

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: The Honorable City Council

FROM: Tom Kruse, Parks and Recreation Director 

Prepared By: Jeremy Laurentowski, Landscape and Parks Superintendent

DATE: May 10, 2010 (CC Meeting of May 19, 2010)

SUBJECT: Consider Approval of College View Dog Park Proposed Design Plan, Amenities and Budget

BACKGROUND

The southern most section of College View Park has been previously recommended by the Parks and Recreation Commission and approved by the City Council for the City's first dog park. The proposed site is completely within the existing Caltrans right-of-way and consists of a passive turf area, mature eucalyptus and pine trees, an unused turf volleyball court and parking.

Staff is proposing to install a dog park that will accommodate both small and large breed dogs. The approximate 0.6 acre dog park will consist of two separate fenced-in areas for unleashed play, with a separate staging area to prevent dogs entering the park from interacting with dogs that are leaving. The dog park will consist of five foot height chain link fencing, self shut-off hose bibs, bench seating, pet waste disposal stations, trash receptacles and recycle bins, open play areas, and park rules signage.

Each dog area will be installed with a hose bib where owners can fill their dog's water bowl. Staff has adequately sized the basins to minimize water intrusion into the adjacent areas, keeping pedestrian access dry. The basins are also adequately sized to allow for multiple water bowls to be placed within each basin.

In addition, staff is proposing to utilize the existing 5' height chain link fence on the south and west side of the project site. The existing chain link fence was installed by Caltrans and is currently used to discourage pedestrian access to Hwy 118 and the west bound off-ramp/Collins Drive intersection. Staff has discussed utilizing the existing fence as the dog park boundary with Caltrans and has received a verbal approval for this proposed use.

DISCUSSION

During the April 21, 2010 City Council meeting, staff proposed removing the existing turf and replacing the turf with wood chips provided by the City's contract tree trimming company. Several concerns were raised by Council in regards to the recommended size of the wood chips, type of wood chips and if there were any health concerns. Staff has contacted several veterinarians as well as other landscape professionals in the field and has discovered that the opinions on this matter vary greatly. Attachment E is a detailed summary of several phone interviews. The following is a brief summary of staff's findings:

Size of wood chips: Larger wood chips were preferred in regards to a walking surface. There was a concern that some small dogs may not enjoy running and playing on wood chips. However, most dog parks that utilize wood chips do not typically have the option of selecting the size of wood chips as they are generally supplied by a local tree trimming company and utilize a variety of sizes in their parks. The majority felt that wood chips were adequate, but there were better surface options available.

Type of wood chips: No preference.

Health concerns: The majority did not think that there were any additional health concerns with wood chips versus other surface options, as long as the wood chips were replenished and the park was maintained regularly. Proper drainage was a concern, as standing water may harbor disease. Several concerns with dogs eating the wood chips were expressed and one City only uses small wood chips to minimize the risk of dogs choking. Shredded bark mulch or small wood chips were the options most felt would minimize any choking hazards. There was minimal concern that dogs could injure themselves or get splinters walking or playing on wood chips.

Pet Waste: The majority felt that pet waste was more difficult to identify on wood chips versus other surface options. However, most did not feel that this was an issue as pet owners generally watch and pick up after their dog.

The following is a summary of the most common surface options for dog parks:

Surface Material	Advantages	Disadvantages
Wood Chips	Low cost.	Need to be replenished regularly to minimize odors. Difficult to identify pet waste. Hard on small dog paws.
Artificial Turf	Low maintenance.	High installation cost. High replacement cost (10-year life). Produces odors in summer heat.

		Surface gets hot in the summer.
Decomposed Granite	Moderate installation cost. Low maintenance. Meets ADA. Low odor.	Can get muddy if site does not drain adequately.
Turf Grass	Low installation cost Low odor.	High maintenance cost. High water-use.

As discussed during the April 21st City Council meeting, wood chips were preferred by staff due to the low cost of the material, low maintenance and the reduction in water-use due to the removal of the turf area. Staff determined that the City would save approximately 840,000 gallons of water a year (approximately \$5,200) and that the maintenance cost that the City will save from reduced mowing and fertilization will equal the increased maintenance costs associated with maintaining the dog park, such as trash and waste removal and the occasional replenishing of wood chips.

Since the April 21st City Council meeting, staff has spent some time analyzing the proposed budget and has found an alternative surface material for the dog park, with minimal impact to the overall project cost. Staff is convinced that decomposed granite will alleviate any concerns associated with bark mulch and is proposing to install this material for the dog park surface. Decomposed granite has become a popular trend with dog parks. It is moderately affordable, permeable, does not harbor odors or require water-use and is very easy to maintain. Decomposed granite has several advantages as compared to natural dirt, such as efficient drainage, it prevents weed growth and is aesthetically pleasing. The College View dog park area also naturally drains to the southwest, which will help shed water and minimize puddling.

FISCAL IMPACT

A summary of the costs associated with the surface material options are as follows:

Installation Cost: Wood Chips	No direct costs (supplied by the City's contract tree trimming company and installed by City staff)
Estimated Annual Maintenance Cost	None (staff time approx. 64 hours/year to replenish wood chips)
Installation Cost: Artificial Turf and Base Material (4" aggregate base)	\$142,750 (base material installed by City staff)
Replacement Cost (10 years)	\$137,000 or \$13,700/year
Estimated Annual Maintenance cost	\$500 (water-use to clean turf monthly)

Installation Cost: Decomposed Granite	\$11,850 (Installed by City Staff)
Estimated Annual Maintenance cost	\$1,445 (Replenish DG and water-use to minimize dust)
Installation Cost: Turf Grass (New irrigation system and turf repair)	\$6,500 (Installed by City Staff)
Estimated Annual Maintenance Cost	\$9,900 (Turf maintenance and water-use)

Staff has prepared an estimated installation budget for the proposed project and has determined that the \$15,000 appropriated for the dog park by City Council in the FY 2009/2010 Park Improvement Zone 2 Fund is not sufficient for the standard program elements required for the dog park. Staff has obtained cost estimates for the work to be completed, plus desired amenities and has determined that the total estimated cost of the dog park would be \$50,594. (Refer to Attachment C for a detailed list of costs):

ITEM	DESCRIPTION	TOTAL	TOTAL (4/21)
Planting	Repair turf	\$480.00	\$480.00
Irrigation	Cap and adjust as necessary	\$500.00	\$500.00
Fencing	5' height chain link (Bid)	\$14,676.00	\$16,476.00
DG Surface	3" Depth	\$11,850.00	\$6,487.50
Waste Stations	Powder coated– Qty 7	\$3,990.00	\$3,990.00
Trash Receptacles	Concrete – Qty 3	\$2,289.00	\$2,289.00
Recycle Bins	Concrete – Qty 2	\$1,642.00	\$1,642.00
Signage	Baked enamel	\$500.00	\$500.00
Hose Bibs	Self shut-off w/ sump drain	\$1,520.00	\$1,520.00
Benches	Concrete– Qty 5	\$4,715.00	\$7,126.00
	Sub-Total	\$42,162.00	\$41,010.50
	20% Contingency	\$8,432.40	\$8,202.60
	Project Total	\$50,594.40	\$49,212.50

The cost reductions required to help equal the additional costs associated with the increased amount of decomposed granite paving, as compared to the budget prepared for the April 21st City Council meeting, are as follows:

- Installation of five (5) benches as compared to seven (7). (\$2,411 savings)
- Staff has discovered 600 linear feet of chain link fencing in storage that was removed from the Poindexter Park Expansion Project. Staff proposes to utilize this fence and has obtained a revised bid from the fencing contractor. (\$1,800 savings)

With the exception of the chain link fencing, all other amenities will be installed by City Staff. Staff has determined that a total of 180 labor hours will be required to install the dog park, as compared to 148 labor hours proposed during the April 21st

City Council meeting. The additional 32 hours will be required to spread the increased amount of decomposed granite as compared to bark mulch. The installation of decomposed granite will require the removal of existing grade to 3" depth, the installation of additional header board and the surface will need to be compacted with a compacting roller to encourage drainage.

The Park Improvement Zone 2 Fund (2112) has a total of \$138,996 appropriated in the current fiscal year for the design and construction of handball wall (\$25,000) at Campus Canyon Park, which was inadvertently carried over from the FY 08/09 budget when the ball wall project was moved to Zone 3 and the following improvement projects at College View Park: basketball court lighting project (\$23,996), dog park (\$15,000) and replacement of tot lot equipment and swings (\$75,000). The basket ball court lighting project was completed under budget in 2009 with \$5,016 in savings. To date, there is \$119,850 available appropriation for the remaining projects as \$19,146 was utilized for the basketball court lighting project completed in 2009.

Staff recommends utilizing the surplus \$5,016 from the Basketball Court Lighting Project, the \$15,000 appropriated for the dog park and \$30,578 from the fund to replace the tot lot equipment. Staff has obtained informal bids for the new tot lot equipment and has determined that the remaining balance of \$44,422 will be sufficient to replace the tot lot equipment this fiscal year.

At the beginning of the current year, Park Improvement Zone 2 Fund (2112) reported a \$122,728 fund balance surplus. It is estimated to receive \$1,000 in revenues and incur about \$113,996 in expenditures by year end. The expenditures include the total project cost of the dog park. The projected fund balance surplus at the end of the year is \$9,732. Staff has determined that there are not any additional funding sources anticipated to increase the Park Improvement Zone 2 Fund in the future. No increase in appropriation is requested.

Upon approval by City Council on the College View Dog Park proposed design plan, amenities and budget, staff anticipates completion of the dog park during the last week of July.

STAFF RECOMMENDATION

1. Approve the College View Dog Park proposed design plan, amenities, and
2. Approve the budget and use of funds from the Park Improvement Zone 2 Fund.

Attachment A – Proposed Dog Park Design Plan
Attachment B – Proposed Dog Park Amenities
Attachment C – Preliminary Budget
Attachment D – Interview Summary

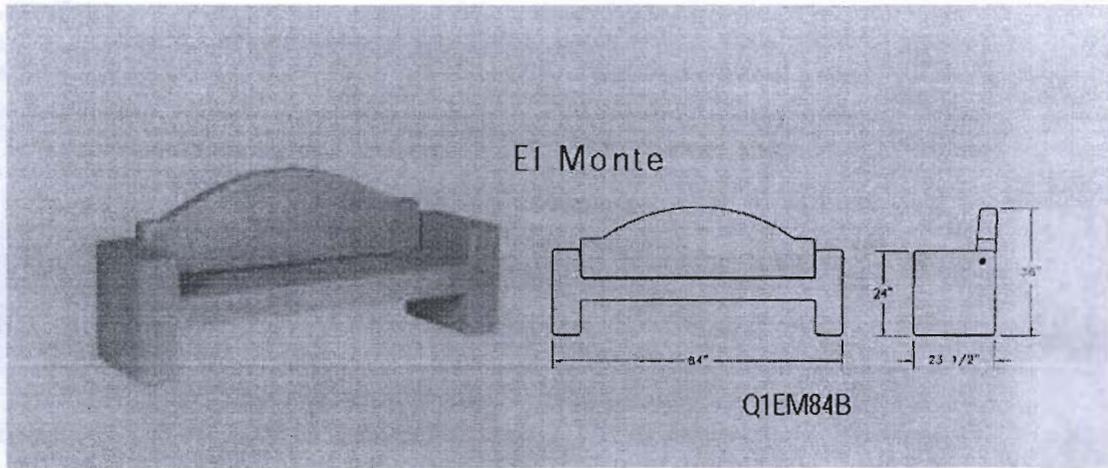
COLLEGE VIEW PARK – DOG PARK
PROPOSED SITE AMENITIES



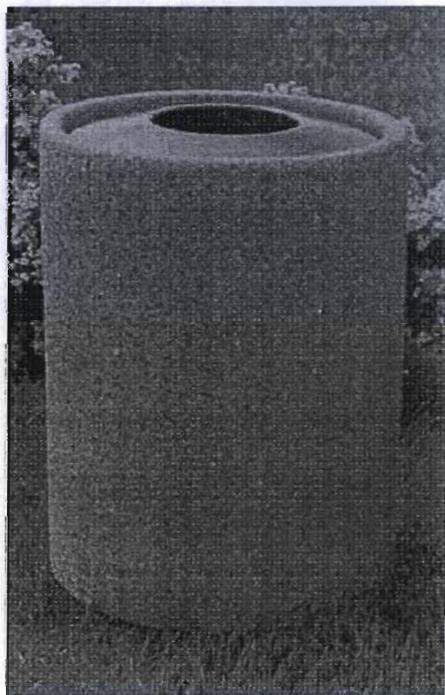
PET STATION WASTE DISPOSAL
COLOR: GREEN

COLLEGE VIEW PARK – DOG PARK

PROPOSED SITE AMENITIES



CONCRETE BENCH
COLOR: NATURAL GRAY W/LIGHT SANDBLAST FINISH



CONCRETE TRASH RECEPTACLE AND RECYCLE BIN
COLOR: NATURAL GRAY W/LIGHT SANDBLAST FINISH

**COLLEGE VIEW PARK - DOG PARK
Preliminary Budget**

PLANTING

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
Turf	Existing - repair	1	\$ 480.00	c.y.	\$ 480.00
PLANTING SUB-TOTAL:					\$ 480.00

IRRIGATION

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
Cap & adjust	Existing - cap/adjust/replace as needed (budget allowance - scope TBD)	1	\$ 500.00	ea	\$ 500.00
IRRIGATION SUB-TOTAL:					\$ 500.00

HARDSCAPE & AMENITIES

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
Chain Link Fence	750 lf. - 5' ht. galv. chain link fence (6) 5' ht. x 4' width chain link gates (4) 5' ht. x 5' width chain link gates (Contractor Bid)	1	\$ 14,676.00	ea	\$ 14,676.00
DG Surface	3" depth (tax and delivery incl.)	30000	\$ 0.34	s.f.	\$ 10,200.00
DG Header	1x4 recycled plastic	1100	\$ 1.50	l.f.	\$ 1,650.00
Dog Waste Station	Product Cost (tax and shipping incl.)	7	\$ 515.00	ea	\$ 3,605.00
	Concrete footing	7	\$ 55.00	ea	\$ 385.00
Trash Receptacle	Product Cost (tax and shipping incl.)	3	\$ 698.00	ea	\$ 2,094.00
	4' x4' conc. pad w/reinforcement	3	\$ 65.00	ea	\$ 195.00
Recycle Bin	Product Cost (tax and shipping incl.)	2	\$ 756.00	ea	\$ 1,512.00
	4' x4' conc. pad w/reinforcement	2	\$ 65.00	ea	\$ 130.00
Park Signage	(budget allowance)	1	\$ 500.00	ea	\$ 500.00
Hose Bib	Hose Bib (self shut-off) w/riser & valve	3	\$ 225.00	ea	\$ 675.00
	32 l.f. 6" conc. curb w/reinforcement	3	\$ 95.00	ea	\$ 285.00
	4'x4" gravel sump & basin w/filter fabric	3	\$ 130.00	ea	\$ 390.00
	410 l.f. 1" pvc pipe w/connection fittings	1	\$ 170.00	ea	\$ 170.00
Bench	Product Cost (tax and shipping incl.)	5	\$ 943.00	ea	\$ 4,715.00
HARDSCAPE SUB-TOTAL:					\$ 41,182.00
SUB-TOTAL					\$ 42,162.00
20% CONTINGENCY					\$ 8,432.40
TOTAL:					\$ 50,594.40

Estimated Staff Labor Cost

PLANTING

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>STAFF HOURS</u>
Turf	Remove turf, grade and replace w/bark chips	24.00

IRRIGATION

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>STAFF HOURS</u>
Cap & adjust	Cap, adjust and replace as needed	12.00

HARDSCAPE & AMENITIES

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>STAFF HOURS</u>
DG surface	Remove grade to 3" depth, install header, dg & compact	64.00
Waste Stations	Install w/concrete footing (Qty (7) @ 3 hours each)	21.00
Trash Receptacles	Form, install concrete, finish & install receptacle (Qty (3) @ 3 hrs. ea.)	9.00
Recycle Bins	Form, install concrete, finish & install recycle bin (Qty (2) @ 3 hrs. ea.)	6.00
Park Signage	Install on chain link fence	2.00
Hose Bibs	Remove grade, install water connection and hose bib Install gravel sump drain and basin w/filter fabric (Qty (3) @ 7 hrs. ea.)	21.00
Benches	Form, install concrete, finish & install bench (Qty (7) @ 3 hrs. ea.)	21.00

TOTAL STAFF HOURS 180.00

HOURLY RATE: \$25.00

TOTAL LABOR COST: \$ 4,500.00

ATTACHMENT D

Summary of phone interviews:

Member of the Ohlone Dog Park Association and retired veterinarian: Established in 1979, the Ohlone Dog Park was one of the first dog parks built in California and the Association was incorporated in 1986 as a California non-profit educational corporation. The City of Berkeley currently supplies the park with wood chips provided by their contract tree trimming company and according to a member of the Association, the only disadvantages with utilizing wood chips is that they decompose over time and the park does not receive enough chips to constantly replenish the ground surface. Because of this, it gets somewhat muddy during the winter and patchy dirt is exposed quite often. Larger chips are easier for the dogs to play and run on and there does not seem to be any additional health risks to using chips versus other surface options. There is a possibility that a dog could swallow a large chip. As far as pet waste removal, people pick up after their pets and it has not been a problem.

City of San Jose, Parks, Recreation and Neighborhood Services: The City of San Jose currently has eight dog parks in operation. Each dog park is different in design and several utilize an alternate surface material such as wood chips, decomposed granite or artificial turf. The parks with wood chips have not been as successful as other surface options as they need to be replenished frequently or they will tend to harbor odors. Most pet owners are more attracted to the parks with artificial turf or decomposed granite. However the cost of artificial turf is very high and it still requires maintenance to keep clean. Dog waste can be difficult to remove at times and it can harbor odors in the summer heat. Decomposed granite seems to be a popular trend. It is affordable, permeable, has low odor and is very easy to maintain.

City of Laguna Niguel, Public Works Department: The City of Laguna Niguel utilizes small wood chips similar to those found in tot-lot play areas as there is a concern that dogs may eat the chips. The City has not had many complaints from residents about the use of chips.

Local Veterinarian (Simi Valley): Dog parks are wonderful places for dog to interact and play. In regards to wood chips, there are no concerns with splinters or any concerns with dogs becoming injured from running and playing on the material. However, some dogs may have a taste for certain vegetation and may try to eat the chips. In order to minimize any injury from swallowing wood chips, shredded mulch or small wood chips would be a better option than large wood chips.

Local Veterinarian (Moorpark): Does not recommend taking dogs to a dog park. There is an uncertainty as to the health of other dogs and he has seen dogs come into his office injured from fights. In regards to wood chips, there is a

concern about dogs eating wood chips and possible splinters in their paws. This particular veterinarian has never been to a dog park.

Local Veterinarian (Thousand Oaks): The origin of the chips is a concern as they may contain dangerous chemicals or may have been treated in some way. Some plants are also toxic and if a dog eats the plant it may become ill. Wood chips may also cause a penetration through the skin and it could become infected. Only very rarely have any of these issues ever been observed at this particular practice.

Local Veterinarian (Thousand Oaks): He does not see any issues with using wood chips. Wood chips will most likely not injure the dog any more than taking a dog on a walk around the neighborhood might. Chips keep the ground clean and absorb water making the walking surface easier to transverse. He does not feel that there is a concern with the dogs eating the chips. Dogs tend to eat odd things when they are left alone. This could happen as easily in your own back yard as anywhere else. However, dogs in a dog park are usually too pre-occupied playing and interacting with other dogs to start looking around for odd things to eat.