



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-533

Meeting Date: 10/21/2025

TITLE:

AWARD OF THE KETCHUM-LIBOLT PARK EXPANSION AND IMPROVEMENT PROJECT, CITY PROJECT NO. 25-07, AND FINDING OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CATEGORICAL EXEMPTION

DEPARTMENT: PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

PRESENTED BY: RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR

CONTACT INFORMATION: SEUNG YANG, P.E., CITY ENGINEER (714) 754-5335

RECOMMENDATION:

Staff recommends the City Council:

1. Make a finding of California Environmental Quality Act (CEQA) categorical exemption pursuant to CEQA Guidelines section 15301.
2. Adopt plans, specifications, and working details for the Ketchum-Libolt Park Expansion and Improvement Project, City Project No. 25-07.
3. Award a Public Works Agreement (PWA) for construction to Elegant Construction, Inc., 15375 Barranca Parkway, Suite J-103, Irvine, California 92618, in the amount of \$2,527,737 (base bid only) and authorize a ten percent (10%) contingency in the amount of \$252,774 for unforeseen costs related to this project.
4. Authorize the Interim City Manager and the City Clerk to execute the PWA with Elegant Construction, Inc., and future amendments to the agreement within Council authorized limits.

ENVIRONMENTAL DETERMINATION:

The proposed action is exempt from the California Environmental Quality Act (CEQA). The action involves an organizational or administrative activity of government that will not result in the direct or indirect physical change in the environment. In addition, the proposed action is exempt under section 15301 relating to the operation, repair, maintenance, permitting, and/or minor alteration of existing public facilities.

BACKGROUND:

Ketchum-Libolt Park, located at 2150 Maple Street, was originally constructed in August 2005 as a tribute to fallen Costa Mesa Police Officers James "Dave" Ketchum and John "Mike" Libolt, whose lives were lost in a helicopter crash on March 10, 1987. Measuring less than half an acre, the current park includes a playground featuring elements for young children, a seating area and benches, turf, and a large concrete pad used by the City's mobile recreation van.



Ketchum-Libolt Park

In 2023, the City contracted with Pat West, LLC, and City Fabrick to conduct community outreach and prepare preliminary design concepts. These concepts were presented to the Parks and Community Services (PACS) Commission on August 10, 2023.

On January 16, 2024, the City Council awarded Architerra Design Group as the consultant to provide design services for the Ketchum-Libolt Park Expansion Project.

Extensive community engagement, including meetings and surveys, were conducted in early 2024 during the project design phase. Notices were sent to neighboring residents, schools, and businesses in the surrounding area. A copy of the notice was also posted on the City's website and various social media platforms. In addition, for those who could not attend the community outreach meetings, a City-sponsored online survey was conducted to obtain additional input. Staff also contacted the Ketchum and Libolt families for input during project design phase.

Based on the comments gathered during the meetings and information compiled from survey responses, Architerra Design Group and staff developed the improvement plans. Criteria included level of community support, availability of the playground equipment, cost, safety requirements, and compatibility with the site layout.

The project will expand and enhance recreational amenities at Ketchum-Libolt Park. Work includes demolition of existing improvements, rough grading, and construction of concrete paving, pavers, curbs, custom fencing, play area safety surfacing, and decomposed granite surfacing. The project also provides new play equipment, prefabricated shade shelters, picnic tables, and drinking fountains, along with relocation of existing benches. Additional work includes installation of a new irrigation system, landscaping, and all other tasks necessary to complete the project as specified in the contract documents and plans.

The contractor will be required to complete all of the tasks necessary to perform the scope of work as outlined in the contract documents, plans, and specifications. A copy of the specifications and working details is available for review in the Office of the City Clerk.

ANALYSIS:

On July 11, 2025, the City solicited bids for the Ketchum-Libolt Park Expansion and Improvement Project, and the public bid opening was scheduled on August 21, 2025. Staff received twelve (12) bids for the project. Elegant Construction, Inc. is the apparent low bidder with a base bid proposal of \$2,527,737. For the base bid proposals, the Engineer's Estimate is \$2,159,410 and the average of the twelve (12) base bids received is \$2,995,902. The bid results are provided in Attachment 1.

The bid schedule also included an additive bid item, which covers utility trenching and service upgrades. However, staff has determined that pursuing these upgrades were not cost effective and elected to proceed with the base bid proposal only.

Staff has verified the license and references of Elegant Construction, Inc., confirming that they are in good standing. Reference checks further indicate that Elegant Construction, Inc. has successfully completed similar park improvement projects in the cities of Irvine, Lake Forest, and Tustin.

Upon City Council award of the PWA (Attachment 2), Elegant Construction, Inc. will furnish the necessary bonds and insurance. After the award and subsequent execution of the agreement, a "Notice to Proceed" will be issued.

ALTERNATIVES:

The alternative to this Council action would be to reject all bids, re-advertise, and re-bid the construction project. However, staff has determined that re-advertising and re-bidding the project will not result in lower bids and will further delay the project.

FISCAL REVIEW:

The total funding needed for the proposed project, inclusive the ten percent (10%) contingency, is \$2,780,511. Funding for the Ketchum-Libolt Park Expansion and Improvement Project is available in State Grant Fund (Fund 231) in the amount of \$1,254,421 from State Assemblymember Cottie Petrie-Norris and Park Bond Act - Prop 68 Per Capita Funds, Park Development Fees Fund (Fund 208) in the amount of \$6,192 and the Capital Improvement Fund (Fund 401) in the amount of \$904,975 for a total amount of \$2,165,588. The remaining \$614,923 needed for the project will come from completed project savings or budget appropriation in future budget processes.

LEGAL REVIEW:

The City Attorney's Office has reviewed this agenda report, prepared the PWA, and approves them as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This project works toward achieving the following City Council goals:

- Maintain and Enhance the City's Facilities, Equipment and Technology
- Strengthen the Public's Safety and Improve the Quality of Life

CONCLUSION:

Staff recommends the City Council:

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