



Legislation Text

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Staff Report for a Resolution Allocating Funds for the Thrasher Park Play Structure Replacement Project, Project No. 2006.0070; Allocating Funds for the Siempre Verde Park Rehabilitation Project, Project No. 2015.0270; and Approving a Consulting Services Agreement with Harris Design

SUMMARY AND RECOMMENDATIONS

Staff recommends allocation of \$65,000 of Park Development Fee funding for: (1) the Thrasher Park Play Structure Replacement Project; and (2) \$1,538,000 of Park Development Fees and \$1,145,594 of General Fund towards the design and construction of the Siempre Verde Park Rehabilitation Project. Staff also recommends the approval of a Consulting Services Agreement with Harris Design in the amount of \$212,235 for the preparation of plans, specifications and cost estimates related to the rehabilitation of Siempre Verde Park.

BACKGROUND

The City received a grant from the State of California Department of Housing and Community Development (HCD) in December 2014 for construction of improvements at three locations that included West Joaquin Plaza, Thrasher Park and Siempre Verde Park. The grant funds are only available for construction costs; and staff and consultant costs related to design, bidding, and construction oversight are not eligible for reimbursement. The HCD Grant requires that the funds must be expended by June 30, 2016 and therefore expediency in approval actions is needed for project success.

Proposed improvements to Thrasher Park include replacement of outdated play equipment and installation of a new ball park safety fence to reduce the number of foul balls leaving the field and entering the play area, as well as installation of an ADA-compliant access ramp into the play area, providing a van-accessible parking stall, and replacing the play area safety surfacing.

Proposed improvements to Siempre Verde Park involve the complete reconstruction of the facility as envisioned in the community developed master plan. The master plan was completed in 2010 by Harris Designs, an East Bay landscape architectural firm that has designed improvements on many projects in the City including Cherry Grove Park, Marina Park Picnic Areas and the San Leandro Unified School District's 9th Grade Campus. With extensive public input a master plan for Siempre Verde Park was created that envisions the entire park being rebuilt and reconfigured with all new play structures, picnic tables, barbeques, restrooms, pathways, basketball courts, exercise stations, and a smaller field with new irrigation. Irrigation needs for the park will be reduced 10% - 20% by the smaller turf field and the use of Bay Friendly and drought resistant plantings to make the park environmentally friendly. The plan proposes new locations for all of these improvements, leaving only the restrooms in their original location.

Analysis

When the City originally applied for the HCD grant, only replacement of the outdated playground equipment and renovation of the group picnic areas was included in the project as there was no supplementary funding to complete any additional work. However, with the passage of Measure HH and the recent receipt of a large Park Development Fee from the Marea Alta project, the ability to complete the master plan vision for the park became within reach. Further analysis indicated that reconstructing the park in a piecemeal approach by constructing only what could be afforded by the grant would be infeasible. This is due to the fact that configuration of the park in the Master Plan is significantly different than its current arrangement.

If the City proceeded with a piecemeal project and later wanted to rebuild the park, it would need to either revise the master plan or demolish the constructed work. Revisions to the master plan would require another round of public input and comment while demolishing new construction would not be the best use of public funds. Therefore, design and construction of the Siempre Verde master plan at this time is the recommended most efficient use of funds.

Preparation of plans for construction of the master plan at Siempre Verde Park is beyond the capacity of City staff at this time. Staff proposes to use Harris Designs for this work because they are an experienced landscape architecture firm and their past projects with the City have been well received; additionally, they already have knowledge of the subject site.

The Siempre Verde Park Rehabilitation Project was presented at the City Council meeting on February 17, 2015 at an approximate cost of \$3,560,194. Although the presentation included the installation of a well for irrigation the budget estimate at the time did not reflect the inclusion of the approximately \$300,000 design and construction cost and subsequent need for additional General Funds. It is recommended as a means to control the budget that the design and construction of the irrigation well be included as a bid alternative in the construction contract. This would allow Council review on the inclusion of the well and cost at the time of construction award. If the construction bids are less than our budget estimate then we may add the well to the project. If the constructions bids are above the budget, the issue will be reviewed by the Facilities Committee and a recommendation for including or not including the well will be brought to the full City Council for direction at the time of the project award.

Current Agency Policies

2013-15 City Council Goal: Maintain and enhance the City's infrastructure

Previous Actions

- On December 1, 2014, by Resolution No. 2014-132, the City Council authorized the City Manager to Execute a State Standard Agreement with the California Department of Housing and Community Development for a Housing-Related Parks Program Grant in the Amount of \$1,376,600
- On January 6, 2014, by Resolution No. 2014-004, the City Council authorized the City Manager to Submit an Application for Housing-Related Parks Program Grant Funds

Applicable General Plan Policies

Goal 21 - Rehabilitation of Existing Parks: Maintain and improve San Leandro's existing parks and recreational facilities

Environmental Review

This project is categorically exempt from CEQA per Section 15268 - Ministerial Projects of the CEQA guidelines. The Notice of Exemption was filed with the Alameda County Recorder on December 16, 2010.

Summary of Public Outreach Efforts

The Recreation and Human Services Department held the following meetings to gather public input on Siempre Verde Park when developing the master plan:

- February 3, 2010, 7:00 PM, Recreation and Parks Commission Public Meeting, San Leandro City Hall South Offices
- February 3, 2010, 9:00 AM, Interactive Meeting with Students, Washington Elementary School
- February 3, 2010, 8:15 AM, Parent-Teacher Association "Coffee Klatch" Meeting, Washington Elementary School
- January 28, 2010, 7:00 PM, Community Meeting/Design Charrette, San Leandro City Hall South Offices
- January 23, 2010, 10:00 AM, Community Meeting, San Leandro City Hall South Offices
- January 21, 2010, 10:00 AM, Senior Commission Meeting, San Leandro City Hall Sister Cities Gallery
- January 20, 2010, 7:00 PM, Community Meeting, San Leandro City Hall Sister Cities Gallery
- January 19, 2010, 6:00 PM, Youth Advisory Commission Meeting, San Leandro City Hall Sister Cities Gallery

Fiscal Impacts

The Thrasher Park Play Structure Replacement project is estimated to cost \$275,000 including design and construction. \$65,000 of Park Development Fees Funds is needed for staff and consultant costs.

The Siempre Verde Park Rehabilitation Project is estimated to cost \$3,560,194 including design and construction. \$876,600 is available for construction from the Housing and Community Development Grant. \$1,538,000 of Park Development Fees and \$1,145,594 of General Fund is needed for construction, staff and consultant costs.

The City has applied for another HCD grant that, if awarded, will contribute up to \$500,000 toward the Siempre Verde Park Rehabilitation Project reducing the impact to the General Fund.

Budget Authority

Funding allocations for the subject projects are as follows:

- 1) \$876,600 - Special Grants Fund, Siempre Verde Park Rehabilitation Project, Account No. 150-62-116, allocated in FY 2014-15
- 2) \$210,000 - Special Grants Fund, Thrasher Park Play Equipment and Fence Project, Account No. 150-62-117, allocated in FY 2014-15

The following funding allocations for the subject projects are requested:

- 1) \$65,000 - Park Development Fees, Thrasher Park Play Structure Replacement Project
- 2) \$1,538,000 - Park Development Fees, Siempre Verde Park Rehabilitation Project
- 3) \$1,145,594 - General Fund, Siempre Verde Park Rehabilitation Project

ATTACHMENTS

- Consulting Services Agreement between the City of San Leandro and Harris Design
- 2010 Siempre Verde Master Plan

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