



## **CITY COUNCIL STAFF REPORT**

**ITEM NO. 5.8**

**DATE:** July 28, 2025

**TO:** Honorable Mayor and City Council

**FROM:** Brent Smith, Community Development Director

**SUBJECT:** Resolution authorizing the following actions for the Springtown Community Park and Disc Golf Course Project PB202319: ~~Reject the Bid Proposal from apparent lowest bidder, Schreder & Brandt Mfg. Inc., finding the bid to be incomplete and non-responsive and To~~ award a construction agreement to GradeTech Inc. in the amount of \$6,208,025 ~~and reject all other Bid Proposals.~~

### **RECOMMENDED ACTION**

Staff recommends the City Council adopt a resolution authorizing the following actions for the Springtown Community Park and Disc Golf Course Project PB202319:

- ~~1. Reject the Bid Proposal from Schreder & Brandt Mfg. Inc. finding their bid to be incomplete and non-responsive;~~
- ~~2.1.~~ 1. Award and authorize execution of a construction agreement with GradeTech Inc. in the amount \$6,208,025 for the project pursuant to Livermore Municipal Code Section 2.68.570 C;
- ~~3.~~ 2. Reject all other Bid Proposals; and
- ~~4.~~ 3. Authorize the City Manager to take whatever actions are necessary and appropriate to carry out the purpose and intent of this resolution.

### **SUMMARY**

The Springtown Community Park and Disc Golf Course Project PB20319 consists of constructing a new 6.8-acre community park and an 18-hole disc golf course on the City-owned 85-acre Springtown Open Space in northeast Livermore. Attachment 1 shows the project location and Attachments 2 and 3 show the layout of the park and disc golf course. Park amenities include playgrounds for various ages, multigenerational plaza, picnic area, central shade structure with electrical outlets, multipurpose field & lawn area, community garden with 30 plots, public restroom facility, and a temporary parking lot. The new Springtown Community Park will provide pedestrian and bicyclist access to the first and last hole of the new 18-hole disc golf course. The disc golf will loop around the Springtown Open Space.

On June 19, 2025, eight (8) bids were received for this project. A timely bid protest was received from GradeTech Inc., the second lowest bidder, claiming that the bid proposal from Schreder & Brandt Mfg.

Inc. was non-responsive. After detailed review by staff in coordination with the City Attorney's Office, City staff ultimately determined that Schreder & Brandt Mfg. Inc.'s bid proposal is non-responsive. Staff recommends the City Council reject Schreder & Brandt Mfg. Inc.'s bid and authorize a construction contract with GradeTech Inc., the most responsive bidder. Section 2.68.580 of the Livermore Municipal Code requires that the award of contracts subject to formal bidding be awarded to the lowest, responsive, and responsible bidder. The bid submitted by GradeTech Inc. meets this requirement.

## **DISCUSSION**

Since the Springtown Golf Course closed, the former golf course has provided predominantly unimproved public open space. Public outreach and studies have been conducted with input from the City, Livermore Area Parks and Recreation District (LARPD), and the public to identify potential open space improvements. Community engagement began in 2016 and included four community workshops that resulted in the conceptual plan for the Springtown Open Space area by 2017. On April 26, 2023, and June 25, 2024, the City hosted community meetings to develop and secure approval of the conceptual plan. This project will implement some of the high priority improvements and revitalize the open space.

Preliminary project plans were presented to the LARPD Board of Directors on May 29, 2024. The LARPD Board of Directors unanimously supported the project. City Staff developed the final design plans for the park in coordination with LARPD staff. City staff will continue to work with LARPD regarding the maintenance and programming responsibilities for the new park and disc golf. The current plan is for LARPD to maintain the park and for the City to continue to maintain the remainder of the open space and the new disc golf course. The City will continue to own the open space property.

On December 3, 2024, the Planning Commission approved the project and the environmental document. The Planning Commission moved to approve a resolution adopting the Initial Study Mitigated Negative Declaration and the Site Plan Design Review with an amendment to remove the pickle ball courts at Marlin Pound Park due to incompatibility with the surrounding residential neighborhood. The Planning Commission also requested traffic calming measures along Bluebell Drive which have been implemented in the final design.

The new 6.8-acre park will be located at the southern end of the Springtown Open Space along Bluebell Drive between the Springtown Library and Homeowners Association facilities. The community park is designed to meet the needs of the changing community and will incorporate elements for all ages and abilities. The park is designed to include a variety of improvements that are consistent with the design goals of the Springtown Open Space Concept Plan. It will enhance connectivity to public amenities such as the disc golf course and the existing outdoor space network. A native plant and community garden area with 30 plots enclosed by a fence incorporating planter boxes, a storage shed structure, and hose bibbs for watering will be located north of the library. An all-ages playground, a tot lot, and space for teens and multigenerational games will also be included. Adjacent to the playground is a community picnic area with shaded structures and a multi-purpose lawn. Native planting areas will separate Bluebell Drive's busy street and the existing sculpture and recent improvements. The existing meandering gravel path along Bluebell Drive will be protected and formalized.

The park will have over 1,000 linear feet of trails that will provide pedestrian and bicyclist accessibility as well as fitness opportunities. The various paving materials will define the wedge-shaped spaces of the park, which are separated by ADA-compliant concrete paths. Multiple secondary paths will create a comfortable pedestrian environment for the public. Pathways will include tree planting, benches, and

small shade structures for resting at regular walking distance intervals within the park. To further enhance circulation and provide habitat for birds and pollinators, as well as shade for humans, various species of native and adaptive trees were selected to line the paths and add shade in the picnic area. Some planting areas were designed for stormwater management and will use drought-tolerant native and adaptive plants, with consideration for pollinators to enhance productivity in the community garden. A restroom facility with two unisex stalls and a drinking fountain will be located next to the parking lot.

A temporary parking lot with 20 spaces will be located south of the community garden. A wide buffer of trees and native planting will be installed next to the parking lot to buffer eastern residents. The approximately 12,700 square foot temporary parking lot will utilize the driveway and curb cut at the existing library parking lot and will be removed in the future to accommodate the future planned Springtown Community Center and new library facility. Safe and accessible routes were added to connect the existing library with the new park, playground, and multigeneration plaza. At the street entrance for the community park, pedestrian bulb-outs and rapid flashing beacons will be installed on each side of Bluebell Drive and the existing bus stop will be relocated for improved pedestrian safety.

Pedestrian and bicyclist access will be provided to the first and last hole of the new 18-hole disc golf course. The disc golf will loop around the Springtown Open Space. Two tee pads will be provided at each hole to accommodate beginners and experienced players. Benches will be provided at each hole and additional shade structures will be installed along the course. Pedestrian safety upgrades will be constructed at street crossings that connect the open space along Bluebell Drive, Heather Lane, and Lilac Avenue. The pedestrian safety street crossing improvements include four at-grade striped crosswalks, eight new ADA-compliant ramps and crossings, and two solar-powered rapid flashing beacons. These improvements will help reduce vehicle speeds on Bluebell Drive and improve pedestrian safety.

On June 19, 2025, bids for this project were received and opened with eight (8) general contractors submitting bids. Schreder & Brandt Mfg. Inc. was the apparent lowest bidder at the time that the bids were received; however, after detailed review by City staff in coordination with the City Attorney's Office, City staff determined that their bid was not responsive. The second lowest bid was received from GradeTech Inc. The City acknowledged the receipt of a timely protest letter from GradeTech Inc. dated June 23, 2025, and an untimely letter protest response from Schreder & Brandt Mfg. Inc. dated June 27, 2025, after the June 26, 2025 deadline. City staff conducted a detailed review of the individual bid proposals and bid protest letters. As a result of this review, City staff deemed Schreder & Brandt Mfg. Inc.'s bid proposal to be non-responsive based on the following reasons:

1. Section 16 Bid Proposal Forms and Enclosures of Notice Inviting Bids, Page No.9, of the Contract Documents require submittal of a complete Subcontractor List with their Bid Proposal. Schreder & Brandt Mfg. Inc. submitted an incomplete and untimely Subcontractor List with the Bid Proposal that did not contain the individual subcontractor percentages of work, and did not make or submit corrections within 24 hours of bid opening of June 19, 2025, as required by the Public Contract Code in section 4104 (a)(3)(A)-(B).
2. Section 5 Bidder Information of the Instructions to Bidders, Page No. 6-7, of the Contract Documents require a Bidder to submit a Bid Proposal signed by two corporate officers in accordance with Corporation Code Section 313. Schreder & Brandt Mfg. Inc. submitted a Bid Proposal with one signature.
3. Section 22.4 Response to Protest Information of the Instructions to Bidders, Page No. 11, of the Contract Documents allows the protested bidder three working days to submit a written response

after the bid protest with a deadline of June 26, 2025. Schreder & Brandt Mfg. Inc. submitted their protest response letter on June 27, 2025, after established deadline.

The City has determined that these errors cannot be waived as inconsequential errors and that Schreder & Brandt Mfg. Inc.'s bid proposal is not the most responsive bid compared to other bidders' submissions. Staff recommends the City Council reject the Schreder & Brandt Mfg. Inc. bid and authorize a construction contract with GradeTech Inc., the most responsive bidder. GradeTech is located in Livermore and has completed a number of City projects in a satisfactory manner. Satisfactory references were obtained from other public agencies where Gradetech Inc. has completed similar work such as the Brickyard Phase II park for East Bay Regional Park District, the Frontage Road Living Green Trail for the City of Pittsburg, and San Pablo Avenue Pedestrian Improvements for the City of Albany.

The table below lists the base bids received from the project and the Engineer's Estimate.

Springtown Community Park and Disc-Golf Course Bid Summary

Contractor Name	City	Base Bid Amount
Schreder & Brandt MFG Inc. (Non-responsive)	Chico	\$5,386,952
GradeTech Inc.	Livermore	\$5,674,359
McGuire & Hester	Oakland	\$5,803,017
Interstate Grading & Paving	South San Francisco	\$5,912,873
Galeb Paving	Saratoga	\$6,176,254
Suarez & Munoz	Hayward	\$6,236,303
Bothman Construction	Santa Clara	\$6,294,964
S&H Construction	Fremont	\$6,998,600
Engineer's Estimate		\$6,812,000

Staff recommends adding the two bid alternatives to the contract. The bid alternatives include paving the temporary parking lot and installing secondary beginner disc golf tee pads. GradeTech Inc. submitted a base bid amount of \$5,674,359 with the bid alternate work totaling \$533,666. The total amount of the base bid and bid alternatives, \$6,208,025, is under the engineer's estimate. The current budget covers this contact award of \$6,208,025.

In accordance with LMC Section 2.68.590, change order authorization of 10% of the total contract value is allowed.

The Springtown Community Park is anticipated to take approximately one year to build with construction starting by September of 2025 and ending in fall of 2026. The Springtown Disc-Golf Course will be built in 2025 and opened around middle of 2026 once the community park is substantially completed.

### **FISCAL AND ADMINISTRATIVE IMPACTS**

The budget for Springtown Community Park and Disc-Golf Course Project No. PB202319 in the 2025-2030 Capital Improvement Plan covers the cost of this construction agreement and all other project costs including design, permits, change orders, construction inspection and management, materials testing, equipment purchases, and project management. No additional appropriations are required. The project is funded with Park Fees (Fund 510) and Measure BB- Bike and Pedestrian (Fund 551) funds for the roadway crossing improvements.

## **COMMUNITY PILLAR**

4: Inclusive & Inviting Spaces & Places

## **GOAL**

1: Further enhance Livermore's unique sense of place

## **ATTACHMENTS**

1. Project Location
2. Site Plan Community Park
3. Site Plan Disc Golf Course
4. Resolution
5. Exhibit A - Agreement

Prepared by: Roberto Escobar  
Senior Civil Engineer

Approved by:



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Marianna A. Burch  
City Manager

Fiscal Review by:



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Tina Olson  
Administrative Services Director