

# STAFF REPORT

## City of Lancaster

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5/13/2025
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Date: May 13, 2025

To: Mayor Parris and City Council Members

From: Marissa Diaz, Director – Public Works  
Nicholas Godin, Assistant Director – PW City Engineering

Subject: Acceptance of Public Works Construction Project No. 23-008 – Mariposa Park Renovation (Phase I)

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### Recommendation:

Accept the work constructed by R Brothers, Inc., for Public Works Construction Project (PWCP) No. 23-008, Mariposa Park Renovation (Phase I), and direct the City Clerk to file the Notice of Completion for the project. Retention on this project shall be disbursed in accordance with California Public Contract Code Section 22038(b).

**G.C. Section 84308:** No

### Fiscal Impact:

\$3,593,243.42, (including 20% contingency), was awarded based on the original contract. There were ten (10) Contract Change Orders for this project totaling (\$71,523.19) which brought the contract cost from \$2,994,369.52 to \$2,922,846.33. Sufficient funds were available in Capital Improvement Budget project string CP11BS039.CONST, GL Account 31049900.8000.

### Background:

Mariposa Park is located at 45755 Fig Avenue, Lancaster, CA 93534, within a densely populated area, and is surrounded by established residential neighborhoods, an elementary school, and industrial businesses. The Mariposa Park Improvements project focused on increasing Americans with Disability Act (ADA) accessibility within the park and created renovated amenities to improve and expand community resources based on community input.

Park improvements included:

- Replacing existing playground equipment and flooring to provide a fully inclusive playground; and installing a drainage system under the playground.

- Replacing interior asphalt and concrete pathways, landscape and irrigation, flagpole, picnic ramada, benches, picnic tables, including constructing five (5) new ADA accessible picnic areas and installing one (1) new ADA accessible drinking fountain.
- Repairing and painting perimeter fence and installing newly branded park wayfinding signage.

The City completed an Environmental Review Record (ERR) for construction activity subject to 24 CFR Part 58.38 in accordance with recordkeeping requirements for The U.S. Department of Housing and Urban Development (HUD) program, and compliance with the National Environmental Protection Act (NEPA) for Federally funded projects.

Per Section 2.2 of the Existing Community Workforce Agreement (CWA), this project was subject to the CWA by and between the City of Lancaster and Los Angeles/Orange Counties Building and Construction Trades Council, and the Signatory Craft Councils and Unions. The PWCP 23-008 contract documents were prepared, and the project was advertised accordingly. Per Section 2.6(b) of the CWA, Letters of Assent were submitted by the Contractor and each of its subcontractors, of whatever tier, forty-eight (48) hours prior to commencement of work, or within forty-eight (48) hours after the award of Project Work to that Contractor (or subcontractor), whichever occurred later.

Construction of the project has been completed to the satisfaction of the Director of Public Works. The project was substantially completed on February 3, 2025, which was within the time permitted by the contract. The construction quantities and the amount of payment have been approved by the Contractor and the Director of Public Works.

The total contract cost is \$2,922,846.33.

AK/js

**Attachment:**  
Notice of Completion