

ITEM 9.B.

MOORPARK CITY COUNCIL AGENDA REPORT

TO: Honorable City Council

FROM: Jeremy Laurentowski, Parks and Landscape Manager *SL*

DATE: November 26, 2012 (CC Meeting of December 5, 2012)

SUBJECT: Consider Playground Equipment Replacement at Poindexter Park, Country Trail Park and Peach Hill Park; and Resolution Amending the Fiscal Year 2012/13 Budget

BACKGROUND

The playground equipment at Poindexter Park, Country Trail Park and Peach Hill Park has outlived its life expectancy. The industry standard and life expectancy of playground equipment is approximately fifteen years. Most play equipment warranties expire after ten years and major renovations are typically required after fifteen years to replace worn equipment and in an effort to meet current equipment trends, playground safety codes and Americans with Disabilities Act (ADA) requirements.

In an effort to ensure the safety of the City's playgrounds, the Parks Division has had a Certified Playground Safety Inspector (CPSI) on staff since 2000. Currently, the Parks and Landscape Maintenance Superintendent has received the required training and has obtained the CPSI certification for the City. In addition to quarterly inspections performed by the Parks Division maintenance staff, the CPSI performs an annual audit and inspection of the playgrounds for each City park. The audit not only ensures that the playground meets current State ASTM regulations for playground equipment, but also provides a visual analysis of each piece of play equipment to ensure that it is structurally sound and free of visible defects.

It should be noted that staff is currently in the process of preparing a Parks and Facilities Capital Improvement Program (CIP) for all the City parks and anticipates completion of this project early in 2013. The intent of the program is to provide an overall inventory of park assets and summary of capital replacement costs in an effort to determine how much funding is needed on an annual basis to sustain the City's current park inventory and future improvements. As mentioned, this document has not been completed, but an initial study of the City's playgrounds and capital replacement costs suggests that approximately \$150,000/year, adjusted annually for CPI, will be required to upgrade/replace the City's current inventory of park playground equipment. This is about one park location per year. In addition, there are several capital projects that have

been deferred due to lack of funding that will need to be addressed in the near future, such as the restroom replacement at Campus Park.

DISCUSSION

On November 5, 2012, this item was presented to the Parks and Recreation Commission.

Poindexter Park: The playground equipment at Poindexter Park has outlived its life expectancy and is in need of replacement, as it was originally installed in 1996. The existing equipment consists of two separate tot lot play areas with individual play structures, one for children in the two to five year age group and one play structure for children in the five to twelve year age group. In addition, the tot lot areas include two swing sets, one for each age group, several spring animals, a merry-go-round and a sand and water play structure (see Attachment 2).

The two tot lot play areas at Poindexter Park meet current ADA access requirements, as wood fiber, which is ADA compliant, and concrete ramps into the structure have been provided. However, the play equipment does not meet current ADA requirements in regards to the actual play structures, as there are not enough grade level activities provided, based on the size of the structures. In addition, the existing merry-go-round and sand and water structure do not meet current playground safety standards. Staff included funding in the FY 2012/13 budget to replace the sand and water structure, which was replaced in mid-November 2012, and will be removing the merry-go-round for safety reasons.

Country Trail Park: The playground equipment at Country Trail Park is nearing its life expectancy, as it was originally installed in 1997. The existing equipment consists of two separate tot lot play areas with individual play structures, one for children in the two to five year age group and one play structure for children in the five to twelve year age group. In addition, two swing sets are provided, one for each age group, several spring animals, and a new spin toy was recently installed to replace the climbing bug (caterpillar) that was vandalized at the beginning of 2012 (see Attachment 3).

The five to twelve year age group play area at Country Trail Park meets ADA access requirements from the grade level access points around the tot lot to the equipment, as safety surface tiles have been installed. The two to five year age group play area does not meet ADA access requirements. However, neither tot lot meets overall ADA accessibility, as the access road to the tot lots from the parking lot exceeds acceptable grades. In addition, the access tiles in the larger play structure have outlived their life expectancy, and the plaster sand that has been installed in both tot lots will need replacing. Current playground fall zone standards do not allow the installation of sand within play areas where the tot lot play structure exceeds 4' vertical height. The City will be required to replace the sand in all of our tot lots, including Country Trail Park, over the next several years where the play structures exceed 4' height.

Peach Hill Park: The two to five year age group play structure at Peach Hill Park was removed by the Parks Division maintenance staff at the end of 2011. The equipment was installed in 1994 and it had outlived its life expectancy. The five to twelve year age group play structure was installed in 2000 and is not scheduled for replacement for several years (see Attachment 4).

The plaster sand at Peach Hill Park was recently removed and replaced with wood fiber in an effort to comply with current playground safety regulations and to meet current ADA access requirements. Wood fiber is engineered wood chips. The type of wood and size of the chips are fabricated to maximize the cushion of the fall surface. The wood fiber is ASTM certified for playgrounds and exceeds a 10' vertical fall height.

FISCAL IMPACT

Poindexter Park: Staff has obtained cost estimates from several major playground manufacturers to replace the play equipment at Poindexter Park and has determined that the cost to replace the two playgrounds with new play equipment and swing sets, including installation, is approximately \$115,000. However, there is not funding currently available in the Park Zone Development Fund for Zone 1 to replace the playground equipment. The Zone 1 Development Fund has a negative fund balance of \$941,229, due to the installation of the Poindexter Park expansion project and skate park. The fund balance will be supplemented by future development within the Zone 1 boundary. In addition, the City is faced with continuing constraints on funding for park maintenance, which has a direct impact on the General Fund. Currently, the FY 2011/12 operating budget for park maintenance is approximately \$2,162,000. As the City Council is aware, the Single Family Equivalent (SFE) assessment rate for park maintenance is currently set at \$54.09. This assessment will generate approximately \$710,834 for park maintenance, which contributes approximately 33% of the overall parks operating budget, and will require approximately \$1,450,000 of funding contributions from the General Fund.

However, due to the high use of Poindexter Park and popularity with local residents, staff recommends including funding in the Fiscal Year 2013/14 budget to complete this work.

The Parks and Recreation Commission concurred with staff's recommendation.

Country Trail Park: Staff has obtained cost estimates to complete the work at Country Trail Park and has determined that the cost to replace the two playgrounds with new playground equipment and swing sets, including the installation of wood fiber within the tot lot areas and a new ADA compliant walkway from the parking lot, is approximately \$330,000 (see Attachment 5 – cost analysis and ADA access concept). However, there is not funding currently available in the Park Zone Development Fund for Zone 3 to replace the playground equipment. The Zone 3 Development Fund has a negative fund balance of \$47,207, and there is not future development planned for this area of

Moorpark to supplement this fund, as the Zone 3 boundary is directly adjacent to the City boundary within the Mountain Meadows Planned Community.

Due to the extent of the work needed at Country Trail Park, staff does not recommend replacing the tot lot equipment at this time or installing an ADA compliant access walkway to the play areas. However, as mentioned previously, the tot lots at Country Trail Park have been installed with plaster sand, which does not meet current playground safety code. Staff has included funding in the Fiscal Year 2012/13 budget to replace the plaster sand. Staff will replace the plaster sand in FY 12/13 and repair the tot lot equipment as the budget allows. Once it has been determined that the playground equipment needs to be removed, staff will bring this project back to the City Council for consideration.

The Parks and Recreation Commission concurred with staff's recommendation.

Peach Hill Park: Staff has obtained cost estimates to replace the play structure at Peach Hill Park and has determined that the cost to replace the two to five year age group play structure, including installation, is approximately \$48,000 (\$37,000 for the play equipment, \$5,000 for two concrete ramps and additional wood fiber, and 15% contingency in the amount of \$6,000). Peach Hill Park is also within the Park Zone Development Fund for Zone 3, which has a negative fund balance, and funding for this work would need to come directly from the General Fund, or other source. As mentioned previously, the Park Zone Development Fund is funded by development projects and since there is not future development planned for the Zone 3 area, there is no immediate or future funding available to complete this work.

However, due to the high use of the Peach Hill Park, staff recommends that the City Council approve the replacement of the two to five year age group playground equipment at Peach Hill Park in Fiscal Year 2012/13. However, the cost for this work has not been included in the FY 2012/13 operating budget. Staff is requesting an additional appropriation in the amount of \$48,000 from the General Fund (1000) to the Parks Division (7800) to install the play equipment submitted for the City Council's consideration in Attachment 6.

The Parks and Recreation Commission concurred with staff's recommendation.

STAFF RECOMMENDATION ROLL CALL VOTE

- 1) Defer the replacement of the playground equipment at Poindexter Park in the amount of \$115,000 to FY 2013/14, with final approval of the playground equipment design by the Parks and Recreation Commission; and
- 2) Defer the replacement of the playground equipment and ADA access walkway at Country Trail Park in the amount of \$330,000 until the Parks and Facilities CIP has been developed, including an inventory and replacement schedule of all park equipment; and

- 3) Approve the replacement of the playground equipment at Peach Hill Park in FY 2012/13; and
- 4) Adopt Resolution No. 2012-_____ amending the FY 2012/13 budget to appropriate \$48,000 from the General Fund (1000) to the Parks Division (7800) for the replacement of the Peach Hill Park play equipment as described in this report.

Attachments:

1. Resolution No. 2012 - _____.
2. Poindexter Park Existing Playground Equipment
3. Country Trail Park Existing Playground Equipment
4. Peach Hill Park Existing Playground Equipment
5. Country Trail Park Cost Analysis and ADA Access Concept
6. Peach Hill Park Playground Equipment Proposal and Concept
7. Map – Park Improvement Zones

RESOLUTION NO. 2012-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, AMENDING THE FISCAL YEAR 2012/13 BUDGET TO ALLOCATE \$48,000.00 FROM THE GENERAL FUND (1000) TO THE PARKS DIVISION (7800) FOR THE REPLACEMENT OF THE PLAYGROUND EQUIPMENT AT PEACH HILL PARK

WHEREAS, on June 20, 2012, the City Council adopted the Operating and Capital Improvement Budget for Fiscal Year 2012/13; and

WHEREAS, a staff report has been presented to City Council discussing the need to replace the two to five year old playground equipment at Peach Hill Park, in the amount of \$48,000.00; and

WHEREAS, an additional appropriation of \$48,000.00 is requested from the General Fund (1000) to the Parks Division (7800) to fund this work, and

WHEREAS, Exhibit "A" hereof describes said budget amendment and its resultant impact to the budget line item.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. A budget amendment allocating \$48,000.00 from the General Fund (1000) for playground equipment, more particularly described in Exhibit "A" attached hereto is hereby approved.

SECTION 2. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this 5th day of December, 2012.

Janice S. Parvin, Mayor

ATTEST:

Maureen Benson, City Clerk

Attachment: Exhibit A – Budget Amendment

EXHIBIT A

**BUDGET AMENDMENT FOR THE GENERAL FUND
FOR PLAYGROUND EQUIPMENT**

FY 2012/13

FUND ALLOCATION FROM:

Fund Title	Fund Account Number	Amount
General Fund	1000-5500	\$48,000
Total		\$48,000

DISTRIBUTION OF APPROPRIATION TO EXPENSE ACCOUNTS:

BUDGET NUMBER	CURRENT BUDGET	REVISION	ADJUSTED BUDGET
1000-7800-7808-9504	\$0	\$48,000	\$48,000
Total	\$0	\$48,000	\$48,000

Finance approval:



ATTACHMENT 2
POINDEXTER PARK EXISTING PLAYGROUND EQUIPMENT



2 TO 5 YEAR AGE GROUP PLAYGROUND STRUCTURE



5 TO 12 YEAR AGE GROUP PLAYGROUND STRUCTURE

ATTACHMENT 3
COUNTRY TRAIL PARK EXISTING PLAYGROUND EQUIPMENT



2 TO 5 YEAR AGE GROUP PLAYGROUND STRUCTURE



5 TO 12 YEAR AGE GROUP PLAYGROUND STRUCTURE

ATTACHMENT 4
PEACH HILL PARK EXISTING PLAYGROUND EQUIPMENT



2 TO 5 YEAR AGE GROUP PLAYGROUND STRUCTURE LOCATION

10/30/2012

COUNTRY TRAIL PARK
TOT LOT REPLACEMENT AND ADA ACCESS RAMP
Preliminary Budget

CONSULTING TEAM

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
Civil Engineer	Survey + Grading Plan	1	\$ 15,000.00	ea	\$ 15,000.00
Soils Engineer	Geotechnical analysis + observation	1	\$ 3,500.00	ea	\$ 3,500.00

CONSULTANT SUB-TOTAL: \$ 18,500.00

GRADING & DRAINAGE

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
Grading	Grade + equipment	120	\$ 150.00	hr	\$ 18,000.00
Drainage	12" CB w/Sch 40	6	\$ 2,200.00	ea	\$ 13,200.00

GRADING SUB-TOTAL: \$ 31,200.00

PLANTING (R&R)

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
Trees	24" box incl. root barrier/staking	4	\$ 300.00	ea	\$ 1,200.00
Shrubs	5 gallon	100	\$ 22.00	ea	\$ 2,200.00
Groundcover	Flats at 18" o.c.	5,000	\$ 0.65	s.f.	\$ 3,250.00
Turf	Sod	1,500	\$ 1.50	s.f.	\$ 2,250.00
Soil prep	Fine grade, amendment	5,000	\$ 0.22	s.f.	\$ 1,100.00

PLANTING SUB-TOTAL: \$ 10,000.00

IRRIGATION (R&R)

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
Construction mod.	Cap and re-route lines, repair	1	\$ 1,000.00	ea	\$ 1,000.00
Irrigation valve	1.5"	4	\$ 550.00	ea	\$ 2,200.00
Turf Sprays	6" pop-up	25	\$ 32.00	ea	\$ 800.00
Shrub Sprays	12" pop-up	50	\$ 35.00	ea	\$ 1,750.00

IRRIGATION SUB-TOTAL: \$ 5,750.00

HARDSCAPE & AMENITIES

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
Demo	Demo and existing ramp mod	1	\$ 1,500.00	ea	\$ 1,500.00
Ramp	5' wide, concrete w/deepened footing	2000	\$ 10.50	s.f.	\$ 21,000.00
Slough Wall	Three-course slumpstone w/conc. ftg.	300	\$ 40.00	l.f.	\$ 12,000.00
Handrail	Wrought iron, both sides of ramp	800	\$ 35.00	l.f.	\$ 28,000.00
V ditch	18' wide, concrete	300	\$ 14.00	l.f.	\$ 4,200.00

HARDSCAPE SUB-TOTAL: \$ 66,700.00

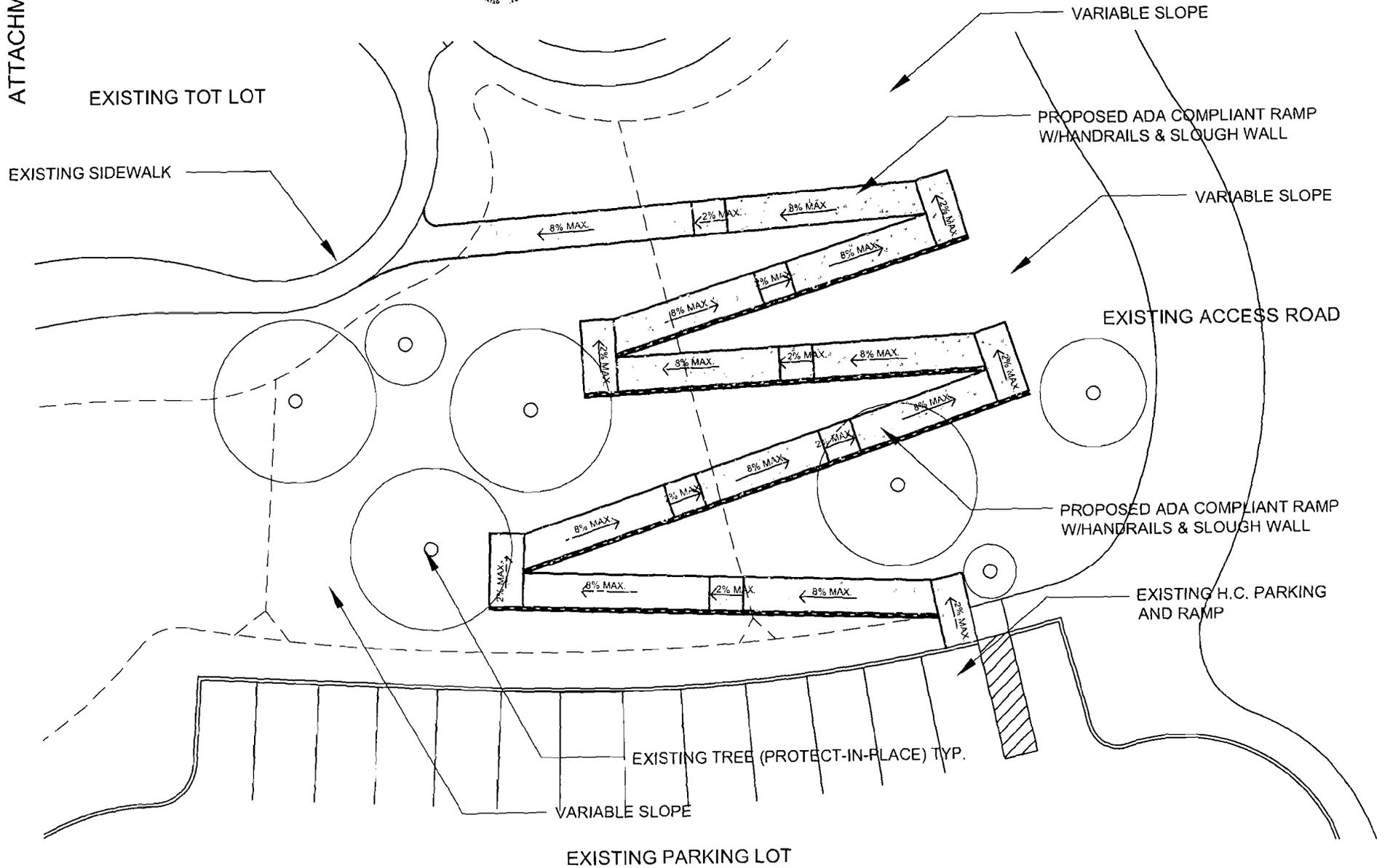
TOT LOT

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
Exist. Tot lot removal	Provided by Kids Around The World	1	\$ 5,000.00 ea	\$ 5,000.00
Demo	Existing tiles surfac, conc. & footings	1	\$ 2,700.00 ea	\$ 2,700.00
2-5 Structure	Equipment	1	\$ 27,981.00 ea	\$ 27,981.00
5-12 Structure + swing	Equipment	1	\$ 63,163.00 ea	\$ 63,163.00
Tot lot Installation		1	\$ 28,000.00 ea	\$ 28,000.00
ADA ramps	concrete	4	\$ 1,500.00 ea	\$ 6,000.00
Fall zone material	Remove plaster sand + 12" EWE	450	\$ 75.00 c.y.	\$ 33,750.00
TOT LOT SUB-TOTAL:				\$ 166,594.00
SUB-TOTAL				\$ 298,744.00
10% CONTINGENCY				\$ 29,874.40
TOTAL:				\$ 328,618.40



COUNTRY TRAIL PARK

PROPOSED ADA COMPLIANT ACCESS RAMP



 **City of Moorpark**
 799 MOORPARK AVE
 MOORPARK CA, 93021

PREPARED BY: JEREMY LAURENTOWSKI
 PARKS & LANDSCAPE MANAGER

NORTH



SCALE

N.T.S.

DATE

JANUARY 4, 2012



COUNTRY TRAIL PARK

PROPOSED ADA COMPLIANT ACCESS RAMP



City of Moorpark
799 MOORPARK AVE
MOORPARK CA, 93021

PREPARED BY: JEREMY LAURENTOWSKI
PARKS & LANDSCAPE MANAGER

NORTH



SCALE

N.T.S.

DATE

JANUARY 4, 2012

Peach Hill Park City of Moorpark

"A healthier world begins with a playground"



Tyler Kyriopoulos
800.453.2735
tyler@gwpark.com



Colors shown are approximate, ask your representative for current color samples



"A healthier world begins with a playground"

Attachment 6
(2 of 4)

Peach Hill Park City of Moorpark



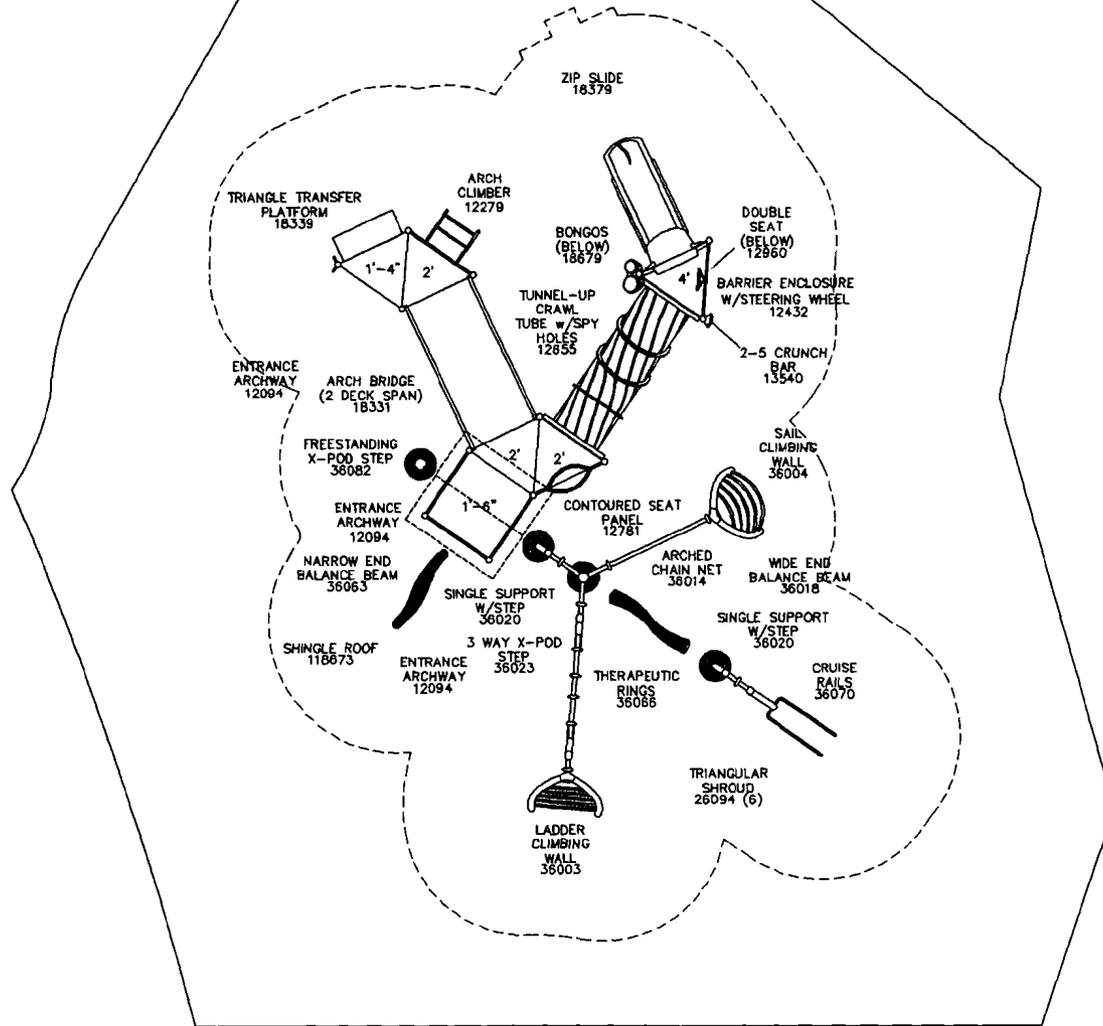
GameTime

Reverse View

Tyler Kyriopoulos
800.453.2735
tyler@gwpark.com



Peach Hill Park 2-5 Area
 City of Moorpark
 Option 1



Great Western
 Park & Playground
 800-453-2735

Sales Representative
 Tyler Kyriopoulos
 tyler@qwpark.com

Project Manager
 Devin Christensen
 devin@qwpark.com

GameTime
 A PLAYCORE COMPANY
 150 PlayCore Drive SE
 Fort Payne, AL 35967
 www.gametime.com



Peach Hill Park - 2-5 Area
 City of Moorpark
 Moorpark, CA 93021
 Representative
 Great Western Park & Playground

This play equipment is recommended for children ages
 2-5

Minimum Area Required:
 See Drawing
 Scale: NTS
 This drawing can be scaled only when in an 8 1/2" x 11" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

Drawn By:
 DC
 Date:
 12.27.2011
 Drawing Name:
 Option 1



Great Western Park & Playground
P.O. Box 97
Wellsville, UT 84339
800.453.2735
www.gwpark.com

QUOTE
#64821

12/27/2011

Peach Hill Park_Option 1

City of Moorpark
Attn: Jeremy Laurentowski
484 E. Los Angeles Ave. #110
Moorpark, CA 93021
Phone: 805-517-6385
jlaurentowski@ci.moorpark.ca.us

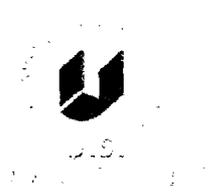
Ship To Zip: 93021

Quantity	Part #	Description	Unit Price	Amount
--- - EQUIPMENT---				
1	RDU	Game Time - Custom 2-5 Play Structure	\$29,355.00	\$29,355.00
1	178749	Game Time - Owner's Kit	\$47.00	\$47.00
--- - INSTALLATION---				
1	INSTALL	Game Time - Remove & Dispose of Existing Play Structure	\$1,725.00	\$1,725.00
1	INSTALL	Game Time - Push Back & Reinstallation of Existing EWF	\$345.00	\$345.00
1	INSTALL	Game Time - Installation of New Play Equipment - Option 1	\$9,464.50	\$9,464.50

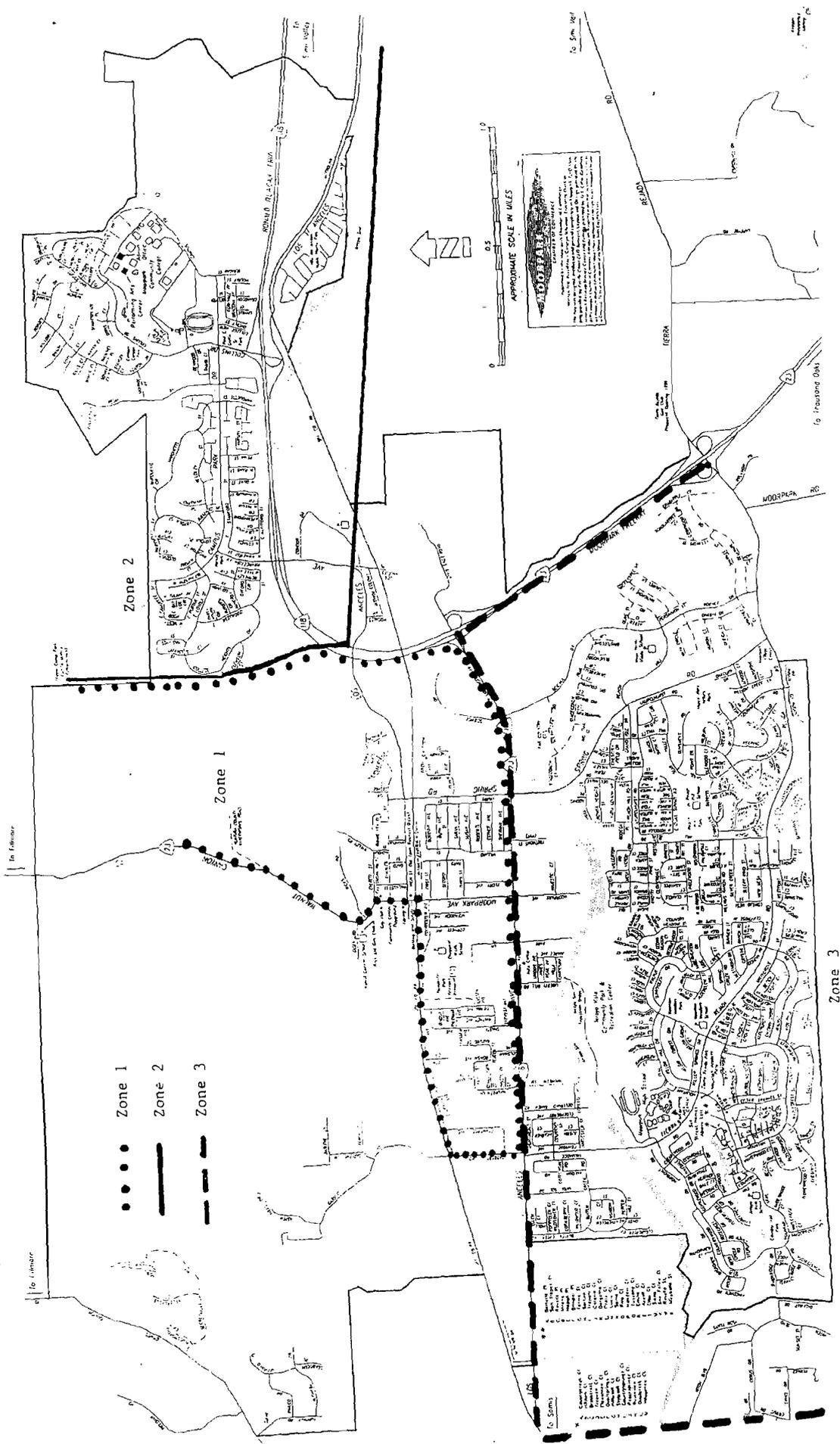
Freight based on shipping to Moorpark, CA 93021.

Installation quoted at prevailing wage rates.

SubTotal:	\$40,936.50
Discount:	(\$8,806.50)
Tax:	\$1,493.17
Freight:	\$3,170.17
Total Amount:	\$36,793.34



PARK ZONES



Approved by City Council in December 2000