



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Fremont Park Renovation Project

- 1) Resolution dispensing with competitive bidding, incorporating additional project scope, and authorizing the City Manager or his designee to execute a contract change order to construction contract No. 8002286 with Dorado Design and Construction, Inc. (Dorado), increasing the contract amount by \$418,000, and approving an additional 10% contingency of \$41,800.
- 2) Motion authorizing the City Manager or his designee to execute an amendment to Professional Services Agreement (PSA) No. 8001517 with Maestro Development LLC (Maestro), increasing the contract amount by \$155,200, for a total not-to-exceed amount of \$1,010,200.
- 3) Motion authorizing the City Manager or his designee to execute an amendment to PSA No. C106224 with David Volz Design Landscaping Architects (DVD), increasing the contract amount by \$35,000 for a total not-to-exceed amount of \$458,382.

COUNCIL ACTION

Item Type: Action Item

Approved for _____ **May 20, 2025** **calendar**

EXECUTIVE SUMMARY

The Fremont Park Renovation Project is currently in the final stages of construction. Two key additions that were requested by City Council during the project award to Dorado, included a shade structure over the playground and a 20-foot-high fence around the soccer field. These additions impacted both the project timeline and the budget. While these changes were approved through a change order and funded using contingency funds, additional funding is now required due to unforeseen conditions encountered on-site to complete the project.

The purpose of this item is to seek the City Council's approval to increase the not-to-exceed amounts of the various contracts for this project.

RECOMMENDATION

Adopt a resolution dispensing with competitive bidding and authorizing a contract change

{{section.number}}g
25-88000

order to construction contract No. 8002286 with Dorado, increasing the contract amount by \$418,000, and approving an additional 10% contingency of \$41,800; pass motions approving amendments to PSA No. 8001517 with Maestro, and PSA No. C106224 with DVD in the amount of \$155,200 and \$35,000, respectively, for project management and design support.

ANALYSIS

Fremont Park is approximately eight acres and is located adjacent to the Glenwood and Vineyard Neighborhoods south of Glenoaks Boulevard and west of Pacific Avenue. It is one of the oldest neighborhood parks in the City, created in 1922, and had numerous heavily used amenities, including eight tennis courts, children's play equipment, a wading pool, a half-court basketball area, a sand volleyball court, open fields, a rose garden, and numerous picnic areas clustered under the park's mature trees.

On October 8, 2019, the City Council adopted the project plans, specifications and contract documents, and directed the City Clerk to advertise the project for bids. On March 7, 2023, the City Council rejected all bids due to their non-responsiveness, dispensed with competitive bidding, and authorized the Director of Public Works to negotiate with one or more of the qualified bidders. On August 8, 2023, the City Council authorized a construction contract with Dorado in the amount of \$21,750,220 plus a contingency amount of 10%. The on-site work at Fremont Park began on October 16, 2023, and was aggressively scheduled to be completed in March 2025 (500 days).

The new Fremont Park includes the following new and/or renovated features and amenities:

New Park Improvements include:

- 1) Community Building
- 2) Tennis Pro Shop
- 3) Soccer Field with LED stadium lighting
- 4) Splash Pad
- 5) Picnic Pavilions
- 6) Picnic Tables and Barbecues
- 7) Public Art Display Areas
- 8) Benches
- 9) Drinking Fountains
- 10) 70 Parking Spaces
- 11) Pickleball Courts (dual use with basketball and tennis)
- 12) Drive Path
- 13) Walking Path (around the entire perimeter of the park)
- 14) Tennis Courts (with Stadium Courts).
- 15) Tennis Shade Structure, Benches, and LED Lighting
- 16) Fitness Equipment
- 17) Playgrounds
- 18) Park Lighting and Security Cameras
- 19) Irrigation and Storm Water Dry Wells

- 20) Full-court Half-court Basketball areas
- 21) New Trees and drought tolerant plans
- 22) Restroom Building
- 23) Maintenance Building
- 24) Renovated Exterior of the Model Train Building
- 25) Picnic Tables and Shade Canopies
- 26) Natural Grass Turf
- 27) Botchy Ball Courts
- 28) Solar Covered Parking Canopies
- 29) Removal of all natural gas appliances
- 30) Park-wide Wi-Fi Installation

Fremont Park is being transformed into an entirely new space, featuring numerous first-class amenities and energy-efficient design elements.

The construction of the Fremont Park renovations has been challenging due to the absence of the original architect and the structural engineer; both passed away before construction started. However, the project team has worked cohesively and cooperatively to fill in the gaps and create the dream of Fremont Park that was envisioned by the community and City Council. The original park design did not include two key elements previously highlighted by Council, both of which have become cornerstone features in other recent park projects. These two important elements are the shade canopies over the playgrounds and the extended height fencing around the perimeter of the soccer field, as both elements provide functional benefit and greatly improve the safety of the park. The project team has done its best to minimize the cost of these additions to the scope of work and originally tried to fit them within the allotted contingency for the project. However, due to the size of the park and many other challenges encountered from ground-breaking to near completion, the contingency amount is not sufficient to absorb the entire cost of these two major improvements. Specifically, the structural 24-foot-tall fencing around the soccer field totals \$398,703.92, and the shade canopies over the two playground areas add \$272,906.04. While a portion of these costs can be absorbed by the approved contingency, a shortfall of \$418,000 remains. As these items represent value-added scope enhancements, staff respectfully requests that the base contract amount be increased by \$418,000 to preserve the contingency fund for any additional unforeseen conditions that may arise through final project completion.

The Fremont Park Renovation Project continues to make steady progress, with contractors working extended hours and weekends to complete the project as soon as possible. Due to a combination of unforeseen conditions, necessary design modifications, deferred plan check submittals, weather-related delays, and added scope, such as the installation of shade canopies, a soccer field fence, and coordination with LA County plan checkers and inspectors, the overall project schedule has been extended by approximately 120 days. The project is currently 85% complete, with substantial completion now anticipated by June 30, 2025.

To ensure the successful completion of the Fremont Park Renovation Project, it is

necessary to retain continued project support from the architect of record and its team at DVD, as well as the construction management firm Maestro and its special inspection partner, Twinning. DVD has submitted a proposal to extend its services for an additional four months of construction at a cost of \$35,000. Maestro has also submitted a proposal for continued construction management support over the same period, totaling \$155,200, which includes \$64,000 allocated specifically for deputy inspection services.

Given the current 85% completion level and thorough evaluation by all contractors and support teams, it is the collective assessment that all major cost and schedule impacts have been identified. The additional funding requested is expected to carry the project through to final completion.

STAKEHOLDERS/OUTREACH

The work will be coordinated with the contractor and Community Services & Parks Department (CSP) staff to minimize any disruptions to operations.

FISCAL IMPACT

The increased construction contract costs for the Fremont Park Renovation Project will cost \$650,000, which was included as part of the FY 2024-25 budget, as outlined below.

Existing Appropriation		
Amount	Account String	Funding Source
\$614,000	GL: 51200-4010-CSP-0020-P0000- PL: 51873	Capital Improvement Fund
\$36,000	GL: 43110-5830-GWP-0020-P0000- PL: PWD01093CN	Electric Depreciation Fund

ENVIRONMENTAL REVIEW (CEQA/NEPA)

This project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) as a Class 2 exemption pursuant state CEQA Guidelines, Section 15302.

CAMPAIGN DISCLOSURE

The names and business addresses of the members of the board of directors, the chairperson, CEO, COO, CFO, Subcontractors and any person or entity with more than 10% interest in the company proposed for contract in this Agenda Item Report are attached in Exhibit # 1, in accordance with the City Campaign Finance Ordinance No. 5744.

ALTERNATIVES TO STAFF RECOMMENDATION

Alternative 1: Do not approve the resolution and motions, which would prevent approval of additional project work, and the project cannot be completed as requested.

Alternative 2: Consider any other alternative not proposed by staff.

ADMINISTRATIVE ACTION

Submitted by:

Daniel Hernandez, Director of Public Works

Prepared by:

Arthur Asaturyan, Senior Project Manager

Approved by:

Roubik R. Golanian, P.E., City Manager

EXHIBITS/ATTACHMENTS

Exhibit 1: Campaign Finance Disclosure Statements.