

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: DAN HENNESSEY, DIRECTOR OF TRANSPORTATION AND
PUBLIC WORKS, TRANSPORTATION AND PUBLIC WORKS
DEPARTMENT
SUBJECT: AUTHORITY TO ISSUE DESIGN-BUILD REQUEST FOR
PROPOSALS FOR PROJECTS 2558 OAKMONT PAVEMENT
MAINTENANCE, 2480 MARTIN LUTHER KING JR.
NEIGHBORHOOD PARK SPORTS FIELD AND PLAY AREA
RENOVATIONS, AND 2538 BAYER PARK NATURAL PLAY AREA
RENOVATION

AGENDA ACTION: MOTION

RECOMMENDATION

The Transportation and Public Works Department recommends that the Council, by motion, approve the use of the Design-Build procurement method as it is in the best interest of the City and authorize issuance of Request for Proposals for projects 2558 Oakmont Pavement Maintenance, 2480 Martin Luther King Jr. Neighborhood Park Sports Field and Play Area Renovations, and 2538 Bayer Park Natural Play Area Renovation. This item only authorizes issuance of Requests for Proposals using this procurement method and has no impact on current fiscal year budget.

EXECUTIVE SUMMARY

Design-Build is a contracting method in which a single Design-Build entity both designs and builds a project. This method can expedite project delivery and reduce costs. Staff recommend Design-Build contracting method for 2558 Oakmont Pavement Maintenance, 2480 Martin Luther King Jr. Neighborhood Park Sports Field and Play Area Renovations, and 2538 Bayer Park Natural Play Area Renovation projects. Additionally, the City Council will discuss turf type for soccer fields for 2480 Martin Luther King Jr. Neighborhood Park Sports Field and Play Area Renovations.

GOAL

This item relates to Council Goal #2 - Invest in the Development and Maintenance of the City's Infrastructure. The Design-Build Request for Proposals process is the next step to make progress on these projects.

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BACKGROUND/PRIOR COUNCIL REVIEW

In January 2014, the City Council adopted Ordinance 4021, which established regulations for the award, use and evaluation of Design-Build contracts including requiring that prior to issuance of a Design-Build Request for Proposals for a major contract the City Council shall determine that the use of a Design-Build procurement is in the best interest of the City.

On February 10, 2026, the City Council conducted a public hearing, and thereafter by resolution, adopted the Master Plan Amendment for Marting Luther King Jr. Neighborhood Park and the multi-use trail connecting Hendley Street to Petaluma Hill Road. During this public hearing, there was significant discussion from the City Council regarding natural turf versus alternative turf options for the future soccer fields identified on the Master Plan Amendment. The City Council communicated a desire to continue this discussion at an upcoming City Council meeting.

ANALYSIS

A Design-Build contract is an alternative contracting method in which a single Design-Build entity both designs and builds a project. This method expedites project delivery by overlapping the design and construction phases, potentially reducing project costs and minimizing disputes between the designer and contractor. The proposed procurement method will follow Section 3-60 of the City of Santa Rosa Municipal Code. Staff recommends use of Design-Build for projects 2558 Oakmont Pavement Maintenance, 2480 Martin Luther King Jr. Neighborhood Park Sports Field and Play Area Renovations, and 2538 Bayer Park Natural Play Area Renovation.

The Amended Martin Luther King Jr. Park Master Plan includes a proposed renovated soccer field. An artificial turf soccer field is proposed and reflects the community desire voiced during the public outreach meetings conducted to prepare the Amended Master Plan.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund. Funding for 2558 Oakmont Pavement Maintenance, 2480 Martin Luther King Jr. Neighborhood Park Sports Field and Play Area Renovations, and 2538 Bayer Park Natural Play Area Renovation projects were appropriated in the 2025-2026 Fiscal Year, and additional funds are proposed to be appropriated in the 2026-2027 Fiscal Year. While the Request for Proposals for each project is likely to be issued in the 2025-2026 Fiscal Year, contract awards will not be brought to City Council as a recommendation from staff until after July 1, 2026.

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ENVIRONMENTAL IMPACT

Pursuant to CEQA Guidelines Section 15378, the recommended action is not a “project” subject to the California Environmental Quality Act (CEQA). The proposed Council action authorizes the use of the Design-Build procurement method and issuance of Requests for Proposals, which are administrative and procedural activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment.

The future construction of the identified projects would constitute a project under CEQA. Appropriate environmental review will be completed prior to approval of project design and construction.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On September 4, 2024, the Climate Action Subcommittee viewed a staff presentation and discussed an investigation into the feasibility of city-wide restrictions on artificial turf installations.

NOTIFICATION

Not applicable.

ATTACHMENTS

None.

PRESENTER(S)

Dan Hennessey, Director of Transportation and Public Works
Christa Siegenthaler, Deputy Director of Engineering Services