

STAFF REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GREGORY A. RAY, PUBLIC WORKS DIRECTOR/CITY ENGINEER *GR*
KATHY PETKER, PARKS AND RECREATION PROGRAM DIRECTOR *KP*

SUBJECT: RAMONA GARDEN PARK PLAYGROUND EQUIPMENT UPDATE

BACKGROUND

Ramona Garden Park includes the Ramona Garden Center, a public bathroom, a public plaza, a covered gazebo, a demonstration garden and a large turf area that makes up the majority of park area. The park does not have play equipment or other amenities specifically designed for children though members of the public often ask about such equipment or amenities to City staff. In 2015, the City received a grant from the Nichols Foundation and several private donors for construction of a play structure. Staff conducted a public workshop and distributed surveys to the City's three elementary school afterschool programs and participants of the Summer Concert Series which supported playground equipment in the park for children and determined preferences for the equipment which included a nature-themed tree fort, climbing boulders and a slide. The proposed location and play structure were presented to the Parks, Recreation & Beautification Commission and the Commission provided recommendations for the play structure and location. Staff then presented the Commission's recommendations to City Council and the Council identified the preferred location for the new play structure as the northeast area of the park. At the December 7, 2015 meeting, the Council directed staff to move forward with the project to install new playground equipment in Ramona Garden Park with an estimated cost of \$95,000.

Project Overview

To carry out this project, staff met with several playground companies who provided concept drawings and preliminary estimates. Staff initially planned to award a turn-key project given the interest in advancing the project which would have included design, supply and installation. Subsequently, staff determined that design services have to be procured independently due to costs and in order to comply with State law regarding accessibility and the City's purchasing policy.

Staff prepared an RFP for design services and held a pre-proposal conference with potential design consultants at the project site. At the conference, the design consultants alerted staff to additional requirements for accessible parking associated with the selected location. Staff sought consultation with JAS Pacific, the City's contract consultant for building inspection services, and determined that dedicated accessible parking and an accessible pathway would be required for the new playground. An Americans with Disability Act (ADA) expert from JAS Pacific advised staff

APPROVED FOR FORWARDING



**MATTHEW BRONSON
CITY MANAGER**

Please Review for the Possibility of a Potential Conflict of Interest:

- | | |
|--|----------------------------------|
| <input checked="" type="checkbox"/> None Identified by Staff | <input type="checkbox"/> Bright |
| <input type="checkbox"/> Shoals | <input type="checkbox"/> Nicolls |
| <input type="checkbox"/> Lee | <input type="checkbox"/> Shah |

that existing accessible parking located at the southeast corner of the park was not sufficient for compliance with the ADA because the existing accessible parking is too far away from the proposed playground at the northeast corner of the park. Based on preliminary estimates, staff determined that the addition of accessible parking and a dedicated path to the preferred play structure location would increase project costs by approximately \$50,000 for a revised total cost of approximately \$150,000. Actual cost increases would be determined following completion of design and preparation of an engineering cost estimate that would be provided to the Council.

DISCUSSION

In order to comply with ADA requirements, the City would need to construct additional accessible parking and an accessible pathway leading from the parking area to the new play structure. Based on preliminary estimates, staff has determined that this would require allocating additional funds to the project.

In an effort to reduce costs to within the available budget, staff considered reducing the size of the play structure to reduce costs, but determined that any significant reduction would severely impact the structures value as a park amenity. Staff also considered relocating the play structure in an effort to reduce the costs associated with access. Attachment 1 shows four park locations considered by staff and the approximate layout of the access path to each. The northeast corner of the park is identified as the recommended location. In staff's opinion, it provides the best balance between access costs and conflicts with existing park uses. Alternate 1, located in the southwest corner of the existing turf area, would require construction of accessible parking in the existing Library parking lot, replacement of portions of the existing walkway to the northeast of the Library and construction of additional pathway to access the play structure. Though this alternative is estimated to save roughly \$15,000 over the recommended location but it could conflict with existing park uses such as concert seating. Alternate 2, located in the southeast corner of the existing turf area, would also have reduced access costs but could result in even more conflicts with existing park uses. Alternate 3 would have increased access costs due to the large slope at the north end of the park and could conflict with residential uses nearby.

Another option would be to suspend work on the play structure this fiscal year and return the project to the Council for budget consideration in the next fiscal year. If Council chose this option, the Council could reallocate the City portion of the project funding for other uses such as improvements at Golden West Park, Ramona Park, Community Center or other park amenities identified by the Parks, Recreation and Beautification Commission.

If the Council chooses to proceed with the project in the recommended location, staff would proceed with design as originally proposed, put the project out to bid and then return to Council with the bid results and a recommendation for allocation of additional funds as needed.

ALTERNATIVES

Staff has identified the following alternatives for Council's consideration:

1. Direct staff to proceed with the project in the recommended location and return to Council with the bid results and a recommendation for allocation of additional funds as needed;
or,
2. Direct staff to relocate the project to one of the alternate locations identified in Attachment 1; or

3. Direct staff to suspend work on the project and consider reallocation of City funding to other uses and to return the project to Council in the next fiscal year for budget consideration; or
4. Provide staff with further direction.

RECOMMENDED ACTION

It is recommended that the City Council provide direction for staff to proceed with design as originally proposed, put the project out to bid, and return to Council with the bid results and a recommendation to allocate additional funds as needed to allow for completion of the project as originally proposed in the northeast corner of Ramona Garden Park.

FISCAL IMPACT

Based on preliminary estimates, the addition of accessible parking and a dedicated path to the upper park area near Brighton Avenue would increase project costs by approximately \$50,000. The Ramona Garden Park Playground – (CIP 1257) currently has a budget of \$95,000 from two fund sources as shown below and the project budget would need to be increased to reflect these higher costs. There is sufficient funding in Parks Development Impact Fund to fund this increase with a current anticipated FY17 year-end unallocated cash balance of \$408,286. If Council chose to suspend the project until the next fiscal year, it would result in an additional \$50,000 available for other park uses.

Fund Sources	FY 2017
Parks Construction	\$ 50,000.00
58010 Design	\$ 15,000.00
58030 Construction	\$ 27,500.00
58070 Management	
58000 Contingency	\$ 7,500.00
Trust Account*	\$ 45,000.00
58010 Design	
58030 Construction	\$ 45,000.00
58070 Management	
58000 Contingency	
TOTAL ALL FUNDS	\$ 95,000.00

*The City received a grant from the Nichols Foundation of \$40,000 to assist with funding for the project. The City has also received approximately \$5,000 in donations from community members and could receive other donations as part of a community fundraising effort.

PUBLIC NOTIFICATION

The agenda was posted in accordance with the Brown Act. A copy of the agenda and this Staff Report were sent to the Nichols Foundation representative and the Clifford Clark Law Office.

ATTACHMENT

1. Project Map with Proposed Playground Alternatives

