



Legislation Text

File #: 23-0660, **Version:** 1

Chief Administrative Office, Parks Division, recommending the Board provide conceptual approval to amend the El Dorado County Ordinance Code to include a chapter on bike parks within the County of El Dorado.

FUNDING: N/A

DISCUSSION / BACKGROUND

In anticipation of opening The Old Depot Bike Park, located at 40 Old Depot Road, the Parks Division is drafting a set of rules and regulations to be posted at the park. To ensure that these rules are enforceable, the County must amend the current parks ordinance to include bike parks. If approved to do so, the Parks Division will draft an amendment to the parks ordinance, working with the Parks Commission. Once a draft is finalized, the Parks Division will return to the Board for a first reading.

On March 8, 2016, the Board authorized the Chief Administrative Officer, or designee, to enter into negotiations with the property owners of 40 and 50 Old Depot Rd in Placerville (Legistar #16-0188). This site was determined to be ideal for the bike park due to the lack of existing parks in the area, its proximity to Herbert Green Middle School, and its direct access from the El Dorado Trail. The park will provide recreation features for a diverse group of trail users and is located within a largely underserved community that has no current park space. On May 15, 2018, the Board approved and authorized a Purchase and Sale Agreement and Joint Escrow of the two parcels on Old Depot Rd (Legistar #18-0696).

On June 25, 2019, the Board approved submittal of a grant application, under Statewide Park Development and Community Revitalization Program Prop 68, Round 3, to the State of California (Legistar #19-0687). On April 7, 2020, the Board approved the finalized grant contract with the State to accept grant funds and complete this project (Legistar #20-0448). A total of \$2,030,000 was awarded, through the California Department of Parks and Recreation Office of Grants and Local Services, Statewide Park Program, to build a BMX track, freestyle/slopestyle bike course, concrete trick area, and install a playground, exercise equipment, and restrooms.

On August 27, 2019, the Board approved a contract (Agreement 3955) with Helix Environmental Planning, Inc. to provide services related to the mitigation requirements for the California Environmental Quality Act (CEQA) documents, provide site assessment and analysis, and finalize a concept plan for the proposed bike park (Legistar #19-1040). Helix Environmental Planning, Inc., completed the site assessment and analysis, held public meetings to request public input on the site design and draft conceptual plan, and provided a draft conceptual plan of the proposed Bike Park for the County's review and adoption. Then on June 30, 2020, the Board authorized staff to move forward with Helix Environmental Planning, Inc., on the environmental review process and approved a conceptual plan for the Old Depot Bike Park (Legistar #20-0764).

On August 24, 2021, the Board authorized the bid for the Old Depot Bike Park (Legistar #21-1228).

The Engineer's Estimate for the construction of the project was \$1,350,000. Five (5) bids were received ranging from \$1,788,500 to \$2,311,963.05. The apparent low bid exceeded the Engineer's estimate by \$438,500. On November 16, 2021, staff returned to the Board with an item requesting the bid be rejected (Legistar #21-1727).

The project scope was reevaluated to keep within the budget as provided by the grant funding. The bid was restructured to move several items as add/alternates to reduce the base bid. TJR Resources, Inc. was the lowest responsive, responsible bidder. The total base bid was \$1,486,399.51, which is \$136,399.51 over the Engineer's Estimate for this phase but was within the available funding for this project. On April 19, 2022, TJR Resources, Inc. was awarded the bid (Legistar #22-0537).

As it stands, TJR Resources Inc. has begun development and is nearing completion of the Old Depot Bike Park. Due to a series of storms over the past several months, TJR Resources Inc. has had to delay completion of the bike park. It is estimated that the park will be completed in May 2023.

If an ordinance for bike parks is added and approved, authorized law enforcement agencies and County parks and trails staff shall have authority to enforce the rules and regulations laid out in the ordinance.

ALTERNATIVES

The Board could determine that the Code of Ordinances, Chapter 9.46. - Park Rules and Regulations sufficiently covers bike parks within the County.

PRIOR BOARD ACTION

16-0188 - March 8, 2016, Negotiations of Old Depot Parcels
18-0696 - May 15, 2018, Purchase Approval for Old Depot Parcels
19-0687 - June 25, 2019, Prop 68 Grant Resolutions
19-1040 - August 27, 2019, Helix Contract Approval
20-0448 - April 7, 2020, Prop 68 Grant Contract Approval
20-0777 - June 18, 2020, Helix Presentation
20-0764 - June 30, 2020, Old Depot Bike Park Conceptual Plan
20-0930 - August 25, 2020, Amendment of Service Agreement with Helix
20-1202 - October 13, 2020, Agreement for Construction Manager
21-1228- August 24, 2021, Bid Authorization
21-1727- November 16, 2021, Bid Rejection
22-0122- February 8, 2022, Bid Authorization
22-0537- April 19, 2022, Bid Award
22-1672- October 11, 2022, Utility Relocation Agreement

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Sheriff's Office

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

There is no financial impact associated with the conceptual approval of the Ordinance except for the staff time required to draft and prepare the ordinance.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

Vickie Sanders, Parks Manager