



TITLE

Melvin Park Improvements (PR23-0100): Design

RECOMMENDATION

Adopt a Resolution awarding a professional services agreement to Studio 1515, Inc., Landscape Architecture in an amount not to exceed \$144,590 for design of the Melvin Park Improvements Project (PR23-0100).

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director
Ron Ranada, P.E., Senior Civil Engineer
David Miller, Capital Projects Coordinator

BACKGROUND & ANALYSIS

Melvin Park includes an undeveloped parcel that is owned by the City and designated for future park development. The parcel was acquired by the City through a land transaction with D'Ambrosio Brothers Investment Co., which was authorized by City Council Resolution No. 2005-155 and completed through a grant deed recorded in January 2006. The site has remained undeveloped pending identification of funding and preparation of a comprehensive park design.

Development of the site represents an opportunity to expand recreational amenities and provide additional park facilities for the surrounding neighborhood and the broader American Canyon community. The City's Capital Improvement Program includes funding to prepare a design that will establish a long-term vision for the site and provide the plans, specifications, and cost estimates necessary to support future construction of park improvements.

To advance the project, the City issued a Request for Proposals (RFP) seeking qualified landscape architecture firms with experience in the planning and design of public parks and recreational facilities. The City received thirteen proposals in response to the RFP. Proposals were evaluated by a staff review committee based on qualifications and experience, demonstrated ability to complete similar projects, technical approach, project team and staffing approach, and acceptance of the City's standard agreement.

Following evaluation of the proposals, Studio 1515, Inc., Landscape Architecture received the

highest overall score and was determined to be the most qualified firm to perform the work. Studio 1515 demonstrated a strong understanding of the project objectives and presented a thoughtful approach to site planning, coordination with City-led community outreach efforts, design development, and preparation of construction documents. The firm has extensive experience delivering park improvement projects for public agencies throughout Northern California and has successfully completed previous projects for the City of American Canyon.

The review committee determined that Studio 1515 provided the best overall value to the City based on the firm's qualifications, relevant project experience, proposed project team, and overall project approach.

The proposed scope of work includes project initiation and coordination, preparation of conceptual park plans, design development, preparation of plans, specifications and estimates, bidding support, and limited construction phase design support. The agreement includes a base fee of \$137,410 and an optional value engineering task in the amount of \$7,180, for a total contract amount not to exceed \$144,590.

Based on the results of the competitive selection process, staff recommends awarding a Professional Services Agreement to Studio 1515, Inc., Landscape Architecture in an amount not to exceed \$144,590 for design of the Melvin Park Improvements Project.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Outdoors and Recreation: "Expand opportunities for use of outdoor recreation and an active and healthy lifestyle."

FISCAL IMPACT

The Melvin Park Improvements Project (PR23-0100) is included in the Fiscal Year 2025/26 Capital Improvement Program budget.

Funding for the proposed agreement is available through Park Impact Fees collected as part of the Napa Cove development and other development projects within the City. These funds are restricted to the acquisition and development of park and recreation facilities needed to serve growth within the community.

The Consultant's proposal includes a base fee of \$137,410 and an optional value engineering task in the amount of \$7,180, for a total contract amount not to exceed \$144,590. The optional task is included in the requested authorization amount and may be utilized if determined necessary during project development.

ENVIRONMENTAL REVIEW

The Melvin Park Expansion Project is within the scope of the previously certified Broadway District Specific Plan Program Environmental Impact Report pursuant to CEQA Guidelines Section 15168.

Staff has determined that no subsequent or supplemental environmental review is required. In addition, and as an independent basis for CEQA compliance, the project qualifies for the categorical exemptions set forth in CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), 15311 (Accessory Structures), and 15332 (Infill Development Projects).

COMMUNICATION

Level 2: Targeted Communication

Community engagement will be an important component of the design process. The selected consultant will coordinate with City staff to support public outreach efforts and gather community input regarding future improvements to the Melvin Park site. Information regarding outreach opportunities and project milestones will be shared through the City's Communications Team and project communication channels.

ATTACHMENTS:

1. [Resolution - Melvin Park Design](#)
2. [Studio 1515 Design Proposal](#)
3. [Studio 1515 Cost Proposal](#)
4. [Melvin Park Exhibit](#)