



STAFF REPORT

SAUSALITO CITY COUNCIL

MEETING DATE: January 28, 2020

AGENDA TITLE: MLK Field Improvement Projects, and Dunphy Park Improvement Project Update

LEAD DEPARTMENT: Public Works

RECOMMENDED MOTION:

Accept the Report for Martin Luther King Park Field Improvement Projects, and Dunphy Park Improvement Project.

SUMMARY

Martin Luther King Park (MLK)

On [October 8, 2019](#) staff presented an update to the City Council of the City of Sausalito regarding improvements to the MLK Tennis Court, MLK Athletic Field, MLK Pickleball Courts and Landscaping and planting around the MLK Athletic Field. While the majority of these improvements are completed the following punch list items remain to be completed at this site:

Item	Description	Schedule
Low Spot Field Corrections	Contractor to address low areas within the field with sand. Grass will grow through the sand.	Work performed – staff review scheduled 1/23/20
Infield Grass Limit	Contractor to install sod on the outer areas of the infield to develop a uniform geometry to the infield limit.	Work performed – staff review scheduled 1/23/20
Infield Compaction	Review and compact the infield area if needed.	Compaction to be reviewed by the Parks and Rec. Department following rainy season.
Pickleball Fencing	Install fencing around the existing Basketball and Pickleball court area.	Contract has been signed for this work and is anticipated to start at the end of January 2020. Approximately one week needed to install.

Pickleball Surface	Repair surface cracks, re-line and provide a thin surface material to define the playing court areas.	Contractor set to perform work following the rainy season - Spring 2020
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Public Works and Parks and Recreation staff have been working with the subcontractor on the field work and have relatively good success in finalizing the punch list items. Ultimately, opening the field will be determined by the Parks and Recreation Director. This decision will involve reviewing the saturation of the field, whether additional rainfall is expected and whether the activities proposed for the field area will significantly damage the area.

Dunphy Park Improvement Project

On [October 8, 2019](#) staff presented an update to the City Council of the City of Sausalito regarding improvements and Dunphy Park. While a majority of the improvements, such as the restroom, parking, curb and gutter and some pathways are in place several significant construction items remain to be completed at this site as described below:

Item	Description	Schedule
Storm Drain Filtration System	Installation of a storm drain filtration system.	Contractor will need two weeks of relatively dry weather to install this system (Staff anticipates that this work will start at the end of February weather depending)
Irrigation Systems	Installation of Irrigation systems to support the lawn and planting on the site.	The contractor has noted that a month is needed to install this system. Relatively dry weather is needed for this work since disturbing the soil in the park, adjacent to the bay, during the wet weather months is not preferred. (If dryer weather occurs this work will be completed by the end of March)
Hydroseeding of the lawn area	This project includes Hydroseeding which needs to be placed after the irrigation system is in place.	This work will only take a few days to perform but may not be started until the irrigation system is in place. (April)
Planting of trees and Vegetation	Installation of trees and planting will be completed separately from the primary contractor. This work	Staff anticipates this work to be completed in April.

	may not occur until the irrigation system is in place.	
Pathway Installation	Some remaining pathway segments need to be installed. This work cannot occur until the base material is dry.	Staff anticipates this work to be completed in April.
Installation of equipment and furniture	Volleyball equipment, benches and other equipment needed in the park can be installed by the City. Installation should occur after hydroseed is in place.	Staff anticipates this work to be completed in April.
Utility Hookup for restroom	Waiting to set a meter for Electricity and contractor finalize water ups.	Contractor is in contact with PG&E and MMWD to comply with their procedure for securing the hook up of these facilities to this park. (Staff anticipates this work occurring in January and February)
Plant Establishment Period	Per the contract documents the hydroseeded area needs to establish itself. Specification notes a period of 120 calendar days for a maintenance period.	Contractor's schedule shows 68 calendar days for plant establishment. The 120 calendar days in the contract allows the contractor to mow and maintain the planting for a longer period of time if the grass and plants do not readily establish.

At this time, progress on this project is impacted by the weather. Public Works will continue to work closely with the contractor to move this project forward as fast as possible. Staff will be exploring opportunities to expedite the installation of the irrigation system with the intent to install and establish the grass area as soon as possible. If we have some luck with the weather and can work with the contractor to expedite the irrigation installation, we anticipate that the field and the main portions of the park could be open after Memorial Day. However, if the irrigation work cannot be installed during the rainy season, the opening of the field area may not occur until after July 4, 2020.

Staff is anticipating the issuance of a separate contract for the removal of the stock piled soil from the site. This work is not anticipated to occur until the primary contract work noted above is completed.

At this time a portion of the parking lot is open. DPW, P&R, and PD staff have been working together to review the signage necessary for this parking lot. Temporary

signage has been posted and we expect to have additional signage in place to better manage the parking in the next two weeks.

DISCUSSION

Dunphy Park Improvement Project

Dunphy Park was known from the beginning to be a complex project due to its previous history as a municipal burn dump, its location for suspected cultural resources and its adjacency to the bay. In addition communication and reaching consensus on construction items with the prime contractor has been difficult. Staff anticipates that some litigation may be necessary to finalize this project.

The City has also been working closely with its tenants the Sausalito Cruising Club and Cass Gidley Marina, as well as its neighbor Galilee Harbor to install utilities and improvements to those organizations for sewer, water and accessibility improvements concurrently with the Park's improvements so that those elements can be completed during the current construction rather than impacting the park at a future date and potentially damaging installed improvements or impacting the use of the Park once it is completed.

FISCAL IMPACT

Staff anticipates addressing the City Council in the near future as bids are received for the soil removal at Dunphy Park. A full accounting of the complex funding which supports these projects will be presented to Council as the projects develop.

STAFF RECOMMENDATIONS

Accept the Report for Martin Luther King Park Field Improvement Projects, and Dunphy Park Improvement Project.

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