



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal
Hill, California 90755-3799

STAFF REPORT

7/8/2025

AGENDA ITEM

**TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: THOMAS BEKELE
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**SUBJECT: FINAL ACCEPTANCE OF THE HILLBROOK PARK IMPROVEMENT PROJECT
(PROJECT NO. 80.23007) PURSUANT TO THE PUBLIC WORKS CONTRACT WITH
GREEN GIANT LANDSCAPING, INCORPORATED**

Summary:

In February 2021, the City Council approved the 2021 Parks and Recreation Master Plan and authorized staff to create a Prioritization and Implementation Plan (PIP), which included the renovation and redesign of Hillbrook Park. On February 27, 2024, the City Council awarded a contract to Green Giant Landscaping, Incorporated, for the Hillbrook Park Improvement Project after an extensive community outreach effort. Staff also successfully received supplemental funding for the park project to add water conservation and sustainability elements, which are eligible for funding through the Metropolitan Water District. The contractor has performed the scope of work in compliance with the project plans and specifications and to the satisfaction of the Public Works Department. Staff is requesting the City Council declare final acceptance of the project as completed through a Public Works Contract with Green Giant Landscaping, Incorporated, for a final contract amount of \$1,785,401.21 and to direct staff to record a notice of completion with the Los Angeles County Recorder's office and thereafter process the retention release on the contract.

Strategic Plan Goal(s):

- Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.
- Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendations:

1. Accept the work in conformance with the plans and specifications for the Hillbrook Park Improvement Project in accordance with the contract entered into between the Green Giant Landscaping, Incorporated and the City of Signal Hill and authorize the City Manager to execute the Notice of Completion; and
2. Direct staff to record the Notice of Completion with the Los Angeles County Registrar-Recorder's office.

Fiscal Impact:

The City's Capital Improvement Project budget for the Hillbrook Park Improvement Project is \$2,259,623. The City Council awarded a contract to Green Giant Landscaping, Incorporated for the project in the amount of \$1,799,000 and authorized a contingency in the amount of \$60,000, for a total not-to-exceed amount of \$1,859,000. The final construction contract amount was \$1,785,401.21 without the need to utilize contract contingency.

The total project costs, including payments to Green Giant Landscaping, Incorporated, construction management and project design expenses, amounted to \$1,948,568.70. The budget savings for the project amounted to \$311,054.30, with \$31,000 of those funds representing savings from Metropolitan Water District Member Agency Administered Program (MAAP) grant funding allocation. Staff ensured that every reimbursable project expense was properly expensed against the grant funding and because of the project's overall cost efficiency and the savings achieved, there were no additional applicable expenses to allocate the remaining \$31,000 from the MAAP grant. As a result, the total budget savings for the project amounted to \$311,054.30, with \$280,054.30 of the savings realized available for use on other projects.

Background and Analysis:

In February 2021, the City Council approved the 2021 Parks and Recreation Master Plan and authorized staff to create a PIP, to clearly define goals, objectives, and priorities for the Parks, Recreation, and Library Services Department. The City Council adopted the PIP in January 2022. The PIP capital improvement priorities include the renovation and redesign of Hillbrook Park. The priorities listed for this project include repurposing the entire lot, such as removing the dry creek bed, redesigning the playground by expanding it to include new, natural play equipment and a swing bay. The improvements would add shelter coverings to picnic areas and elements to encourage interaction with nature.

On October 28, 2022, staff issued a Request for Proposals (RFP) for Hillbrook Park Renovation Design Services on PlanetBids via the City's online portal. The City deemed Architerra Design Group (ADG) as the most qualified firm to provide the requested services. On January 16, 2023, the City entered into an agreement with ADG to prepare concept plans, conduct community outreach, and develop the Hillbrook Park construction plans and technical specifications.

Staff and ADG collaborated on these outreach activities throughout 2023 to garner feedback regarding the redesign of the park as outlined below. Based on the feedback received during outreach meetings and through various design reviews, the City selected a final concept design. The primary elements added as a result of the outreach process included shade structures for the playground areas, enhanced playground structure, and stormwater quality improvements. Staff

presented this concept to the City Council in June 2023. Following the presentation to the City Council, ADG proceeded to develop construction plans for the project. The final construction and scope of work for the new park included the following improvements:

- Repurposing of the entire lot, including regrading and removing the dry creek bed and replacing it with an open turf area in the center of the park and a paved walkway that routes around the perimeter of the site.
- Removing and replacing playground equipment and pouring a new rubberized surfacing with unique colorways. The proposed play structure would utilize the natural topography of the site for several of the play elements. ADG designed the playground with a 6-point shade sail structure providing better comfort and more tolerable surface temperatures during the summer months.
- Installation of two (2) Contech Modular Wetland Stormwater Quality systems that divert stormwater flow from the Temple Ave curb and gutter. The systems are funded through Measure W funds to help Los Angeles River watershed capture goals.
- Installation of a vegetated swale on the south side of the park to treat stormwater generated directly from the park.
- New turf and landscaping utilizing a new drip irrigation system.
- New electrical system with decorative pedestrian lighting and custom lighting for the shade sails.
- Other site amenities include a new drinking fountain, trash receptacles, picnic benches, with separate shade sail structures, colored concrete with unique design patterns, new park monument sign, replacement of corner ramp to ADA standards, replacement of adjacent sidewalks, and addition of an ADA accessible street parking space.

The final contract amount, as approved by the Public Works Director, totaled \$1,785,401.21. Following the completion of construction, the project underwent a final inspection and approval of final quantities, concluding successfully on May 2, 2025 after a 90-day contractual maintenance period. Based on the contractor's satisfactory performance and compliance with project specifications, staff recommends the City Council declare the final acceptance of the project. Upon final acceptance, staff would record a notice of completion with the Los Angeles County Recorder's office and process the retention release on the contract.

Reviewed for Fiscal Impact:

Siamlu Cox

Attachment:

A. Notice of Completion