



Town of San Anselmo

525 San Anselmo Avenue
San Anselmo, CA 94960

Staff Report

TO: Town Council

6/28/2022

Item #: 1.3.

FROM:

Sean Condry, P.E., Director of Public Works

Scott Schneider, P.E., Assistant Director of Public Works

SUBJECT:

Memorial Park Athletic Field Renovation Project

RECOMMENDATION

That Town Council take the following actions regarding the Memorial Park Athletic Field Renovation Project:

1. Approve the Plans, Specifications and Bid Book for the Memorial Park Athletic Field Renovation Project and authorize staff to advertise for bids; and
2. Authorize the Town Manager to award the construction contract to the lowest responsible bidder.

BACKGROUND

In 1924, the Town of San Anselmo acquired seven acres of land and built Recreation Park, which was later named Memorial Park. Baseball fields were installed, and in 1933 the American Legion and the Boy Scouts built the Log Cabin.

Over the years a playground, picnic areas, tennis courts, a community-based garden and most recently a skate park were added. Aside from the addition of the above listed amenities, the park has not received any significant renovations.

In 2018, the Town Council approved the Memorial Park Master Plan. The plan had been developed over an 18-month period and included a comprehensive community input process. In 2019, Measure M was placed on the ballot. Measure M called for a tax on each residential unit in San Anselmo for a term of 30 years. This tax would have funded the implementation of the master plan and provided ongoing maintenance funding for the park. Measure M was rejected by voters in November of 2019.

DISCUSSION

At the Council meeting on January 26, 2021 the Town Council authorized staff to go out to bid for the Memorial Park Athletic Field Renovation Project. On April 13, 2021 bids were opened and Marina Landscaping was the low bidder at \$454,360. At the June 8, 2022 Council meeting, due to the ongoing drought, the Town Council voted to postpone the

project.

At the April 12, 2022, Town Council meeting, the Council authorized staff to prepare plans to replace the Memorial Park Athletic Field irrigation system and turf, to improve the existing wells, and to provide piping connections for a future large underground storage tank that may be used for well water, recycled water, gray water, and/or stormwater.

The attached Plans, Specifications and Bid Book for the Memorial Park Athletic Field Renovation Project were developed based on the Council's direction (Attachment 1). Staff is seeking the Council's approval of the Plans, Specification and Bid Book and authorization to advertise for bids. Following the public bidding process, staff is also requesting that the Council authorize the Town Manager to award the construction contract to the lowest responsible bidder.

FISCAL IMPACT

The Memorial Park Athletic Field Renovation Project engineer's estimate is \$800,000 for the base bid, and includes additional field subdrains, asphalt paving of the path near the restroom, well supply pipes, and future storage connection pipes. Funding for the Field Renovation Project would come from County Sales Tax for Parks funds (Measure A), which total approximately \$495,000, State Bond for Parks (Proposition 68) funds, which total \$178,000, and \$127,000 from Measure D.

GENERAL PLAN CONSISTENCY

The project is consistent with the overarching General Plan Land Use goals of preserving San Anselmo's small town character and close connection to natural beauty of its surroundings.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The Town finds this project to be categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 Class 1, because it involves repair of existing public facilities involving negligible or no expansion of use. (14 Cal. Code Regs. § 15301). None of the exemptions listed in CEQA Guidelines section 15300.2 apply in this instance. Specifically, the project is not located in a sensitive environment, as the athletic fields are currently used year-round. In addition, this is an isolated restoration project that will not result in cumulative impacts. Finally, there are no unusual circumstances or historical resources impacted by the project.

The Memorial Park Athletic Field Renovation Project will address San Anselmo's Climate Action Plan (CAP) 2030, specifically CAP Measure C-2, replace inefficient irrigation systems. The improvements to the walking and biking path will address CAP Measure T-2 (Bicycling) and T-3 (Walking).

CONCLUSION

Memorial Park will turn 100 years old in 2026 and is in much need of repair. The replacement of the athletic fields is badly needed. Along with improvements to the existing wells, and provisions for future water sources, the field can be renovated even though the drought continues.

The recently completed Skatepark Rehabilitation Project and phase one of the Millennium Playground repair work, along with the future parking lot repair project continue the long-needed Memorial Park repair process.