

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: The Honorable City Council

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

DATE: June 7, 2013 (CC Meeting June 19, 2013)

SUBJECT: Consider the Conceptual Design for the Park Site at 161 Second Street

BACKGROUND

On June 3, 2009, the City Council approved the Parks and Recreation Master Plan, prepared by Moore Iacofano Goltsman, Inc. A major component of the Master Plan is to identify deficiencies as they relate to park grounds and infrastructure. Ideally, every neighborhood within Moorpark should have convenient access to a local park that serves that particular neighborhood, and according to the Park and Recreation Master Plan, there is a deficiency within the Walnut Acres neighborhood. The Walnut Acres neighborhood is bounded on the west by Spring Road, east by Moorpark Avenue, south by Los Angeles Avenue, and on the north by the railroad and High Street. The closest neighborhood park is Poindexter Park, which serves approximately 1/3 of the west side of the Walnut Acres neighborhood, adjacent to Moorpark Avenue. The closest mini park, or pocket park, is Magnolia Park, which serves the neighborhoods to the north of High Street.

On February 2, 2011, by actions of the Redevelopment Agency of the City of Moorpark, the City Council approved the acquisition of the property at 161 Second Street for the construction of a pocket park. Prior to acquisition, the property was partially improved with a single family dwelling. The purchase price of the property was \$520,000.00, which included escrow related costs. The cost to remove the existing structure and relocate the tenants was approximately \$50,000.00, which included the cost of a professional service agreement to conduct the relocation. At that time, staff estimated that the total cost to acquire the property and construct the park was \$1,000,000.00, and that funding for this work would be supplemented from the 2006 Tax Allocation Bond Fund.

On May 15, 2013, the City Council approved the City of Moorpark Mission Statement, Priorities, Goals and Objectives for FY 2013/14. Under Departmental Goals and

Objectives, Section II, Revitalize downtown Moorpark with a focus on High Street and the surrounding business district and residential neighborhoods, which includes consideration of public rail transit, potential for increased residential density, and governmental and related public uses, the City Council approved Item 6, construct a public park on the Second Street property by March 31, 2014.

Staff has informally named the proposed park Walnut Acres Park, in reference to the Walnut Acres neighborhood. Staff will seek recommendations from the Parks and Recreation Commission to name the park at a future date, and will forward the recommendations to the City Council for final action.

The Walnut Acres Park site is approximately 15,000 square feet in size and is bounded on the east and north by a vehicular alleyway, the west by a single family residence, and on the south by Second Street. The proposed park site includes an existing 5' masonry wall on the west side of the property. Staff will evaluate the height and condition of the existing wall and will increase the height and replace the wall if warranted. Staff proposes to install perimeter tubular steel fencing on the remaining sides of the park: 6' height along the north alley side and 42" height along the east and south sides to promote visibility and an inward use of the space.

On March 9, 2013, after a field visit with the Parks and Recreation Commission to the proposed park site, staff presented to the Commission two preliminary options for the design of the pocket park. The purpose of the presentation was to receive preliminary comments on the park site design, amenities, and overall layout. The two options included an 'active' park concept, with a half basketball court and a 'passive' park concept that included an open turf area. Both options included picnic areas and a playground with swings. The Commission recommended that another option should be prepared that includes a separate tot lot play area for both a 2 to 5 year old age group and 5 to 12 year old age group. In addition, the Commission recommended a gazebo or shade structure that could accommodate two or three picnic tables for small events, such as a birthday party. The Commission did not feel that a half basketball court was appropriate and favored an open turf area at the northern portion of the property.

Staff reviewed the two preliminary options for the design of the park site, as well as the Commission's recommendations, with the City of Moorpark's Police Captain. The Police Captain was strongly opposed to the installation of a gazebo or shade structure, as he did not feel that this location was suitable for hosting small events or gatherings. However, the Captain was not opposed to any of the other amenities proposed for the park. Due to the close proximity of the property to neighboring homes and the fact that a restroom is not planned for this park, staff shares the Captain's opinion that small events or gatherings would not be appropriate at this location. The design intent of the park is similar to Magnolia Park. It is a small pocket park intended to serve the immediate neighborhood, and due to the relatively small size of the property, staff does not intend to provide amenities typically associated with larger neighborhood parks or make the park available for rentals. The closest neighborhood park is Poindexter Park, which is less than one mile from most of the Walnut Acres neighborhood. Restrooms, a

large picnic pavilion, and gazebos with bar-b-ques, are provided at this park for small events and gatherings. The distance from the Walnut Acres neighborhood to Poindexter Park is similar to other neighborhoods in the City, as the majority of Moorpark's residents travel within an approximate one mile radius to their local neighborhood park.

DISCUSSION

On April 22, 2013, staff presented to the Parks and Recreation Commission three park design concepts for Walnut Acres. Prior to the meeting, staff mailed notice to each resident within the Walnut Acres neighborhood and posted information at the proposed park site. Only one resident attended the meeting and no public comment was received. However, the resident that attended the meeting informally discussed the park concepts with staff and expressed some concerns in regards to overall site safety, primarily the need for site lighting and perimeter fencing. This person did not feel that a basketball court was appropriate due to the close proximity of neighboring homes. Staff also received one phone call and one email. The resident that spoke with staff on the phone was opposed to the park for safety reasons. The primary safety concerns were in regards to vehicular traffic and the close proximity to Second Street, as well as loitering at night. The resident that emailed staff was also concerned with safety, but felt that the park location was appropriate and that it should simply consist of a large open turf area for active uses, such as soccer.

The three park options presented to the Parks and Recreation Commission include several water saving techniques to help retain storm water and minimize irrigation water use. For instance, all storm water runoff will be diverted to several below grade infiltration basins. The design intent of the basins is to capture a significant portion of the annual rainfall, and storm water runoff from adjacent surfaces, and infiltrate the rainfall back into the ground water supply, rather than flushing it out to the storm drain system. The nearest storm drain is located on Moorpark Avenue and staff anticipates that this system will retain approximately 100% of site storm water during normal rainfall periods. Staff also proposes several areas of decomposed granite paving for picnic areas and the installation of bioswales, consisting of boulders and native landscaping to divert storm water. Decomposed granite is permeable and allows water to infiltrate back into the ground water supply. Staff also proposes to install a drip irrigation system, minimizing irrigation water use, and all landscape material will consist of drought tolerant and California native plant species.

In addition, staff proposes to install a landscaped traffic calming device adjacent to the south side of the park on Second Street. The proposed device will consist of a raised planter to reduce the drive lane width from 22' to approximately 13'-6". This device will eliminate parking directly adjacent to the front of the park, increasing visibility from the street, and is designed to slow traffic by choking the drive isle width. This concept will be reviewed by a traffic engineer and the City Engineer to determine the details of the device prior to final design. Staff has also included the removal of overhead power lines and three existing wood utility poles used for street lighting. Each will be replaced with a standard light pole and serviced underground.

The City's Police Captain has reviewed the three park options and has informed staff that all three options are acceptable in concept. Staff will coordinate with the Ventura County Sheriff's Department and will work out the final details of the fencing material, gate locations, security camera(s), and site lighting.

All three park options include similar amenities, such as picnic tables with bar-b-ques, bench seating areas, trash and recycle beverage containers, a drinking fountain, and shade trees. The primary differences between the three concepts are the major amenities proposed for each option.

Option A:

- ½ basketball court
- Tot lot play area for children in the 2-5 year age group or 5-12 year age group.

Option B:

- Open turf play area
- Tot lot play area for children in the 2-5 year age group
- Tot lot play area for children in the 5-12 year age group

Option C:

- Open turf play area
- Tot lot play area for children in the 2-5 year age group and 5-12 year age group.

Staff recommended Option C to the Parks and Recreation Commission, as this option provides the largest usable turf area and accommodates children in both the 2 to 5 year age group and 5 to 12 year age group. The Parks and Recreation Commission concurred with staff's recommendation.

Parks increase personal health through recreation, their playgrounds challenge children, develop muscle strength and increase cognitive thinking, and they provide a place to simply get to know your neighbor. According to The Trust for Public Land (TPL), exposure to the natural environment increases physical and psychological health. In addition, current research has demonstrated that parks increase the property values of homes located within close proximity. The TPL states that parks reduce crime and create stable neighborhoods with strong community ties. Residents take a particular interest in their park and develop a sense of ownership, stewardship and pride.

FISCAL IMPACT

Staff has prepared a preliminary cost estimate for each option and has determined that the total costs to construct and maintain Walnut Acres Park are as follows:

Option A

Preliminary Budget

\$622,946 (See Attachment 3)

Preliminary Maintenance Budget \$10,395/yr. (See Attachment 4)

Option B

Preliminary Budget \$629,904 (See Attachment 6)
Preliminary Maintenance Budget \$18,425/yr. (See Attachment 7)

Option C

Preliminary Budget \$578,561 (See Attachment 9)
Preliminary Maintenance Budget \$19,745/yr. (See Attachment 10)

The Walnut Acres neighborhood is within Park Zone 1 Development Fund (2111) and funding is currently not available to build the park. Fund 2111 currently 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 fees 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. The FY 2013/14 operating budget for park maintenance is approximately \$2,116,500. The Single Family Equivalent (SFE) assessment rate for park maintenance is currently set at \$56.33 per household, per year. This assessment will generate approximately \$745,000 for park maintenance, which contributes approximately 35% of the overall parks operating budget, and will require approximately \$1,371,500 of funding contributions from the General Fund. Staff has estimated that the annual maintenance costs for this park will be approximately \$10,395 to \$19,745 per year, depending on the design and amenities chosen for the park. Funding for the long term maintenance of Walnut Acres Park will increase the City's annual operations budget, and additional funding contributions from the General Fund will be required.

On February 1, 2012, due to actions of the State of California, the Redevelopment Agency of the City of Moorpark was eliminated and the majority of the funding for future projects was removed. However, ABx1 26 and AB 1484 allow Tax Allocation Bond (TAB) proceeds to be expended according to the bond covenants. The TAB proceeds are managed by the Successor Agency of the Redevelopment Agency of the City of Moorpark (SARA). On March 1, 2013, through the SARA, a Recognized Obligation Payment Schedule (ROPS) was submitted to the State Department of Finance (DOF) in the amount of \$543,430 for the design/engineering and construction of Walnut Acres Park, funded through TAB proceeds. The DOF approved the ROPS on April 3, 2013, which approved the allocation of the funding necessary to build Walnut Acres Park. On March 25, 2013, the DOF issued a Finding of Completion (FOC), which states, "Utilize proceeds derived from bonds issued prior to January 1, 2011, in a manner consistent with the original bond covenants per Health and Safety Code 34191.4(c)". Staff anticipates that funding sources from either the TAB proceeds or the Endowment Fund (2800), or a combination of these funds, will be utilized to build Walnut Acres Park. Staff will make a recommendation on the final funding source(s) to the City Council once the plans and specification have been completed and bids proposals to build the park have

been obtained.

Staff has prepared a preliminary budget for the Design and Engineering phase of Walnut Acres Park and anticipates that the cost to complete this work will be approximately \$69,500. A summary follows:

Civil Engineer:	\$17,000.00
Soils Engineer:	\$15,000.00
Landscape Architect:	\$22,000.00
Lighting Consultant:	\$8,000.00
Sub-Total	\$62,000.00
Contingency	\$7,500.00
Total	\$69,500.00

The Design and Engineering phase for Capital Improvement Project No. 5081, 161 Second Street, was approved by City Council in FY 2012/13 in the amount of \$69,500. The funding source approved by the City Council in FY 2012/13 was the Endowment Fund (2800). However, as discussed previously, on April 3, 2013, the State Department of Finance (DOF) approved the design/engineering and construction of Walnut Acres Park using Tax Allocation Bond (TAB) proceeds. Therefore, staff recommends utilizing TAB proceeds in the amount of \$69,500 to fund the Design and Engineering phase of this project. Upon receiving the City Council's approval of the design of Walnut Acres Park, staff will solicit bid proposals to complete the working drawings and specifications.

STAFF RECOMMENDATION

1. Approve Option C, the conceptual design for Walnut Acres Park, and direct staff to solicit bid proposals for working drawings and specifications.

Attachments:

1. Vicinity Map
2. Walnut Acres Park – Conceptual Landscape Plan - Option A
3. Preliminary Budget – Option A
4. Preliminary Maintenance Budget – Option A
5. Walnut Acres Park – Conceptual Landscape Plan - Option B
6. Preliminary Budget – Option B
7. Preliminary Maintenance Budget – Option B
8. Walnut Acres Park – Conceptual Landscape Plan - Option C
9. Preliminary Budget – Option C
10. Preliminary Maintenance Budget – Option C



NORTH 
 SCALE 1"=10'-0"
 DATE MARCH 4, 2013

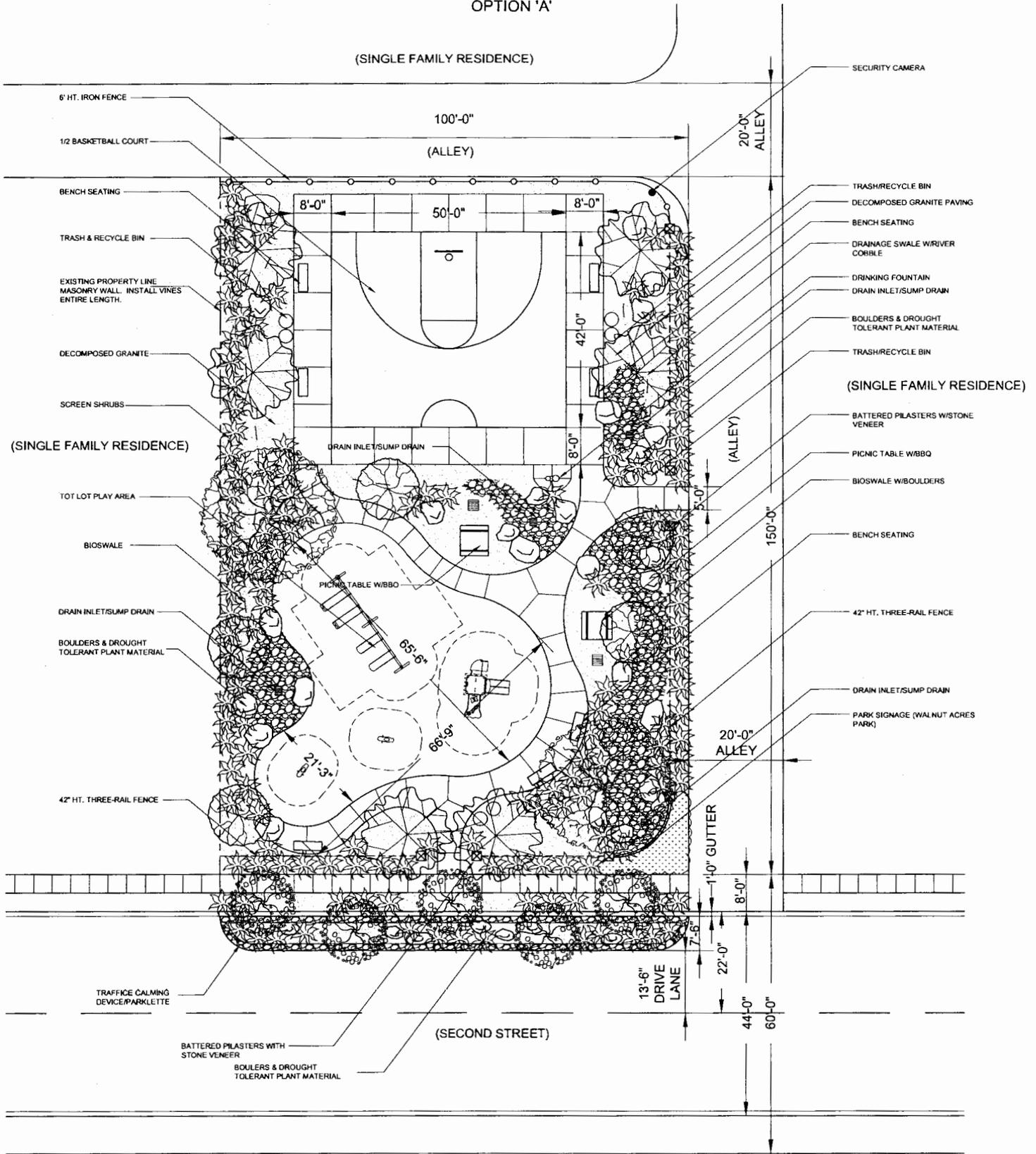


WALNUT ACRES PARK
CONCEPTUAL LANDSCAPE PLAN

ATTACHMENT 2

OPTION 'A'

(SINGLE FAMILY RESIDENCE)



NORTH
SCALE 1"=10'-0"
DATE APRIL 15, 2013

City of Moorpark
179 MOORPARK LANE
MOORPARK, CA 93021
PREPARED BY: JEREMY LAURENTOWSKI
PARKS & LANDSCAPE MANAGER

WALNUT ACRES PARK - OPTION 'A'**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	\$ 17,000.00	ea	\$ 17,000.00
Soils Engineer	Geotechnical analysis + observation	1	\$ 15,000.00	ea	\$ 15,000.00
Landscape Arch	Construction Docs & specs.	1	\$ 22,000.00	ea	\$ 22,000.00
Lighting Consultant	Lighting Design	1	\$ 8,000.00	ea	\$ 8,000.00
Construction Mgmt	Construction Mgmt	1	\$ 20,000.00	ea	\$ 20,000.00

CONSULTANT SUB-TOTAL:**\$ 82,000.00****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	18" CB w/Sch 40, sump&retention	3	\$ 6,500.00	ea	\$ 19,500.00

GRADING SUB-TOTAL:**\$ 37,500.00****PLANTING**

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
Trees	24" box incl. root barrier/staking	16	\$ 300.00	ea	\$ 4,800.00
Trees	36" box incl. root barrier/staking	2	\$ 1,200.00	ea	\$ 2,400.00
Shrubs & vines	5 gallon	350	\$ 22.00	ea	\$ 7,700.00
soil prep	till and amendment	15,000	\$ 0.22	s.f.	\$ 3,300.00
bark mulch	2" depth	7,500	\$ 0.35	s.f.	\$ 2,625.00

PLANTING SUB-TOTAL:**\$ 20,825.00****IRRIGATION**

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
POC	Meter + street tie in	1	\$ 15,000.00	ea	\$ 15,000.00
Controller	Eto based	1	\$ 3,000.00	ea	\$ 3,000.00
Enclosure	Stainless steel/Elec. Meter combo	1	\$ 4,500.00	ea	\$ 4,500.00
Backflow	1.5" + enclosure	1	\$ 4,500.00	ea	\$ 4,500.00
Master valve	Brass 1.5"	1	\$ 850.00	ea	\$ 850.00
Flow Meter	Brass 1.5"	1	\$ 650.00	ea	\$ 650.00
Drip irrigation valve	1.5" w/strainer & regulator	5	\$ 650.00	ea	\$ 3,250.00
Drip irrigation	bubblers/drip line	7,500	\$ 1.95	sf	\$ 14,625.00

IRRIGATION SUB-TOTAL:**\$ 46,375.00****HARDSCAPE & AMENITIES**

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
Fence	6'-0" ht. Wrought Iron	100	\$ 40.00	l.f.	\$ 4,000.00
Fence	42" ht. Wrought Iron	250	\$ 35.00	l.f.	\$ 8,750.00
Battered Pilaster	6'-6" ht. w/stone veneer	1	\$ 2,200.00	ea	\$ 2,200.00
Battered Pilaster	48" ht. w/stone veneer	4	\$ 2,000.00	ea	\$ 8,000.00
Park rules signage	rules and misc. signage	1	\$ 450.00	ea	\$ 450.00
Park Signage	Cast in place concrete w/stone veneer	1	\$ 8,500.00	ea	\$ 8,500.00

Masonry Wall	6'-0" ht. splitface block w/graffiti coating	150	\$	100.00	l.f.	\$	15,000.00
Boulders	variable sizes	35	\$	200.00	ea	\$	7,000.00
Cobble	variable sizes	1200	\$	5.00	s.f.	\$	6,000.00
Decomposed granite	compacted	3750	\$	6.50	s.f.	\$	24,375.00
Walkways	4" concrete w/base	2500	\$	9.50	s.f.	\$	23,750.00
City Sidewalk	R&R concrete 4" w/base	500	\$	10.00	s.f.	\$	5,000.00
Mowstrip	adjacent to alley	250	\$	7.50	l.f.	\$	1,875.00
Mowstrip	adjacent to shrub planters	350	\$	7.50	l.f.	\$	2,625.00
Tot lot	Equipment & installation	1	\$	85,000.00	ea	\$	85,000.00
Tot lot curb	6"x12" w/reinforcement	225	\$	14.00	l.f.	\$	3,150.00
Tot lot ADA surface	poured-in place on concrete base	1300	\$	25.00	s.f.	\$	32,500.00
Tot lot drainage	4" perf. Pipe w/gravel and filter fabric	1	\$	2,500.00	ea	\$	2,500.00
Tot lot wood fiber	12" depth engineered wood fiber	48	\$	75.00	cu. ft.	\$	3,600.00
Trash Receptacles	Concrete w/graffiti coating	4	\$	1,100.00	ea	\$	4,400.00
Recycle Bins	Concrete w/graffiti coating	4	\$	1,100.00	ea	\$	4,400.00
Picnic table	concrete	2	\$	1,950.00	ea	\$	3,900.00
bar-b-que	steel on concrete pad	2	\$	1,000.00	ea	\$	2,000.00
Bench	concrete	7	\$	1,250.00	ea	\$	8,750.00
Drinking Ftn	steel + sump drain and tie in	1	\$	4,500.00	ea	\$	4,500.00
Basketball Court	Concrete w/reinforcement & base	2500	\$	12.50	s.f.	\$	31,250.00
Basketball Court	Coating and striping	1	\$	3,000.00	ea	\$	3,000.00
Basketball Hoop	Steel	1	\$	2,500.00	ea	\$	2,500.00
Lighting	3 light poles (LED)	3	\$	6,000.00	ea	\$	18,000.00

HARDSCAPE SUB-TOTAL:

\$ 326,975.00

TRAFFIC CALMING/PARKLETTE

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>		<u>UNIT PRICE</u>			<u>TOTAL</u>
Demo	Asphalt cut and removal	750	\$	3.00	s.f.	\$	2,250.00
Curb and gutter	Concrete	210	\$	14.00	l.f.	\$	2,940.00
Cobble paving	18" wide on conc. base	350	\$	12.00	s.f.	\$	4,200.00
Asphalt repair	allowance	1	\$	750.00	ea	\$	750.00

PARKLETTE SUB-TOTAL:

\$ 10,140.00

STREET LIGHTS & SECURITY CAMERA

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>		<u>UNIT PRICE</u>			<u>TOTAL</u>
Street Lights	Upgrade (3) St Lights and underground	1	\$	25,000.00	ea	\$	25,000.00
Security Camera	30' pole w/camera	1	\$	17,500.00	ea	\$	17,500.00

STREET LIGHTING SUB-TOTAL:

\$ 42,500.00

SUB-TOTAL

\$ 566,315.00

10% CONTINGENCY

\$ 56,631.50

TOTAL:

\$ 622,946.50

3/4/2013

WALNUT ACRES PARK - OPTION 'A'
Preliminary Maintenance Budget

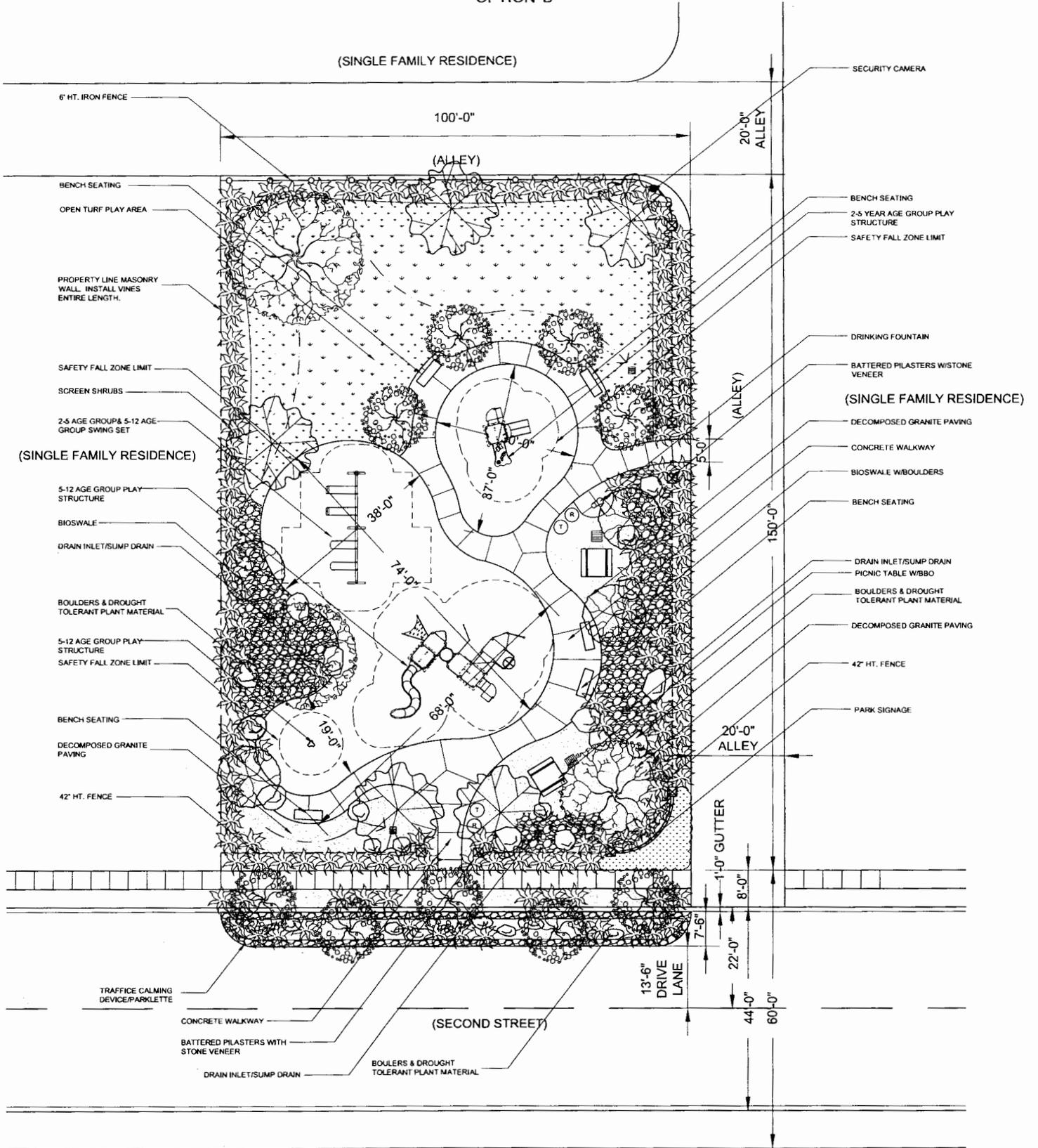
<u>MAINTENANCE</u> <u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
Landscape Services	trash, tot lot	12	\$ 300.00	ea	\$ 3,600.00
Tree Trimming		1	\$ 250.00	ea	\$ 250.00
Property Maintenance		1	\$ 1,200.00	ea	\$ 1,200.00
Water	irrigation, drinking ftn	1	\$ 1,500.00	ea	\$ 1,500.00
Electricity	Irrigation, camera, lighting	1	\$ 2,900.00	ea	\$ 2,900.00
Sub-Total					\$ 9,450.00
10% Contingency					\$ 945.00
Total					\$ 10,395.00



WALNUT ACRES PARK
CONCEPTUAL LANDSCAPE PLAN

ATTACHMENT 5

OPTION 'B'



NOTE 
SCALE 1"=10'-0"
DATE April 15, 2013

WALNUT ACRES PARK - OPTION 'B'
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	\$ 17,000.00	ea	\$ 17,000.00
Soils Engineer	Geotechnical analysis + observation	1	\$ 15,000.00	ea	\$ 15,000.00
Landscape Arch	Construction Docs & specs.	1	\$ 22,000.00	ea	\$ 22,000.00
Lighting consultant	Lighting design	1	\$ 8,000.00	ea	\$ 8,000.00
Construction Mgmt	Construction Mgmt	1	\$ 20,000.00	ea	\$ 20,000.00

CONSULTANT SUB-TOTAL: \$ 82,000.00

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	18" CB, 6" Sch 40 w/sump&retention	3	\$ 6,500.00	ea	\$ 19,500.00

GRADING SUB-TOTAL: \$ 37,500.00

PLANTING

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
Trees	24" box incl. root barrier/staking	18	\$ 300.00	ea	\$ 5,400.00
Trees	36" box incl. root barrier/staking	3	\$ 1,200.00	ea	\$ 3,600.00
Turf	Sod	3,800	\$ 1.50	s.f.	\$ 5,700.00
Shrubs & vines	5 gallon	350	\$ 22.00	ea	\$ 7,700.00
Soil prep	till and amendment	15,000	\$ 0.22	s.f.	\$ 3,300.00
Bark mulch	2" depth	7,500	\$ 0.35	s.f.	\$ 2,625.00

PLANTING SUB-TOTAL: \$ 28,325.00

IRRIGATION

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
POC	Meter + street tie in	1	\$ 15,000.00	ea	\$ 15,000.00
Controller	Eto based w/rain sensor	1	\$ 3,000.00	ea	\$ 3,000.00
Enclosure	Stainless steel/Elec. Meter combo	1	\$ 4,500.00	ea	\$ 4,500.00
Backflow	1.5" + enclosure	1	\$ 4,500.00	ea	\$ 4,500.00
Master valve	Brass 1.5"	1	\$ 850.00	ea	\$ 850.00
Flow Meter	Brass 1.5"	1	\$ 650.00	ea	\$ 650.00
Turf Irrigation valve	1.5"	2	\$ 550.00	ea	\$ 1,100.00
Turf Sprays	6" pop-ups	20	\$ 35.00	ea	\$ 700.00
Drip irrigation valve	1.5" w/strainer & regulator	4	\$ 650.00	ea	\$ 2,600.00
Drip irrigation	bubblers/drip line	9,000	\$ 1.95	sf	\$ 17,550.00

IRRIGATION SUB-TOTAL: \$ 50,450.00

HARDSCAPE & AMENITIES

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
Fence	6'-0" ht. Wrought Iron	100	\$ 40.00	l.f.	\$ 4,000.00
Fence	42" ht. Wrought Iron	250	\$ 35.00	l.f.	\$ 8,750.00
Battered Pilaster	6'-6" ht. w/stone veneer	1	\$ 2,200.00	ea	\$ 2,200.00

Battered Pilaster	48" ht. w/stone veneer	4	\$	2,000.00	ea	\$	8,000.00
Park rules signage	rules and misc. signage	1	\$	450.00	ea	\$	450.00
Park Signage	Cast in place concrete w/stone veneer	1	\$	8,500.00	ea	\$	8,500.00
Masonry Wall	6'-0" ht. splitface block w/graffiti coating	150	\$	100.00	l.f.	\$	15,000.00
Boulders	variable sizes	30	\$	200.00	ea	\$	6,000.00
Cobble	variable sizes	850	\$	5.00	s.f.	\$	4,250.00
Decomposed granite	compacted	3100	\$	6.50	s.f.	\$	20,150.00
Walkways	4" concrete w/base	2000	\$	9.50	s.f.	\$	19,000.00
City Sidewalk	R&R concrete 4" w/base	500	\$	10.00	s.f.	\$	5,000.00
Mowstrip	adjacent to alley	250	\$	7.50	l.f.	\$	1,875.00
Mowstrip	adjacent to turf/planters	600	\$	7.50	l.f.	\$	4,500.00
Tot lot	Equipment & installation	1	\$	100,000.00	ea	\$	100,000.00
Tot lot curb	6"x12" w/reinforcement	300	\$	14.00	l.f.	\$	4,200.00
Tot lot ADA surface	poured-in place on concrete base	2500	\$	25.00	s.f.	\$	62,500.00
Tot lot drainage	4" perf. Pipe w/gravel and filter fabric	1	\$	2,500.00	ea	\$	2,500.00
Tot lot wood fiber	12" depth engineered wood fiber	48	\$	75.00	cu. ft.	\$	3,600.00
Trash Receptacles	Concrete w/graffiti coating	3	\$	1,100.00	ea	\$	3,300.00
Recycle Bins	Concrete w/graffiti coating	3	\$	1,100.00	ea	\$	3,300.00
Picnic table	concrete	2	\$	1,950.00	ea	\$	3,900.00
Bar-b-que	steel on concrete pad	2	\$	1,000.00	ea	\$	2,000.00
Bench	concrete	5	\$	1,250.00	ea	\$	6,250.00
Drinking Ftn	steel + sump drain and tie in	1	\$	4,500.00	ea	\$	4,500.00
Lighting	3 light poles (LED)	3	\$	6,000.00	ea	\$	18,000.00

HARDSCAPE SUB-TOTAL:

\$ 321,725.00

TRAFFIC CALMING/PARKLETTE

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>		<u>UNIT PRICE</u>			<u>TOTAL</u>
Demo	Asphalt cut and removal	750	\$	3.00	s.f.	\$	2,250.00
Curb and gutter	Concrete	210	\$	14.00	l.f.	\$	2,940.00
Cobble paving	18" wide on conc. base	350	\$	12.00	s.f.	\$	4,200.00
Asphalt repair	allowance	1	\$	750.00	ea	\$	750.00

PARKLETTE SUB-TOTAL:

\$ 10,140.00

STREET LIGHTS & SECURITY CAMERA

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>		<u>UNIT PRICE</u>			<u>TOTAL</u>
Street Lights	Upgrade (3) St Lights and underground	1	\$	25,000.00	ea	\$	25,000.00
Security Camera	30' pole w/camera	1	\$	17,500.00	ea	\$	17,500.00

STREET LIGHTING SUB-TOTAL:

\$ 42,500.00

SUB-TOTAL

\$ 572,640.00

10% CONTINGENCY

\$ 57,264.00

TOTAL

\$ 629,904.00

3/4/2013

WALNUT ACRES PARK - OPTION 'B'
Preliminary Maintenance Budget

MAINTENANCE

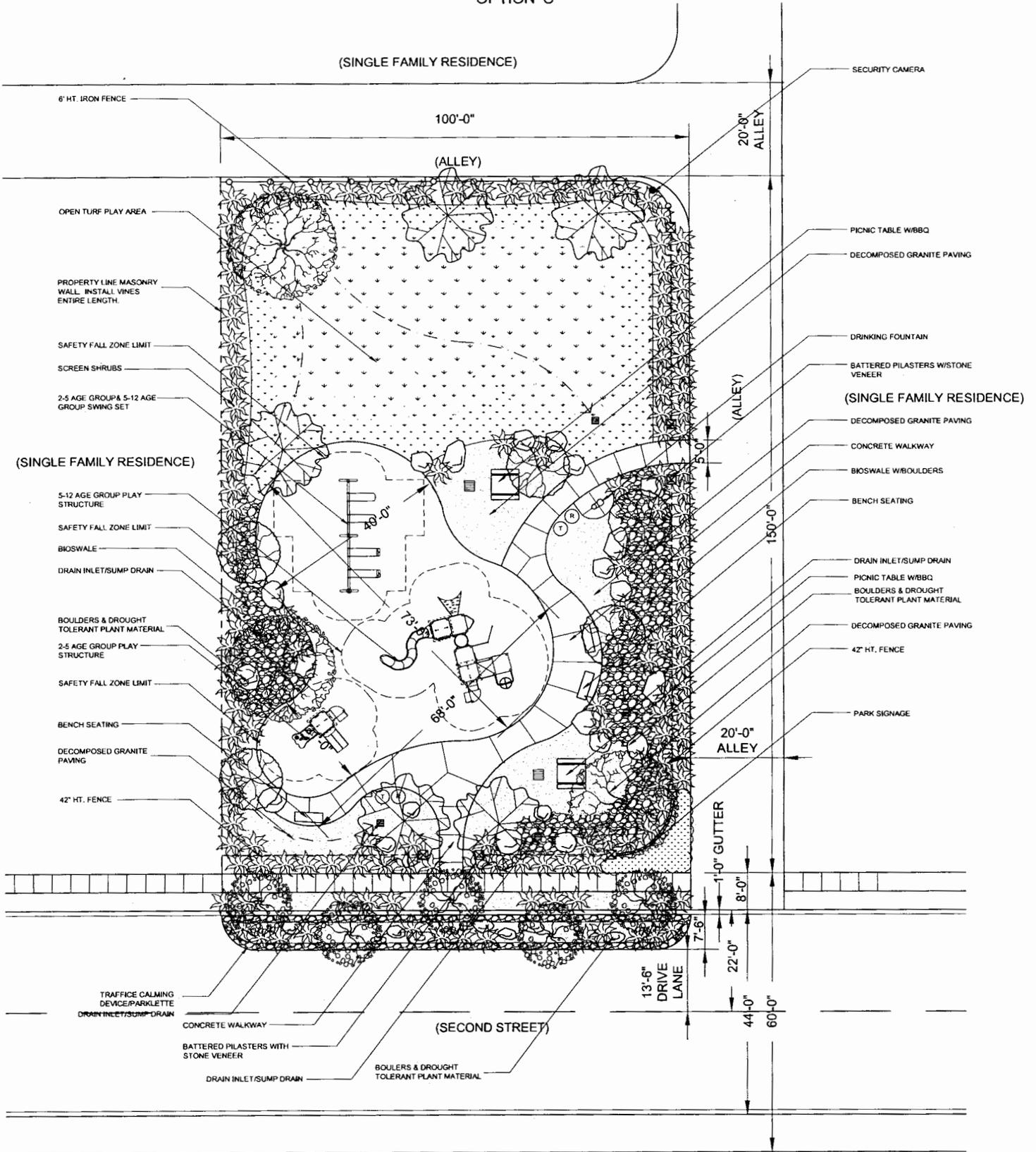
<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
Landscape Services	trash, tot lot, mowing/fert.	12	\$ 550.00 ea	\$ 6,600.00
Tree Trimming		1	\$ 250.00 ea	\$ 250.00
Property Maintenance		1	\$ 1,200.00 ea	\$ 1,200.00
Water	irrigation, drinking ftn	1	\$ 5,500.00 ea	\$ 5,500.00
Electricity	Irrigation, camera, lighting	1	\$ 3,200.00 ea	\$ 3,200.00
Sub-Total				\$ 16,750.00
10% Contingency				\$ 1,675.00
Total				\$ 18,425.00



WALNUT ACRES PARK
CONCEPTUAL LANDSCAPE PLAN

ATTACHMENT 8

OPTION 'C'



NOTE 
SCALE 1"=10'-0"
DATE APRIL 16, 2013

WALNUT ACRES PARK - OPTION 'C'**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	\$ 17,000.00	ea	\$ 17,000.00
Soils Engineer	Geotechnical analysis + observation	1	\$ 15,000.00	ea	\$ 15,000.00
Landscape Arch	Construction Docs & specs.	1	\$ 22,000.00	ea	\$ 22,000.00
Lighting consultant	Lighting design	1	\$ 8,000.00	ea	\$ 8,000.00
Construction Mgmt	Construction Mgmt	1	\$ 20,000.00	ea	\$ 20,000.00

CONSULTANT SUB-TOTAL: \$ 82,000.00

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	18" CB, 6" Sch 40 w/sump&retention	3	\$ 6,500.00	ea	\$ 19,500.00

GRADING SUB-TOTAL: \$ 37,500.00

PLANTING

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
Trees	24" box incl. root barrier/staking	16	\$ 300.00	ea	\$ 4,800.00
Trees	36" box incl. root barrier/staking	3	\$ 1,200.00	ea	\$ 3,600.00
Turf	Sod	5,200	\$ 1.50	s.f.	\$ 7,800.00
Shrubs & vines	5 gallon	350	\$ 22.00	ea	\$ 7,700.00
Soil prep	till and amendment	15,000	\$ 0.22	s.f.	\$ 3,300.00
Bark mulch	2" depth	6,500	\$ 0.35	s.f.	\$ 2,275.00

PLANTING SUB-TOTAL: \$ 29,475.00

IRRIGATION

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
POC	Meter + street tie in	1	\$ 15,000.00	ea	\$ 15,000.00
Controller	Eto based w/rain sensor	1	\$ 3,000.00	ea	\$ 3,000.00
Enclosure	Stainless steel/Elec. Meter combo	1	\$ 4,500.00	ea	\$ 4,500.00
Backflow	1.5" + enclosure	1	\$ 4,500.00	ea	\$ 4,500.00
Master valve	Brass 1.5"	1	\$ 850.00	ea	\$ 850.00
Flow Meter	Brass 1.5"	1	\$ 650.00	ea	\$ 650.00
Turf Irrigation valve	1.5"	2	\$ 550.00	ea	\$ 1,100.00
Turf Sprays	6" pop-ups	40	\$ 35.00	ea	\$ 1,400.00
Drip irrigation valve	1.5" w/strainer & regulator	4	\$ 650.00	ea	\$ 2,600.00
Drip irrigation	bubblers/drip line	6,500	\$ 1.95	sf	\$ 12,675.00

IRRIGATION SUB-TOTAL: \$ 46,275.00

HARDSCAPE & AMENITIES

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
Fence	6'-0" ht. Wrought Iron	100	\$ 40.00	l.f.	\$ 4,000.00
Fence	42" ht. Wrought Iron	250	\$ 35.00	l.f.	\$ 8,750.00
Battered Pilaster	6'-6" ht. w/stone veneer	1	\$ 2,200.00	ea	\$ 2,200.00

Battered Pilaster	48" ht. w/stone veneer	4	\$	2,000.00	ea	\$	8,000.00
Park rules signage	rules and misc. signage	1	\$	450.00	ea	\$	450.00
Park Signage	Cast in place concrete w/stone veneer	1	\$	8,500.00	ea	\$	8,500.00
Masonry Wall	6'-0" ht. splitface block w/graffiti coating	150	\$	100.00	l.f.	\$	15,000.00
Boulders	variable sizes	30	\$	200.00	ea	\$	6,000.00
Cobble	variable sizes	850	\$	5.00	s.f.	\$	4,250.00
Decomposed granite	compacted	3100	\$	6.50	s.f.	\$	20,150.00
Walkways	4" concrete w/base	1200	\$	9.50	s.f.	\$	11,400.00
City Sidewalk	R&R concrete 4" w/base	500	\$	10.00	s.f.	\$	5,000.00
Mowstrip	adjacent to alley	250	\$	7.50	l.f.	\$	1,875.00
Mowstrip	adjacent to turf/planters	600	\$	7.50	l.f.	\$	4,500.00
Tot lot	Equipment & installation	1	\$	85,000.00	ea	\$	85,000.00
Tot lot curb	6"x12" w/reinforcement	225	\$	14.00	l.f.	\$	3,150.00
Tot lot ADA surface	poured-in place on concrete base	1800	\$	25.00	s.f.	\$	45,000.00
Tot lot drainage	4" perf. Pipe w/gravel and filter fabric	1	\$	2,500.00	ea	\$	2,500.00
Tot lot wood fiber	12" depth engineered wood fiber	48	\$	75.00	cu. ft.	\$	3,600.00
Trash Receptacles	Concrete w/graffiti coating	3	\$	1,100.00	ea	\$	3,300.00
Recycle Bins	Concrete w/graffiti coating	3	\$	1,100.00	ea	\$	3,300.00
Picnic table	Powder coated on concrete pad	2	\$	1,950.00	ea	\$	3,900.00
Bar-b-que	steel on concrete pad	2	\$	1,000.00	ea	\$	2,000.00
Bench	Powder coated steel	3	\$	1,250.00	ea	\$	3,750.00
Drinking Ftn	steel + sump drain and tie in	1	\$	4,500.00	ea	\$	4,500.00
Lighting	3 light poles (LED)	3	\$	6,000.00	ea	\$	18,000.00

HARDSCAPE SUB-TOTAL: \$ 278,075.00

TRAFFIC CALMING/PARKLETTE

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>		<u>UNIT PRICE</u>		<u>TOTAL</u>
Demo	Asphalt cut and removal	750	\$	3.00	s.f.	\$ 2,250.00
Curb and gutter	Concrete	210	\$	14.00	l.f.	\$ 2,940.00
Cobble paving	18" wide on conc. base	350	\$	12.00	s.f.	\$ 4,200.00
Asphalt repair	allowance	1	\$	750.00	ea	\$ 750.00

PARKLETTE SUB-TOTAL: \$ 10,140.00

STREET LIGHTS & SECURITY CAMERA

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>		<u>UNIT PRICE</u>		<u>TOTAL</u>
Street Lights	Upgrade (3) St Lights and underground	1	\$	25,000.00	ea	\$ 25,000.00
Security Camera	30' pole w/camera	1	\$	17,500.00	ea	\$ 17,500.00

STREET LIGHTING SUB-TOTAL: \$ 42,500.00

SUB-TOTAL \$ 525,965.00

10% CONTINGENCY \$ 52,596.50

TOTAL \$ 578,561.50

WALNUT ACRES PARK - OPTION 'C'
Preliminary Maintenance Budget

<u>MAINTENANCE</u>					
<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT PRICE</u>		<u>TOTAL</u>
Landscape Services	trash, tot lot, mowing/fert.	12	\$ 650.00 ea	\$	7,800.00
Tree Trimming		1	\$ 250.00 ea	\$	250.00
Property Maintenance		1	\$ 1,200.00 ea	\$	1,200.00
Water	irrigation, drinking ftn	1	\$ 5,500.00 ea	\$	5,500.00
Electricity	Irrigation, camera, lighting	1	\$ 3,200.00 ea	\$	3,200.00
Sub-Total					\$ 17,950.00
10% Contingency					\$ 1,795.00
Total					\$ 19,745.00