



Folsom City Council Staff Report



MEETING DATE:	1/13/2026
AGENDA SECTION:	Old Business
SUBJECT:	<p>Castle Park – Play Structure Replacement Project:</p> <ul style="list-style-type: none"> i. Resolution No. 11537 – A Resolution Authorizing the City Manager to Execute a Construction Agreement with Granite Construction, Inc. for Concrete Pavement Work for the Castle Park - Play Structure Replacement Project (PK2501) for a Not to Exceed Amount of \$72,356 and Appropriation of Measure A Funds (Fund 276) in the Amount of \$79,592 Including 10% Contingency ii. Resolution No. 11538 – A Resolution Authorizing the City Manager to Execute a Construction Agreement with KYA for Site Work for the Castle Park - Play Structure Replacement Project (PK2501) For a Not to Exceed Amount of \$308,309 from the Parks and Recreation Equipment and Capital Fund (Fund 609) in the Amount of \$257,755, and Appropriation of Measure A Funds (Fund 276) in the Amount of \$55,609 for a Total Budgeted Amount of \$313,364 Including a 10% Contingency for the Measure A Portion
FROM:	Parks and Recreation Department

RECOMMENDATION / COUNCIL ACTION

The Parks & Recreation Department recommends that the City Council approve the following resolutions:

Castle Park – Play Structure Replacement Project:

- i. Resolution No. 11537 – A Resolution Authorizing the City Manager to Execute a Construction Agreement with Granite Construction, Inc. for Concrete Pavement work for the Castle Park - Play Structure Replacement Project (PK2501) for a Not to Exceed

Amount of \$72,356 and Appropriation of Measure A Funds (Fund 276) in the Amount of \$79,592 Including 10% Contingency

- ii. Resolution No. 11538 – A Resolution Authorizing the City Manager to Execute a Construction Agreement with KYA for Site Work for the Castle Park - Play Structure Replacement Project (PK2501) For a Not to Exceed Amount of \$308,309 from the Parks and Recreation Equipment and Capital Fund (Fund 609) in the Amount of \$257,755, and Appropriation of Measure A Funds (Fund 276) in the Amount of \$55,609 for a Total Budgeted Amount of \$313,364 Including a 10% Contingency for the Measure A Portion

BACKGROUND

Castle Park is located at 201 Prewett Drive, south of Oak Chan Elementary School in the Willow Creek Estates South neighborhood. The park is 2.1 acres and is home to a beloved castle-themed wooden playground designed by Robert Leathers and built by the community in 1996. The almost 30-year-old wooden play structures reached the end of their useful life and without replacement parts available, the City decided to rebuild the play structures.

Staff publicly advertised a Request for Proposals (RFP) for the playground design in April 2025. A total of four proposals were received and reviewed by staff from the Parks & Recreation Department. Following a comprehensive evaluation process, staff recommended awarding the Kids Play Park Renovation Project playground design contract to Leathers & Associates. On May 27, 2025, Resolution No. 11389 was presented to the City Council to award the contract, and as a condition of approval, the Council directed staff to change the construction method to a community build to help with costs and complete the project in a faster timeline. Leathers & Associates revised their scope and fee. On October 10, 2025, the City Council approved Resolution No. 11469 to rescind Resolution No. 11389 and award the design contract to Leathers & Associates under a community-build format. Subsequently, on November 12, 2025, the City Council approved three resolutions as follows:

- Resolution No. 11497 to change the park name to Castle Park
- Resolution No. 11498 to execute an agreement with Leathers & Associates for procuring play structure materials
- Resolution No. 11499 to execute an agreement with Playground Plastics for additional playground materials

As the project continues to progress, staff have solicited interest from various contractors and vendors willing to participate in the project. Staff believe that the project will be best served by having certain items of work, including general site grading and ADA sidewalk and concrete work, completed by licensed contractors in advance of the community-built general playground construction and assembly.

POLICY / RULE

In accordance with Chapter 2.36.120 of the Folsom Municipal Code, contracts for supplies, equipment, services, and construction with an estimated value of \$75,049 or greater shall be awarded by the City Council.

In accordance with Chapter 2.36.170 of the Folsom Municipal Code, the purchasing agent may enter into cooperative purchasing agreements with other public procurement units without following Sections 2.36.080, 2.36.090, and 2.36.100. These agreements can include joint or multiparty contracts or state contracts extended to the city.

Public Contract Code (PCC) § 10298 and 10299 authorizes local government agencies and school districts to use CMAS and other Department of General Services (DGS) agreements without competitive bidding.

In accordance with Chapter 2.36.140 of the Folsom Municipal Code, sole-source contracts are allowed if the department has surveyed available sources to determine whether there is only 1 source for the required supply, equipment, service, or construction item.

ANALYSIS

The site work for the Castle Park – Play Structure Replacement Project includes clearing and grading the play areas in preparation for the community-build; replacing concrete pavement to meet ADA standards; installing poured-in-place safety surfacing and engineered wood fiber; constructing a brick donor wall with a park dedication plaque; installing new site furnishings such as a drinking fountain, benches, trash receptacles, picnic tables, and a bike rack; adjusting existing irrigation and stubbing out potable water and electrical service for a future restroom; and replacing damage irrigation and turf (**Attachment 3**).

To keep the project within the \$800,000 allocation from the Parks & Recreation Equipment/Capital Fund (Fund 609), City staff evaluated multiple approaches to completing the required site work. These included soliciting donations of labor or materials from local contractors, solicitation of volunteers and vendors, partnering with a non-profit, dividing the work among different contractors, and utilizing California Multiple Award Schedules (CMAS) cooperative purchasing.

Among the multiple contractors that staff have spoken to about partnering with the city on this project, Granite Construction, Inc. expressed an interest in completing the concrete pavement portion of the work. Granite provided an estimate of \$144,712, excluding markup, and have generously agreed to donate half of this amount and perform the work at a cost to the City of \$72,356 (**Attachment 4**). In addition, staff is requesting appropriation of Measure A Fund (Fund 276) resources to fund this work, thereby offsetting impacts to the General Fund. Use of Measure A funds is appropriate, as the concrete improvements directly support park accessibility, safety, and ADA compliance.

While staff continues to coordinate with other local contractors for their participation on the project, both in advance of the community build and in conjunction with it, in order to keep the project schedule moving forward, staff consulted with KYA for the remaining site work including poured-in-place safety surfacing, site grading, and fiber installation, they provided an estimate totaling \$308,309 (**Attachment 5**). KYA is a qualified CMAS construction vendor, and staff recommend awarding a construction agreement to KYA through CMAS. The city has successfully used CMAS for various past projects, including the HVAC replacement at 405 Natoma Station, carpet replacement at the Folsom Public Library, installation of the Citywide Access Control System, and the purchase of vehicles and construction equipment.

Cooperative purchasing enables public agencies to leverage collective buying power, resulting in cost savings, efficiency, and a streamlined procurement process. Contractors must offer to provide products and/or services at prices based on an existing GSA schedule, or “base” contract. The State of California adds standard contract terms and conditions and procurement codes, policies, and guidelines, which result in the award of a CMAS, an independent California agreement for the same products and services at equal or lower prices.

A standard public bid typically takes three to six months to complete, requiring preparation of bid documents, public advertisement, a formal bid period, bid review, City Council award, and contract execution before construction can begin. In contrast, procurement through a CMAS vendor can generally be completed in two to six weeks. Because CMAS contractors are pre-approved by the California DGS, the City can obtain proposals directly, negotiate scope and pricing, and proceed with approval and contract execution without formal advertising or competitive bid opening. This streamlined approach enables faster project delivery while maintaining compliance with state procurement standards, which is critical to keeping Castle Park’s accelerated schedule on track and meeting the April 2026 opening date.

Portions of KYA’s scope of work are also eligible for funding through Measure A. This includes grading, backfilling, and aggregate base preparation required prior to concrete placement, which is not included in Granite’s scope. Staff is requesting appropriation of Measure A funds for this work to further offset impacts to the General Fund. The current estimated project costs are summarized as follows:

Castle Park Estimated Project	
<u>Design</u>	
Leathers & Associates	\$111,569
Civil, Geotechnical, Survey, Playground Certification, and Community Workshops	\$47,266
<u>Design Subtotal</u>	\$158,835
<u>Materials</u>	
Leathers & Associates	\$85,510
Playground Plastics	\$293,268
Additional Materials	\$660
<u>Materials Subtotal</u>	\$379,438
<u>Construction</u>	
*KYA	\$308,309
*Granite Construction	\$72,356
Site Landscaping	\$40,000

Brick Donor Wall with a Dedication Plaque	\$20,000
Community Build Support	\$10,000
*Construction Contingency	\$12,291
Construction Subtotal	\$462,169
Project Total	\$1,001,229

*Indicate contracts being considered.

The current proposed project funding breakdown is summarized as follows:

Castle Park Estimated Project Costs by Funding Source	
Parks & Recreation Equipment/Capital Fund (Fund 609)	\$716,063
Measure A Fund (276)	\$135,201
Folsom Kids Play - For Generations/Donations	\$149,965
Total	\$1,001,229

Of the \$800,000 allocated from the Parks & Recreation Equipment/Capital Fund (Fund 609), \$534,613 has been spent or encumbered, leaving a remaining balance of \$265,387. Fundraising efforts by Folsom Kids Play-For Generations have been an integral part of the project’s funding strategy and were always intended to help offset impacts to the General Fund, as reflected in the table above. At this time, staff is not requesting any additional appropriation of funds from the General Fund into Fund 609; however, should the full fundraising amount not be realized, staff may return at a later date to request an additional appropriation to be transferred to the Parks & Recreation Equipment/Capital Fund (Fund 609) to fund the remaining items of work noted in the table above.

The project total includes additional costs related to new elements that were either not fully anticipated during initial budgeting or increased in scope as community priorities became clearer and the project design was finalized. These elements include:

- the poured-in-place playground safety surfacing - \$99,965
- the brick donor wall and dedication plaque - \$20,000
- site landscaping work - \$40,000
- installation of utility stubs for the future restroom - \$19,885

Early in the process, staff identified using wood fiber instead of the poured-in-place playground safety surfacing as a potential scope reduction due to its cost; however, following meetings with community members and after Folsom Kids Play - For Generations advocated for its inclusion and emphasized their intent to raise funds to support it, this element was retained because of its importance to the community. In addition, the brick donor wall and dedication plaque were added to the project at the request of Folsom Kids Play - For Generations as a way to support fundraising efforts for the project. Additional site landscaping was added in part to address the impacts to the existing landscaping associated with grading and sidewalk reconstruction through the park to establish an ADA-compliant path. Utility stubs for a future restroom were added

midway through the project, providing a long-term benefit but not included in the original design.

FINANCIAL IMPACT

The Castle Park – Play Structure Replacement Project (PK2501) is included in the Fiscal Year 2025-26 Capital Improvement Plan with a project budget of \$800,000 in the Parks & Recreation Equipment/Capital Fund (Fund 609). If approved, the contract with Granite Construction, Inc. would be authorized for \$72,356 with the work budgeted for \$79,592 to include a 10% contingency, funded by Measure A Fund (Fund 276).

The contract with KYA would be authorized for \$308,309, with the work budgeted for \$313,364 to include a 10% contingency on the portion of work funded through the Measure A Fund (Fund 276). The KYA contract funding will be \$55,609 funded by Measure A Fund (Fund 276), and \$257,755 funded by the Parks & Recreation Equipment/Capital Fund (Fund 609). Sufficient funds are budgeted and available within the Parks & Recreation Equipment/Capital Fund (Fund 609) for this work.

Staff is requesting appropriation of \$135,201 from the Measure A Fund (Fund 276) to cover the concrete pavement and associated work. This amount includes the Granite Construction, Inc. quote with a 10% contingency for \$79,592, as well as the portion of KYA’s quote related to the concrete pavement work for \$55,609. There are sufficient funds available in Fund 276 for this appropriation.

ENVIRONMENTAL REVIEW

Per California Environmental Quality Act (CEQA) guidelines, replacing an existing playground is exempt from environmental review since the project involves minor alterations to an existing public facility with negligible or no expansion of use.

ATTACHMENTS

1. Resolution No. 11537 – A Resolution Authorizing the City Manager to Execute a Construction Agreement with Granite Construction, Inc. for Concrete Pavement Work for the Castle Park - Play Structure Replacement Project (PK2501) for a Not to Exceed Amount of \$72,356 and Appropriation of Measure A Funds (Fund 276) in the Amount of \$79,592 Including 10% Contingency
2. Resolution No. 11538 – A Resolution Authorizing the City Manager to Execute a Construction Agreement with KYA for Site Work for the Castle Park - Play Structure Replacement Project (PK2501) For a Not to Exceed Amount of \$308,309 from the Parks and Recreation Equipment and Capital Fund (Fund 609) in the Amount of \$257,755, and Appropriation of Measure A Funds (Fund 276) in the Amount of \$55,609 for a Total Budgeted Amount of \$313,364 Including a 10% Contingency for the Measure A Portion
3. Layout Plan showing the Site Work
4. Quote from Granite Construction, Inc.

5. CMAS quote from KYA

Respectfully Submitted,

Kelly Gonzalez, Parks & Recreation Director