



## PARKS AND RECREATION DEPARTMENT

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### PARKS AND RECREATION COMMISSION STAFF REPORT

Meeting: October 3, 2019

#### Subject

McClellan Ranch – Community Garden Improvements – Update

#### Recommended Action

Review the proposed construction approach and revised design for the Community Garden, provide feedback, comments, and recommend staff to proceed with Design Development and preparation of Construction Documents for bidding.

#### Discussion

The Community Garden at McClellan Ranch Preserve was established in 1974 and was a popular and sought-after amenity in the City. However, over the years, the garden fell into a state of disrepair and the local wildlife, i.e. ground squirrels and other rodents, proliferated, forcing gardeners to take extensive measures, such as installing wire cages and screens, to protect their plots and their produce.

The fence around the Community Garden was failing in many places and was unreliable as a secure enclosure. The impact of rodents on the garden produce was pervasive and persistent. The garden irrigation system was past its useful life, maintenance-intensive and insufficient to meet the needs of the garden. The existing garden plot sizing was variable and needed to be reconfigured for regular plot sizes.

The purpose of this project is to develop a new vision for the garden which will include more regular-sized garden plots, new irrigation and new fencing.

An earlier garden design, that was the result of several meetings with the gardener community between September 2017 and January 2018 and was presented before this Commission on April 5, 2018, was issued for bidding on August 31, 2018. On September 18, 2018, three bids were received, and all bids exceeded the construction budget. Staff then directed the design consultant, Callander Associates, Landscape Architects, to repackage the project and turn some of the work into bid alternates in order to bring the project to within budget, with the intention of re-bidding the project. However, at the October 18, 2018 City Council meeting, the project was de-funded and shelved to fund design services for a New City Hall.

Since the October 18<sup>th</sup> meeting, the proposed New City Hall project was reprioritized and a number of CIP projects that were defunded , including the Community Garden, were proposed in this year's CIP budget. Staff proposed a budget of \$1.5 million, based on the bids that were received in the previous year. At the June 18, 2019 City Council meeting, Council reduced the budget for the Community Garden at McClellan Ranch Preserve to \$1.2 million and directed staff to allocate \$300,000 to explore opportunities to build other community gardens at other locations within the City. Further, Council directed staff to engage (utilize) volunteer efforts to help build the community gardens in order to reduce cost.

Given these parameters, staff directed the design consultant to revise the Community Garden layout to meet the new budget and consider where and how volunteer forces can be used during the construction phase. The current design goal is to provide a total of 80 plots consisting of six in-ground plots, four ADA raised beds, and seventy non-ADA raised beds.

Construction is proposed to be sequenced as follows:

<b>Task</b>	<b>By Contractor</b>	<b>By City</b>	<b>By Volunteers</b>
1. Project startup/mobilization	•		
2. Demolition	•		
3. Erosion control	•		
4. Earthwork and grading	•		
5. Install underground hardware cloth	•		
6. Construct perimeter fence and gate(s)	•		
7. Install new irrigation controller, lines and risers, including a hose bib at every other plot	•		
8. Construct ADA raised beds	•		
9. Install decomposed granite (DG) pathways	•		
10. Stake the corners of in-ground and non-ADA planter beds	•		
11. Construct concrete pads and tool sheds	•		
12. Install sheet mulch underlayment for wood chipped pathways	•		
13. Procure lumber, fasteners, hardware, top soil, wood chips, tool sheds (2) and ADA picnic tables (2)		•	

14. Fabricate planter bed kits (pre-cut lumber and pre-drill holes)		•	
15. Construct non-ADA raised beds		• (assist)	•
16. Fill planter beds with top soil		•	• (assist)
17. Place wood chips on pathways			•
18. Assemble picnic tables			•

The construction budget for this revised garden design is \$900,000. The remaining \$300,000 will cover soft costs including fees for the landscape architect, biological monitoring and bird surveys, and staff time.

To offset construction costs, individual volunteers and/or organizations will be sought to assist with construction of the gardens. Volunteers will assemble the non-ADA raised beds, and picnic tables. They will also assist with filling the beds with top soil, and spreading the wood chips on the garden pathways. Upon completion of the gardens, gardeners will be expected to volunteer a certain amount of time to keep the gardens organized and free of weeds in the pathways.

As directed by City Council, staff will investigate the possibility of creating community gardens at other parks in the city. Wilson Park, Creekside Park, and Portal Park are currently under consideration for satellite gardens. Staff is researching this process in other communities, to develop the best option for implementation.

Staff will give an update on this project at the City Council meeting on October 15, 2019. Construction is scheduled to begin in January 2020. Target completion date is Memorial Day 2020.

#### Sustainability Impact

The design phase of the Community Garden Improvement project does not have any sustainability impact.

#### Fiscal Impact

Funds for the redesign and reconstruction of the Community Garden at McClellan Ranch Preserve are allocated in the FY20 Capital Improvement Program.

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