT FITS OF PROPOSED PLANT MATERIALS

CITY OF CAMPBELL  
DEPARTMENT OF PUBLIC WORKS

STOJANOVICH FAMILY PARK  
PROJECT NO. 08-10  
PLANTING PLAN

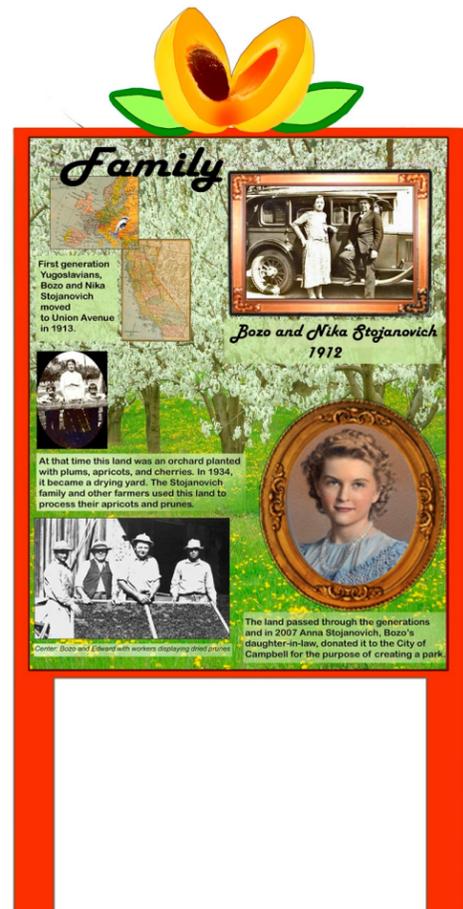
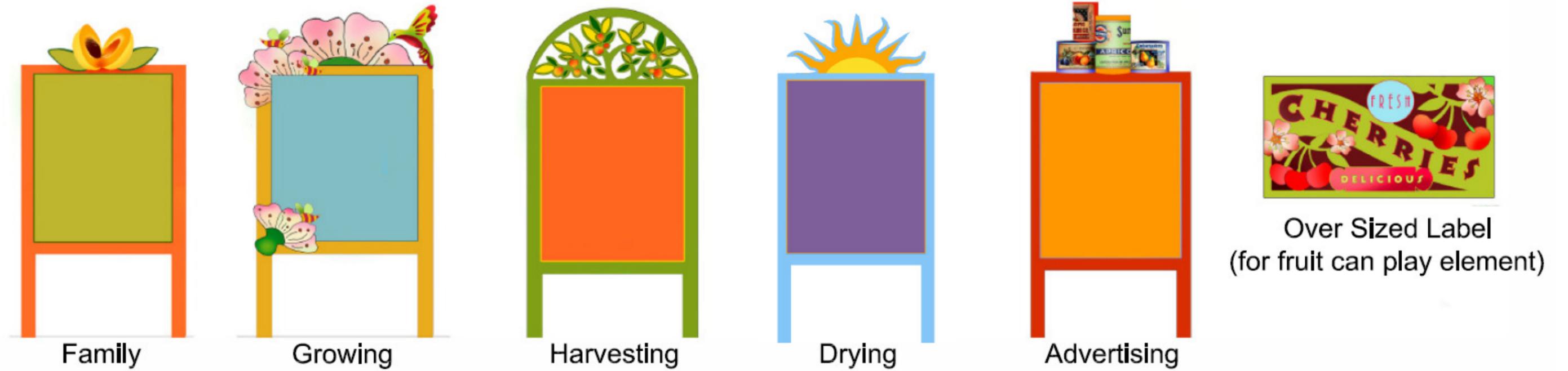
SCALE:  
AS SHOWN

SHEET:  
L-7

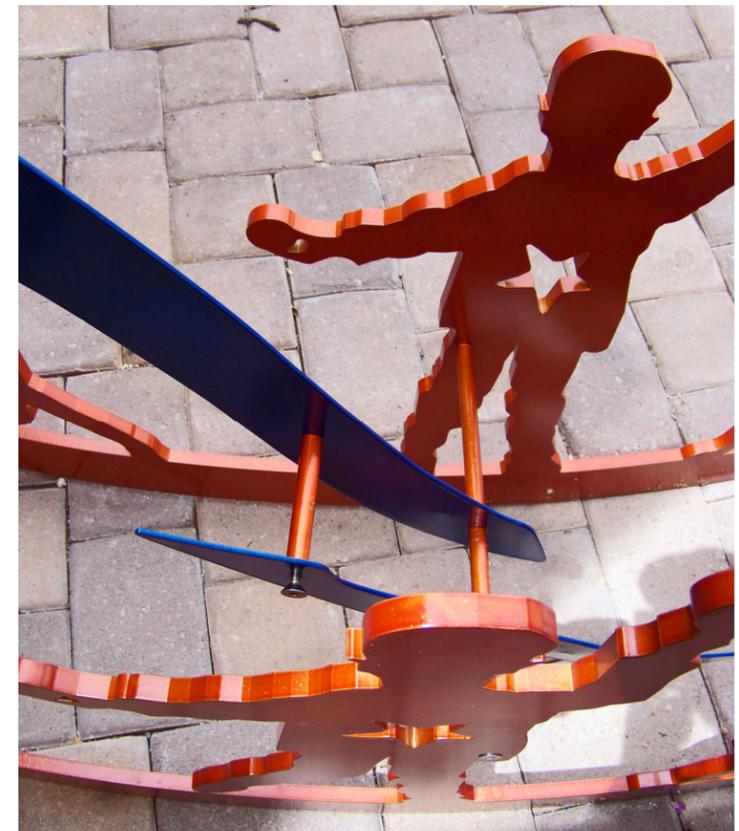
California Landscape Architects  
Landscape Architecture  
325 South Bascom Avenue, Suite 300  
San Jose, CA 95128  
F020770002

Date: \_\_\_\_\_  
Drawn By: \_\_\_\_\_  
Designed By: \_\_\_\_\_

No. \_\_\_\_\_  
Revision \_\_\_\_\_  
Date \_\_\_\_\_  
By \_\_\_\_\_  
Chd \_\_\_\_\_



Sample Panel



1/2 Inch Thick Powdercoated Aluminum Panel Samples (orange colored parts)