



**Agenda Item No: 4.d**  
**Meeting Date: March 18, 2024**

**SAN RAFAEL CITY COUNCIL AGENDA REPORT**

**Department: Public Works**

**Prepared by: Joanna Kwok,**  
**Assistant Public Works Director**

**City Manager Approval:** 

**TOPIC: SUN VALLEY PARK PLAYGROUND NOTICE OF COMPLETION**

**SUBJECT: ACCEPT THE COMPLETION OF THE SUN VALLEY PARK PLAYGROUND PROJECT (CITY PROJECT NO. 11391), AND AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION**

**RECOMMENDATION:**  
Accept the completion of the Sun Valley Park Playground Project and authorize the City Clerk to file the Notice of Completion.

**BACKGROUND:**  
The Sun Valley Park Playground project improvements include installation of new playground equipment and engineered wood fiber surfacing to replace and enhance the outdated playground facilities at the park. This project also consists of ADA improvements, such as repaved walkways, ramp installations, and an on-street accessible parking space to improve accessibility to the playground. The final design of the project improvements was completed in September 2022.

The Sun Valley Park Playground Project was advertised in accordance with San Rafael’s Municipal Code on September 29, 2022, and sealed bids were publicly opened and read aloud on October 18, 2022. On [November 7, 2022](#), the City Council adopted a resolution authorizing the City Manager to enter into an agreement with the low bidder, Bauman Landscape and Construction Inc., in the amount of \$453,709 and approving a construction contingency of \$66,291 for a total appropriation in an amount of \$520,000.

The project was completed in the summer of 2023 and the ribbon cutting ceremony for the Sun Valley Park Playground was held on July 12, 2023. City staff have performed the final inspection and determined that all work has been satisfactorily completed in accordance with the project plans and specifications.

**ANALYSIS:**  
Pursuant to Civil Code Section 8182, the City records a Notice of Completion upon City acceptance of the improvements. This acceptance initiates a time period during which project subcontractors may file Stop Notices seeking payment from the City from the funds owed to the Contractor for the project work.

**FISCAL IMPACT:**

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**FOR CITY CLERK ONLY**

**Council Meeting:**  
**Disposition:**

No fiscal impact is associated with accepting this report.

**RECOMMENDED ACTION:**

Accept the completion of the Sun Valley Park Playground Project and authorize the City Clerk to file the Notice of Completion.

**ATTACHMENTS:**

1. Notice of Completion

Recording Requested By:  
The City of San Rafael

When Recorded Mail To:  
Lindsay Lara, City Clerk  
1400 Fifth Avenue, 209  
San Rafael, CA 94901

EXEMPT FROM RECORDING FEES PER  
GOVERNMENT CODE § 27383

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

**NOTICE OF COMPLETION**  
Civil Code §§ 8182, 8184, 9204, and 9208

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is the agent of the owner of the Project described below.
2. Owner's full name is City of San Rafael ("City")
3. City's address is 1400 Fifth Ave., San Rafael, CA 94901.
4. The nature of City's interest in the Project is:  
 Fee Ownership     Lessee     Other: \_\_\_\_\_
5. Construction work on the Project performed on City's behalf is generally described as follows:  
Sun Valley Park Playground Project: Scope of work includes demolition of the existing play area, including removal of existing equipment, installation of new playground equipment and engineered wood fiber surfacing, and accessibility improvements, such as repaved walkways, ramp installations, and addition of an on-street accessible parking space.
6. The name of the original Contractor for the Project is: Bauman Landscape and Construction, Inc. located at 2920 Lyon Street, San Francisco, CA, 94123.
7. The Project was accepted as complete on: March 18, 2024.
8. The Project is located at: 144 Solano St., San Rafael, CA 94901.

Verification: In signing this document, I, the undersigned, declare under penalty of perjury under the laws of the State of California that I have read this notice, and I know and understand the contents of this notice, and that the facts stated in this notice are true and correct.

\_\_\_\_\_  
Date and Place

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name and Title

*EXEMPT FROM NOTARY ACKNOWLEDGMENT REQUIREMENTS PER  
GOVERNMENT CODE § 27287 AND CIVIL CODE § 9208*