

RESOLUTION NO. (XX)
RESOLUTION OF THE COUNCIL OF THE CITY OF COTATI
APPROVING A CONSTRUCTION AGREEMENT WITH AZUL
WORKS, INC FOR THE PUTNAM PARK IMPROVEMENTS – PHASE 1
PROJECT, AUTHORIZING THE CITY MANAGER TO EXECUTE SAID
AGREEMENT AND APPROVE ANY NEEDED CHANGE ORDERS OR
AMENDMENTS UP TO THE APPROVED BUDGET AMOUNT

WHEREAS, in late 2019, the City of Cotati (City) approved the Parks Capital Plan for all parks in Cotati, and the plan includes concepts for amenities, improvements, and upgrades to Cotati parks based on community input, with planning level cost estimates and relative priorities; and

WHEREAS, in 2023, the City completed capital improvements for Kotate Park and, on July 27, 2023, approved a design agreement for capital improvements to Helen Putnam Park, and the design was completed for improvements, to the park but because of cost constraints, the improvements have been divided into three phases; and

WHEREAS, Phase 1, generally includes parking lot lighting, pathways on the south side of the ball field, the dog park, a lawn area, and drainage and irrigation improvements, and these improvements follow the recently completed ball field constructed by a nonprofit 501 C3 organization under a lease agreement with the City; and

WHEREAS, the design for all three phases of the Helen Putnam Park improvements are complete, however, bidding documents were only completed for the Phase 1 improvements, and, in August 2024, the Project was advertised for bidding and, on September 17, 2024, the City received and opened six bids; and

WHEREAS, the bids ranged from \$1,888,340 to \$2,786,445 with an average of \$2.4 million, and the low bidder was Azul Works, Inc. with a total bid price 21.5 percent under the engineer's estimate, and the low bidder's bid was reviewed and found to be responsive and Staff is recommending it for award, and

WHEREAS, design assistance during construction and Construction Management and Inspection services are included in the design contract, approved by the City in 2023, with Integra Planning + Landscape Architecture; and

WHEREAS, following award, and allowing time to process the contract documents, mobilization is expected to occur in mid-October, and 75 working days are specified for project completion, excluding holidays and wet weather, and weather dependent, the Project would be completed in early to late Spring 2025

WHEREAS, the City's adopted FY24/25 Budget includes excess funding of \$360,000 from the adopted budget, as such staff are proposing unencumbering the funds for use within the General Fund, creating a revised budget total for the project of \$2,126,000, and

WHEREAS, the Project implements the General Plan and is consistent with the existing recreation facilities established by existing land use regulation, adopted Public Works Development Standards and general plan policies for which an EIR was certified; and

WHEREAS, the analysis relies upon the program level analysis prepared for the 2015 City of Cotati General Plan and its EIR (SCH No. 2013082037), which was certified in 2015, and the project is a maintenance effort to ensure the on-going provision of parkland projected to be available to Cotati residents under the General Plan and analyzed in the General Plan EIR; and

WHEREAS, the project would not result in substantial changes nor does it involve new information that would warrant further environmental review because the level of improvements proposed are primarily maintenance and the construction of limited new features at an existing park and within the development assumptions analyzed in the program level EIR for the General Plan; and

WHEREAS, furthermore, the project does not contain elements that are peculiar to the project or project site(s) that would result in new or more severe environmental impacts relative to the General Plan EIR, and lastly, all adopted mitigating General Plan policies and mitigation measures identified in the 2015 General Plan EIR that apply to the Project are imposed as environmental conditions of approval; and

WHEREAS, with implementation of identified conditions of approval and uniformly applied development standards, the project would not result in a substantial increase in the severity or significant impacts that were previously identified in the program level EIR, nor would the project introduce any new significant impacts that were not previously identified; and

WHEREAS, there would be no additional environmental impacts beyond those analyzed in the General Plan EIR, and therefore the project is exempt pursuant to California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183

NOW THEREFORE BE IT RESOLVED, that the Council of the City of Cotati hereby determines:

1. The recitals stated above are true and correct, and
2. Awards the construction contract for the Putnam Park Improvements – Phase 1 Project to Azul Works, Inc. for an amount of \$1,888,340.00, and
3. The City Manager is authorized to execute the aforementioned construction agreement and any needed change orders up to the authorized Project budget and unencumber \$360,000 from the Project in the adopted City budget and return it to the General Fund.

IT IS HEREBY CERTIFIED that the foregoing resolution was duly adopted at a regular meeting of the City Council of the City of Cotati held on September 24, 2024, by the following vote, to wit:

Approved: _____

Mayor

Attest: _____

Kevin Patterson, Deputy City Clerk

Approved as to form: _____

City Attorney