



## Staff Report

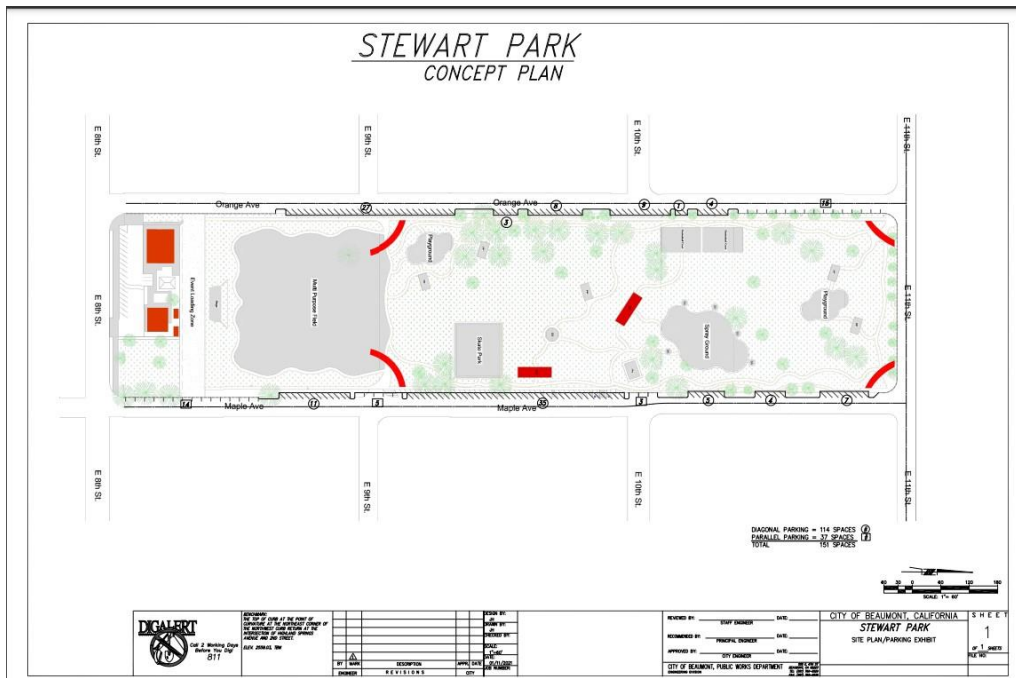
**TO:** City Council  
**FROM:** Elizabeth Gibbs, Community Services Director  
**DATE:** November 2, 2021  
**SUBJECT:** Update of Park Capital Improvement Projects

### Background and Analysis:

At the request of City Council, a detailed update of capital improvement projects in City parks is provided below.

### Stewart Park – Capital Improvement Projects P-01 and P-10

On January 19, 2021, City Council approved the draft conceptual plan and directed City staff to proceed with improving Stewart Park in accordance with Public Works Contract Code and the Beaumont Municipal Code (Attachment A). The total project funding for Stewart Park is \$3,395,000, of which \$2,964,740.06 is available. Park amenities current and proposed consist of a full basketball court, a pool facility, a restroom/concession stand, a pavilion with a concrete pad for live entertainment, a skate park, two playgrounds, a baseball diamond, and a small parking lot.



Immediately following the January meeting, City staff began the demolition of the pool. In March, the City retained GeoTek, Inc., in an amount not to exceed \$3,500 to perform asbestos and lead based paint testing of the pool and pavilion facility in anticipation of awarding a contract for the complete demolition of both facilities. Neither material was found in the buildings at the site.

In April, City staff retained the services of Sladden Engineering in an amount not to exceed \$5,500 to provide geotechnical engineering services at two separate locations within the park, namely the area of the future splash pad and the area of the future bandshell. Additionally, California Waters, LLC (CA Waters) was retained that month in an amount not to exceed \$24,999 to provide a splash pad design and engineering services for the proposed splash pad. CA Waters is a local representative for Water Odyssey, a vendor for splash pad products. CA Waters required a preliminary site plan, which was provided by the City's in-house engineering team on July 13.

On May 4, City Council awarded a public works agreement with Weaver Grading, Inc., in an amount not-to-exceed \$60,200 with the authorization for the City Manager to allow up to 10% in change orders to complete the pool and pavilion demolition project. The park was officially closed to the public and appropriate signage is displayed along the perimeter of the park. The demolition project was completed in time for the annual Freedom Festival on July 4.

On August 5, City staff entered into an agreement with RHA Landscape Architects-Planners, Inc., (RHA) in an amount not-to-exceed \$24,915 to provide landscape architectural and engineering drawings for improvements to the south end of the park that includes the installation of the bandshell and concrete walk from the street. The other areas of the park were not included in RHA's scope of work. On August 23, City staff met with RHA's president and walked the site of the proposed bandshell. On August 31, City staff received an initial design development plan for the proposed bandshell and stage, including a cost estimate in the amount of \$1,312,564. Due to the extremely high cost of steel in the current market, City staff requested additional options at lower costs in the range of \$200,000 to \$600,000. Those proposals are currently under consideration and review by City staff.



On September 28, 2021, the City received the first draft set of design drawings from CA Waters that included mechanical, electrical, and structural plans and specifications for the proposed splash pad. Those plans are currently under review by City staff. Below is a close replica of the splash pad proposed in Stewart Park.



Within the past month, demolition of the ballfield has been completed by City staff.

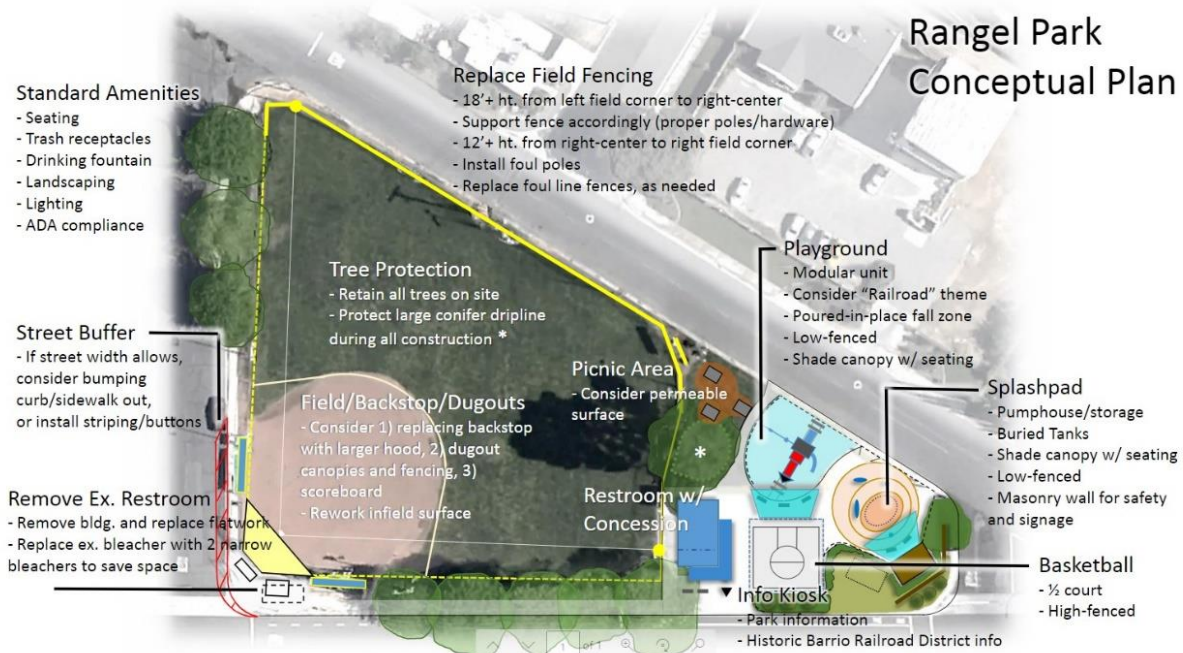
The street vacation of Tenth Street is underway, and the resolution is included in the current agenda for City Council action.

### Discussion

Since the initial approval of the conceptual plan, commodity prices have increased tenfold. Steel prices alone have increased well over 30% since April 2021. The original budget set by City staff called for \$350,000 to be allocated to the bandshell. After working with the landscape architect, it has been determined that the City would need three times that amount to purchase and install an adequate bandshell. Another option that could be considered in lieu of the original concept, includes renting a bandshell when needed, such as the Cherry Festival and the Freedom Festival.

### **Rangel Park – Capital Improvements Projects P-02 and P-11**

In April 2018, City staff retained the services of Malcolm Matthews in an amount not to exceed \$2,520 to provide a conceptual plan and scoping notes of proposed improvements to Rangel Park. On March 19, 2019, City Council approved the conceptual plan and scoping notes as presented.



In October 2019, City Council awarded a contract to TSR Construction and Inspection in an amount not to exceed \$261,470 to furnish all materials, equipment, tools, labor and incidentals for the purchase and installation of a precast restroom. A notice of completion was recorded on October 9, 2020.

Sladden Engineering was engaged on December 15, 2020, in an amount not to exceed \$5,500 to perform geotechnical engineering services for the project. The report was received on March 10, 2021.

City Council awarded contracts to a pool of electrical engineering firms in June 2021. As part of that contract award, KEWO Engineering Corporation (KEWO) submitted a cost proposal in July for Rangel Park in an amount not to exceed \$24,955 to provide electrical engineering services to upgrade the electrical system, including new ballfield lighting, new basketball lighting, new park lighting, future splash pad mechanical building, existing restroom building, and existing scoreboard. KEWO would also communicate with Southern California Edison (SCE) as part of their project scope. Around the end of August, KEWO provided a rough cost estimate to the City in the amount of \$110,200, which was well above the anticipated amount programmed for this portion of the project. The cost estimate included two separate options for moving forward with SCE and the City is reviewing those options currently.

City staff determined that a landscape architect firm was needed to assist in developing the park and Architerra Design Group, Inc., was hired on August 10, 2021, in an amount not to exceed \$14,725 to provide services including the preparation of scalable conceptual designs and coordination with all designers to provide all pre bid documents for the redesign of Rangel Park. However, a topography map was required prior to the start of the contract.

On September 15, 2021, Madole & Associates was hired in an amount not to exceed \$18,110 to provide a topography map and civil engineering services. The map was provided to the City and subsequently to Architerra, Inc., on September 21, 2021.



On September 10, 2021, the City entered into an agreement with California Waters, LLC in an amount not to exceed \$24,999 to provide schematic design, design development, electrical design, structural design, construction documentation, agency approvals, and construction administration for the splash pad portion of the park project.

Architerra, Inc., notified the City in early October that the initial conceptual design, which included a half basketball court, a splash pad, and a playground may not be accurate in that there may not be enough room for all three amenities. Discussions took place on which amenity to remove from design development. Based on that information, City staff met with residents who reside in the area of the park and discussed potentially removing the splash pad, since it was the most expensive amenity of the three. The residents agreed that the City could forego designing and building a splash pad.

Architerra, Inc., has also provided a draft conceptual plan of the ballfield, with the new design including moving home plate forward to allow for right-of-way access, new dugouts, and new fencing. That draft was also shared with the residents.



### Discussion

With the information provided by Architerra Inc., and KEWO, as well as the limited budget available to complete the park, removing the splash pad from the draft conceptual is the most economical and feasible.

### **Playground Shade Structures – Capital Improvement Projects P-09**

City Council authorized two phases of playground shade structures, each phase allocating \$250,000. The priority park for the initial phase is Mountain View Park (Mt. View), located in the South Sundance community.

City staff contacted multiple steel fabricated shade manufacturers and found a design that best met the size needed for the large playground at Mt. View. A request for bids was issued on July 2, 2021, and four bids were received on July 22, 2021. The bids ranged from \$167,800 to \$200,000. The scope included purchasing and installation of a 48' by 48' steel fabricated shade structure with a 13' clearance to be installed over the large playground at Mt. View.

### Discussion

City staff has been following the commodity market pricing on steel and has seen an enormous increase in pricing since July. A second option may be to install fabric shade sails that are more cost effective overall. Based on verbal quotes from one supplier, the



City could target four different playgrounds throughout the City and stay within the allocated amount of \$500,000 for both phases.



**Fiscal Impact:**

City staff estimates the cost to prepare this report to be \$1,950.

**Recommended Action:**

Discuss and provide direction to City staff.