

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

**FROM:** Mary K. Lindley, Parks, Recreation, & Community Services Director

**BY:** Roger O. Blais, Parks and Landscape Manager

**DATE:** November 20, 2008 (Meeting of December 17, 2008)

**SUBJECT:** Consider Approval of the Plans and Specifications for Poindexter Park Expansion and Consider an Agreement with PICON for Construction Management

**BACKGROUND**

On April 18, 2007, the City Council approved the conceptual design for a 2.2 acre expansion of Poindexter Park. The approved conceptual plan included: 14,000 square foot in-ground skatepark, full-court basketball court, new play lot designed for youth between the ages of 8 and 12 (sometimes referred to as "tweens"), and picnic amenities. On June 20, 2007, the Council approved an amendment to its agreement with Community Works Design Group (CWDG) expanding their scope of work to include the preparation of the project's construction plans and specifications. On October 27 and December 15 of 2007, the City held skatepark design planning workshops to solicit input from the community and skateboarders on the facility's design elements.

**DISCUSSION**

In previous Agenda Reports there was discussion about the possibility of utilizing the western most parking lot at Chaparral Middle School. As the Council will recall, the idea was to construct a driveway from Poindexter Avenue on the park site connecting with the School's parking lot. It was proposed that access to the School's parking lot from the Park would be restricted to non-school hours. The School District has declined the City's request. As a result, the plans being presented to the Council include no additional parking at Poindexter Park.

The completed plans being presented to the Council include skatepark design elements that are consistent with the comments and suggestions expressed by interested skaters who attended the two workshops. These elements include a large bowl (pool), snake run, stairs, ramps and banks, rails, and other jump features. It also includes a design/skate element that will be unique to Moorpark, a large upright "M" (3 foot, 8 inches), on a peninsula above the snake run. Skaters will be able to skate on three

sides of the "M". The area near the inside entrance to the skatepark has been identified as the beginner area. The elements in that area are designed to accommodate less experienced skaters. Staff plans to use that area for skateboard classes and clinics. The skatepark is enclosed within an enhanced 6 foot galvanized chain link fence. The fence enhancement includes smaller mesh with black vinyl coating on the bottom half of the fence laid out in a wave-like pattern. The smaller mesh will discourage climbing while still allowing for visibility. We believe the fence's design will allow the City to secure the facility, provide desired visibility into the facility from the street, while maintaining an attractive appearance. It is staff's intent to lock the skatepark at dusk.

As noted above, the improvements will include a full court basketball court, playground with equipment designed for older adolescents, and an open turf area. All trees, with the exception of three Pepper trees, will remain including a palm that is in the center of the skatepark. Additionally, shrubs, bushes, and tree stumps will also be removed. Consistent with the existing park design, the walking paths will be decomposed granite. The plans include landscape improvements that will blend the existing park with the expansion area.

There are no plans to include lights for the skatepark; however, the construction plans include the installation of electrical conduit for security cameras and lights if in the future the City wishes to add those elements. Staff will present guidelines and policy recommendations regarding the operation of the skatepark for Council consideration at a future meeting.

The Council is now being asked to consider approval of the Poindexter Park Expansion construction plans and specifications. If approved, staff will proceed with the construction bidding process.

#### Project Budget

Prior to the December 17 Council meeting, the project's plans and specifications were provided under separate cover for the Council's review. Based on the completed construction documents, CWDG estimates construction costs to be \$1,876,000. As previously reported, of the total project cost, it is anticipated that the skatepark portion of the project is approximately \$700,000. Combining construction costs with all other project costs, the total project's estimated budget is as follows:

Description	Completed Work	Pending Work	Total
Construction		\$1,876,000*	
Construction Plans & Specifications		\$ 77,000*	
Conceptual Plan	\$26,000		
Plan Check, Permits & Reproductions		\$ 15,000	

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Soils/Lab Testing		\$ 47,000*	
Construction Management		\$ 43,000	
Contingency (15%)*		\$ 300,000	
Preliminary Site Work **	\$14,000		
<b>Total</b>	<b>\$40,000</b>	<b>\$2,358,000</b>	<b>\$2,383,000</b>

\* Included in calculation of 15% contingency

\*\* Water well and tree removal

The FY 2008/09 budget includes \$2,326,269 for the project costs listed above. A budget amendment will need to be processed when the Council considers the bid results, at which time we have a clearer project cost estimate.

In the April 18, 2007, Council Agenda Report, the proposed funding source of the project was \$89,495 from the State Park Bond and the remaining from the Park Improvement Fund (PIF). At that time, it was proposed that \$700,000 (the approximate cost of the skatepark) come from the PIF - Communitywide Zone, used for projects with communitywide benefit including Arroyo Vista Community Park, and the remaining from PIF - Zone 1 (downtown), the Zone that Poindexter Park is within. PIF consists of fees paid by residential developers in-lieu of setting aside parkland. It was recognized that Zone 1 does not have the necessary fund balance available; however, it was projected that within the next 10 years or at build out, Zone 1 will have a fund balance of approximately \$5.5 million and that the Communitywide Zone would have a fund balance of approximately \$8.8 million. As a result, the Council was told that a loan from either the City's Endowment Fund, General Fund, or Redevelopment Agency would be necessary. It was also discussed that action on the loan would be taken at the time the Council awarded a contract to construct the project since construction cost would be known at that time. Based on our current cost estimates, funding for the project is as follows:

Funding Source	Allocation
State Park Bond	\$ 89,495
PIF – Zone 1 (requires a temporary loan of approximately \$1.5 million)	\$1,593,505
Communitywide Zone	\$ 700,000
<b>Total Revenue</b>	<b>\$2,383,000</b>

Staff recommends that the Council approve the construction plans and specifications as presented. Additionally, the City needs to secure the services of a project manager and a soils testing firm. The proposed project manager has provided review of the plans and specifications during the preparation phase and needs to participate and be available during the bidding and construction phases. For action at the December 17 Council

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meeting, staff recommends that the Council award an agreement to PICON (Phil Vein) at a cost not to exceed \$43,000 and authorize the City Manager to execute the agreement. The Council will be asked to award an agreement for soils testing and lab work at the time the construction bid results are presented, most likely at the February 4 Council meeting.

### **FISCAL IMPACT**

As discussed above, the total estimated cost of the project is \$2,383,000. One of the identified revenue funding sources (PIF Zone 1) requires a temporary loan of approximately \$1.5 million. In addition, the interest that would be earned by the interim funding source will be negatively impacted in an amount of \$20,000 to \$50,000 per year for every \$1 million loaned; although, the interest would be repaid along with the principal. The repayment of the loan will depend on the pace of new development and the payment of parkland fees.

### **STAFF RECOMMENDATION**

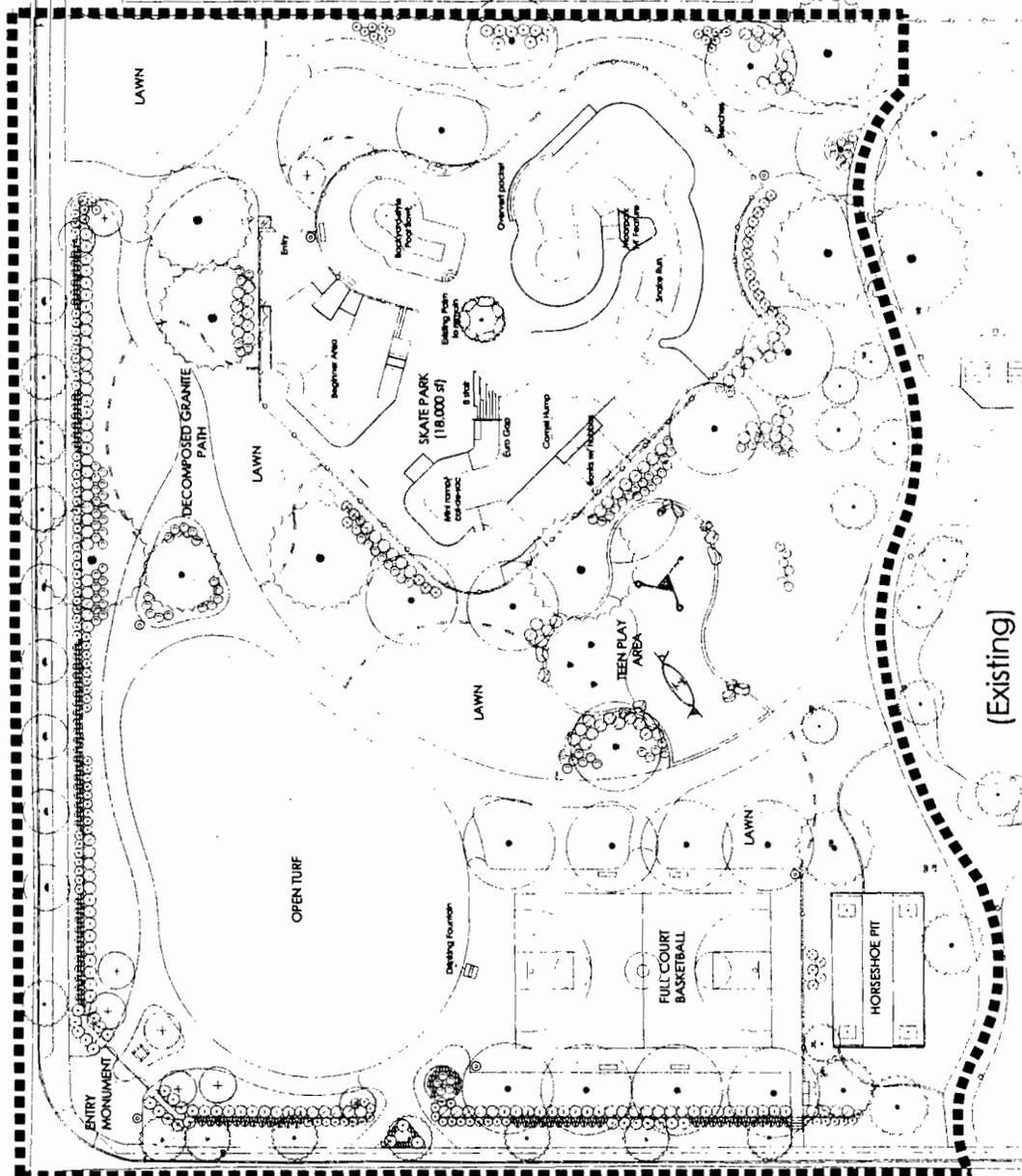
Approve the plans and construction specifications for the Poindexter Park Expansion Project; authorize staff to solicit construction bids; and authorize the City Manager to execute an agreement with PICON for project management services at a cost not to exceed \$43,000, subject to final language approval of the City Manager and City Attorney.

Attachment A: Poindexter Park Expansion Site Plan

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ATTACHMENT A

POINDEXTER AVENUE



GISLER ROAD

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(Chaparral Middle School)

# Poindexter Park Expansion

City of Moorpark

