


Livermore Area Recreation and Park District

Staff Report

TO: Chair Faltings and Board of Directors

FROM: Mathew Fuzie, General Manager 

PREPARED BY: Mathew Fuzie, General Manager
Patricia Lord, Assistant General Manager
Jeffrey Schneider, Administrative Services Manager
Bruce Aizawa, Parks and Facilities Manager

DATE: December 12, 2018

SUBJECT: Sunset Park Playground Conceptual Plan

COMMITTEE: Reviewed and Recommended by the Facilities Committee on November 7, 2018

RECOMMENDATION: That the Board of Directors approve the conceptual plan for Sunset Park Playground.

BACKGROUND: The previous Sunset Park Playground, which was 20 years old, was removed in 2017 as part of the process to save a 200-year-old valley oak tree. Original plans for playground replacement included three separate areas along a “Play Trail” pathway, with separate areas for ages 2 to 5 and ages 5 to 12.

At the May 9, 2018 Board of Directors meeting, staff were directed to discontinue work on the current plans and to start the project anew. However, the budget from the previous effort was not reset. The District entered into an agreement with RRM Design Group on July 23, 2018 to solicit community input and use it to develop a new Sunset Park Playground design. The new design process included outreach to the neighborhood to solicit ideas and input on desired features, thematic style, and location with visibility from the street.

On September 13, 2018, RRM Design held a community outreach meeting at Sunset Park in an open-house style gathering where people dropped in and provided their suggestions. An online survey was also available for public input. Over the course of the two-week period it was available, 74 comments were received. RRM Design compiled the results of the surveys taken on site at the neighborhood meeting and the online survey. Based on responses received, the proposed playground theme will be Tree House/Nature.

On November 7, 2018, the Facilities Committee reviewed and approved the design options presented by RRM Design group and recommended a second community outreach meeting to determine the preferred design. On November 27, 2018, the second outreach meeting was held at the Robert Livermore Community Center and with conceptual designs of Option 1 and Option 2. See Attachment

ITEM NO. 4.2

A – Conceptual Plans presented at Outreach Meeting. At the November 27 outreach meeting, staff and consultants received feedback and concern from some of the residents regarding a problem with feral cats in the vicinity of Sunset Park. The design options were based on using a combination of rubber and engineered wood fiber as a fall material. An option for consideration, at an increased cost, would be to use pour-in-place rubber surfacing material entirely instead of the combination. The General Manager and parks staff met with a biologist from Alameda County Vector Control for consultation on the issue of feral cats. The biologist verified the issue regarding feral cats, but stated the design with wood chips likely would not be a determining factor in the feral cat issue, but since it is a possibility that feral cats could use the wood chips as a location for depositing feces increased monitoring may need to occur. The biologists did comment that the arroyo next to Sunset Park was clearly the biggest area of concern due to the fact that citizens appear to be feeding the cats in the arroyo. The General Manager walked the site in the arroyo and verified large areas of cat feces next to the feeding stations. Therefore it is unlikely that the design would contribute to the problem. However, the benefits of committing to a standard for new playgrounds of poured in place rubber throughout increases benefit to the Americans with Disabilities Act (ADA) as well as decreased maintenance cost of wood chips and monitoring for feral cats. In addition, the fall height of the proposed play structure will be among the tallest in our system of play areas. Poured in place rubber would add a cost of 18-20 dollars per square foot of the area designed with wood fiber (less the cost of the wood fiber material).

ENVIRONMENTAL DETERMINATION: This project is exempt from the California Environmental Quality Act (CEQA) under Article 29 Categorical Exemptions, Section 15301 Existing Facilities, which exempts alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The exemption is based on the fact that the playground will involve negligible or no expansion of an existing use (playground as opposed to another type of use).

FINANCIAL SUMMARY: The District's 2018-21 CIP budget, approved in August 2018, includes \$1.2M for this project (No. 719). In support of the design process led by RRM, staff generated the following projections as a means of establishing the hard cost budget to serve as a guide for RRM's efforts:

\$1,200,000	Approved Budget
(\$122,326)	Previous Design Effort
\$1,077,674	Remaining Budget
(\$81,700)	RRM Design fees
\$0	On-site inspections (LARPD)
(\$2,000)	Final Inspection – 3 rd party
(\$60,000)	Project Mgmt (Tanaka)
(\$20,000)	Construction Mgmt
(\$1,000)	Permits
(\$1,000)	Bid Review w City
(\$4,000)	Compaction Testing
(\$500)	RRM assistance w Bid package
\$907,474	Remaining Budget to cover Hard Costs AND contingency
\$82,474	10% contingency
\$825,000	HARD COST Budget pre-contingency

OPTIONS:

- 1) Approve Concept Option #1
 - a. Pros: This action is consistent with designs within approved budget.
 - b. Cons: This plan was not the generally preferred design based on feedback from the November 27, 2018 Community Outreach meeting.
- 2) Approve Concept Option #2
 - a. Pros: This action is consistent with designs within the approved budget, and was the preferred option based on feedback from the November 27, 2018 Community Outreach meeting.
 - b. Cons: This design is based on wood fiber
- 3) Approve Concept Option #2 with an add-alternate of pour in place material, instead of wood fiber, at an additional cost to be determined by restoring the original budget prior to the previous design effort.
 - a. Pros: This action is consistent with playground designs and the input from the public and vector control.
 - b. Cons: This action would require the board to reset the original budget and to allow the district to write off the initial cost of the previous design effort as process. The cost of poured in place rubber is 18-20 dollars a square foot with the square footage undetermined at this time. However using this cost as an estimator and restoring the 122,326 previous design effort cost equates to a square footage of roughly 6100-6800 square feet.
- 4) No action at this time.

RECOMMENDATION: Staff recommends Option #3 to approve concept design #2 and authorize General Manager to develop plans and specifications within the original authorized budget for Sunset Park playground, with the prior effort removed and written off as process. The General Manager believes the inclusion of poured in place rubber can be accomplished within the original budget, re-established at \$1,200,000, and allow the project to proceed to a successful outcome.

ATTACHMENTS:

- A. Conceptual Plans presented at November 27, 2018 Community Outreach Meeting.
- B. Presentation on Sunset Park by RRM Design Group.