ITEM NO. 7

STAFF REPORT

CITY OF OCEANSIDE

DATE: October 4, 2006

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

SUBJECT: **APPROVAL OF PLANS AND SPECIFICATIONS FOR THE MANCE BUCHANON PARK IMPROVEMENTS AND AUTHORIZATION FOR THE PUBLIC WORKS DIRECTOR TO CALL FOR BIDS**

SYNOPSIS

Staff recommends that the City Council approve the plans and specifications for the Mance Buchanon Park Improvements along the southeasterly side of the San Luis Rey River and southerly of College Boulevard, and authorize the Public Works Director to call for bids.

BACKGROUND

The proposed Mance Buchanon Park (formerly River Park) project, which consists of approximately 29 acres along the southeasterly side of the San Luis Rey River, will include five soccer fields (two of which will be lighted), perimeter walking paths, access to the San Luis Rey River bike path, an access road with a traffic signal at the intersection with College Boulevard, on-site parking, a concession building, two restroom facilities and the necessary facilities to support park operation. The Murray Bridge Middle School is being constructed on the adjacent property to the southwest.

On April 26, 2004, the City Planning Commission approved the mitigated negative declaration and conditionally approved the Development Plan and Conditional Use Permit for the River Park project. On August 4, 2004, the City Council approved the final conceptual River Park Master Plan and approved a professional services agreement with David Evans and Associates in the amount of $498,870 for preparation of contract documents for the construction of River Park.

On January 18, 2006, the City Council approved the advertisement of Phase 1 of the park rough grading and drainage. On April 5, 2006, the City Council awarded the rough grading and drainage contract to Sierra Pacific West, Inc., for $2,986,525.37. The rough grading and drainage construction began on June 5, 2006, and is proceeding on schedule. The Building Division has reviewed and approved the building plans.

ANALYSIS

This phase of the Mance Buchanon Park project will provide for the construction of the 29-acre park including restrooms/concession buildings, precise grading, asphalt concrete entrance roadway and parking lot, five soccer fields, playground equipment, concrete walkways, landscape and irrigation, landscape maintenance, water and sewer services, and a traffic signal on College Boulevard at the entrance.

The balance of the project, through completion, is scheduled as follows:

Bid Opening for Phase 2	November	06
Award of Phase 2 contract	December	06
Grading and utilities completed	November	06
Begin soccer fields, buildings & access roads	January	07
Complete soccer fields, buildings and access	January	08

FISCAL IMPACT

The FY 2006-07 Capital Improvement Program budget includes an appropriation of $7.2 million in new funds in the Parks Program for the final improvements. Together with the carry forward of $2.6 million from the previous year and $600,000 in a drainage program for the project, there is approximately $10.4 million available. Approximately $2.6 million is allocated to the current grading, drainage, sewer and water project and the SDG&E connections, leaving a balance of $7.8 million available for Phase 2.

The estimated construction cost for this final phase of the project is approximately $8 million, including construction administration, inspection, survey and soils testing.

The total project funding and the funding sources are shown below:

FUNDING SOURCES

OUSD Land Sale	$ 3.4 million
Proposition 12/40	$ 1.9 million
Drainage Fees	$ 0.6 million
Park Fees	$ 4.3 million
General Fund Reserves	$ 1.0 million
	$11.2 million

PROJECT COSTS

Grading, Drainage, Sewer, Water, SDG&E	$ 2.6 million
Park Construction	$ 8.1 million
Contract Administration	$ 0.5 million
	$11.2 million

The project has been allocated $1,458,000 in grant funds from the State of California Proposition 12 Per Capita Program, and a pending application in the amount of $452,754 in grant funds from the State of California Proposition 40 RZH Program is expected to be approved in fall 2006.

INSURANCE REQUIREMENTS

The City's standard insurance requirements will be provided for the construction contract.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council approve the plans and specifications for the Mance Buchanon Park Improvements and authorize the Public Works Director to call for bids.

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