

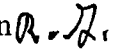


# Staff Report

## City of Manhattan Beach

**TO:** Honorable Mayor Aldinger and Members of the City Council

**THROUGH:** Geoff Dolan, City Manager 

**FROM:** Richard Gill, Director of Parks & Recreation   
Jim Arndt, Director of Public Works  
Dana Greenwood, City Engineer  
Ish Medrano, Engineering Technician II

**DATE:** November 6, 2007

**SUBJECT:** Review Information and Conceptual Designs for the Four Park Playgrounds Reconstruction Project and Provide Direction for Final Design

**RECOMMENDATION:**

Staff recommends that the City Council review the information for the Four Park Playgrounds Reconstruction Project and provide staff with direction for a final conceptual plan.

**FISCAL IMPLICATION:**

Funds in the amount of \$1,145,000 are included in the current Capital Improvement Program budget for the design and construction of this project.

Design Consultant Contract	\$ 105,840.00
Survey of Polliwog Park	\$ 5,000.00
Total Balance for Construction	\$1,034,160.00
Total CIP Design and Construction Budget	\$1,145,000.00

The cost estimates for the four playground sites are:

Park Location	Estimated Construction Cost
Manhattan Heights Park Playground	\$ 143,962.00
Manhattan Village Park	\$ 84,524.00
Marine Avenue Park Playground	\$ 166,915.00
Polliwog Park Upper Playground	
Concept 1: One-on-one replacement	\$ 710,000.00
Concept 2: Core of special needs area	\$1,003,068.00
Concept 3: Entire special needs play area	\$1,722,571.00

If the Council wishes to fund the expanded scope of work to include the special needs equipment, additional funds totaling an estimated amount of \$577,571 will need to be appropriated. The Capital Improvement Project (CIP) Fund currently has approximately \$1.9 million in unreserved funds available, and can be used for this purpose. Please note that the CIP funds may also be utilized to fund other items on tonight's agenda, including a Council voting system/audio-visual upgrades (appropriation of \$84,695) and a video security system for the Metlox Parking Structure (appropriation of \$55,850), which will reduce the available fund balance accordingly.

**BACKGROUND:**

***Marine Avenue Park***

Marine Avenue Park is located on the north side of Marine Avenue at Redondo Avenue. The park includes two play areas, one for children ages 3-6 and the other for children 6-12. The play equipment is out of date and most pieces have been removed.

***Manhattan Village Tot Lot***

Manhattan Village tot lot is located on the east side of Manhattan Village Soccer Field. The existing play equipment in the Manhattan Village Tot Lot is very old and does not meet the new playground safety or accessibility standards. Modern equipment is needed to better serve Manhattan Village customers.

***Manhattan Heights Park***

Manhattan Heights Park was constructed in the early 1970s and is bordered by Manhattan Beach Boulevard to the north, Redondo Avenue to the east and 11<sup>th</sup> Street to the south. The existing play equipment includes a 10-foot slide, 4 swings and a small climber. The existing play equipment is old and does not meet current playground safety or accessibility standards.

***Polliwog Park***

Directly to the north of Manhattan Heights is Polliwog Park. There has been recent reconstruction of the lower playground equipment and restroom facilities. This project at Polliwog Park will address the tot lot and the exercise area closest to the southeastern area of the park nearest the intersection of Manhattan Beach Boulevard and Redondo Avenue. Most of the exercise and play equipment has been removed because it was broken beyond repair.

**DISCUSSION:**

During the November 21, 2006 City Council meeting, City Council awarded the design contract for the four park play equipment renovations to David Volz Design Landscape Architecture firm (D.V.D.) for a cost of \$105,840.

During the November 21, 2006 City Council meeting, City Council directed staff to look at the possibility of developing a playground at the Polliwog site that would meet the needs of children with disabilities. Council also directed staff to work with Friendship Circle and other agencies that work with children with special needs for the Polliwog site.

On April 30, staff met with D.V.D. and representatives from Friendship Circle, Exceptional Kids Pediatric Therapy organization and Pediatric Therapeutic Network to develop concepts for a play area at Polliwog Park that would meet the needs of children of all abilities

On May 2, staff and D.V.D. held a workshop with children involved in our playground program and allowed them to conceptually design a playground for Manhattan Heights Park through a series of charrettes (collaborative design session).

On July 10, staff met again with agencies that work with children of special needs and reviewed the conceptual designs from D.V.D. for Polliwog Park.

Because the budget is tight and the footprint of the play areas at Manhattan Heights, Marine Avenue and Village are fairly small, it was decided to replace the existing play equipment elements, slides, swings and climbing elements, on a one-to-one basis with the exception of Marine Park. Marine Park had a tall rocket ship which was removed. The replacement of a large rocket ship was cost prohibitive, so a small rocket ship is being proposed (attachments A, B, C).

Staff noticed the neighborhoods in the vicinity of Village, Heights and Marine for the July 23rd Parks and Recreation Commission meeting to discuss and approve the conceptual designs for the play equipment at these three parks. Two residents spoke before the Commission, supporting the replacement of the play equipment. One resident near Marine Avenue requested that the City provide additional landscaping between the Marine Park soccer field and the Village residential area. That area of Marine is not under consideration for landscaping improvements at this time; however, staff forwarded the request to Public Works to consider planting additional trees in this area in the future.

The Commission unanimously approved the conceptual designs for the play equipment replacement for Heights, Village and Marine Avenue Parks.

On September 5, staff and D.V.D. conducted a community-wide meeting for the replacement of the play equipment and exercise equipment at Polliwog Park. Staff noticed the neighborhood near Polliwog and advertised the meeting in the Beach Reporter with a half-page ad. D.V.D. presented conceptual designs for a playground suitable for children with special needs which was supported by the agencies that assisted staff and D.V.D. developing the concepts, as well as a resident that lives across the street from the proposed play area. At the conclusion of the meeting, it was decided to move forward with the conceptual design to the Parks and Recreation Commission with the exception of a proposed handicap parking area near the south side of MBMS. It was decided to utilize and improve the handicap parking area near the Historical Society's "Red House" instead.

On October 1, 2007 staff and D.V.D. presented the conceptual designs for the Polliwog play area to the Parks and Recreation Commission for their discussion and approval. David Volz explained to the commission that the cost estimate for the replacement of play equipment at Heights, Village and Marine was approximately \$400,000, leaving approximately \$700,000 for Polliwog Park. Mr. Volz stated to the Commission that because of the expense to address the poor drainage problems at Polliwog, only a small standard modular play piece that would not meet the needs of children with disabilities could be installed and still meet the budget. However, since staff was directed to develop conceptual plans for a play area that would meet the needs of children of special needs, Mr. Volz presented the conceptual designs for Polliwog.

The Commission was impressed by the conceptual designs for the play area for children with special needs but they had reservations making a recommendation on a plan that was almost \$600,000 over budget without knowing the City's financial status.

The Commission unanimously approved the conceptual designs for the entire special needs play area but they asked staff to break out the costs for drainage/grading and improving the infrastructure to show that the funds devoted to the special needs play area were reasonable. These costs have been broken out in attachment D.

Since the Commission meeting, staff requested D.V.D. to develop cost estimates for City Council that would show how much it would cost for:

- Traditional modular play structure replacing what currently exists (does not conform to special needs)
- Just the core of the special needs play area
- The entire design for the special needs play area

The "core" of the special needs play area at Polliwog features multiple play components that offer a variety of play opportunities for children of all abilities. The play equipment in the core area is geared more for younger children and promotes strengthening, balance, motor planning, bilateral coordination, learning about cause and effect and promotes social play (attachment E).

The "core" play area consists of adding a large central tree as a focal point and circular play space, including grassy mounds, a butterfly garden, tricycle track/walking trail, shade canopies, new picnic tables and a sand play area. The play surface and the play equipment will include rubber, walk-on bark and sand.

The entire project (attachment F) includes more play equipment, mostly for older children; a perimeter running trail, an informal seating/gathering area, comprised of rock boulders and pathways that incorporate different shapes and colors for way-finding games. This area also includes sensory garden panels that showcase various plant communities.

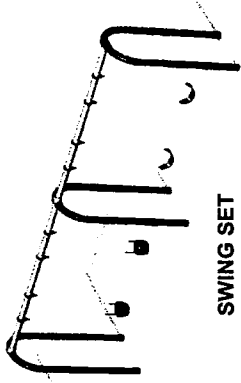
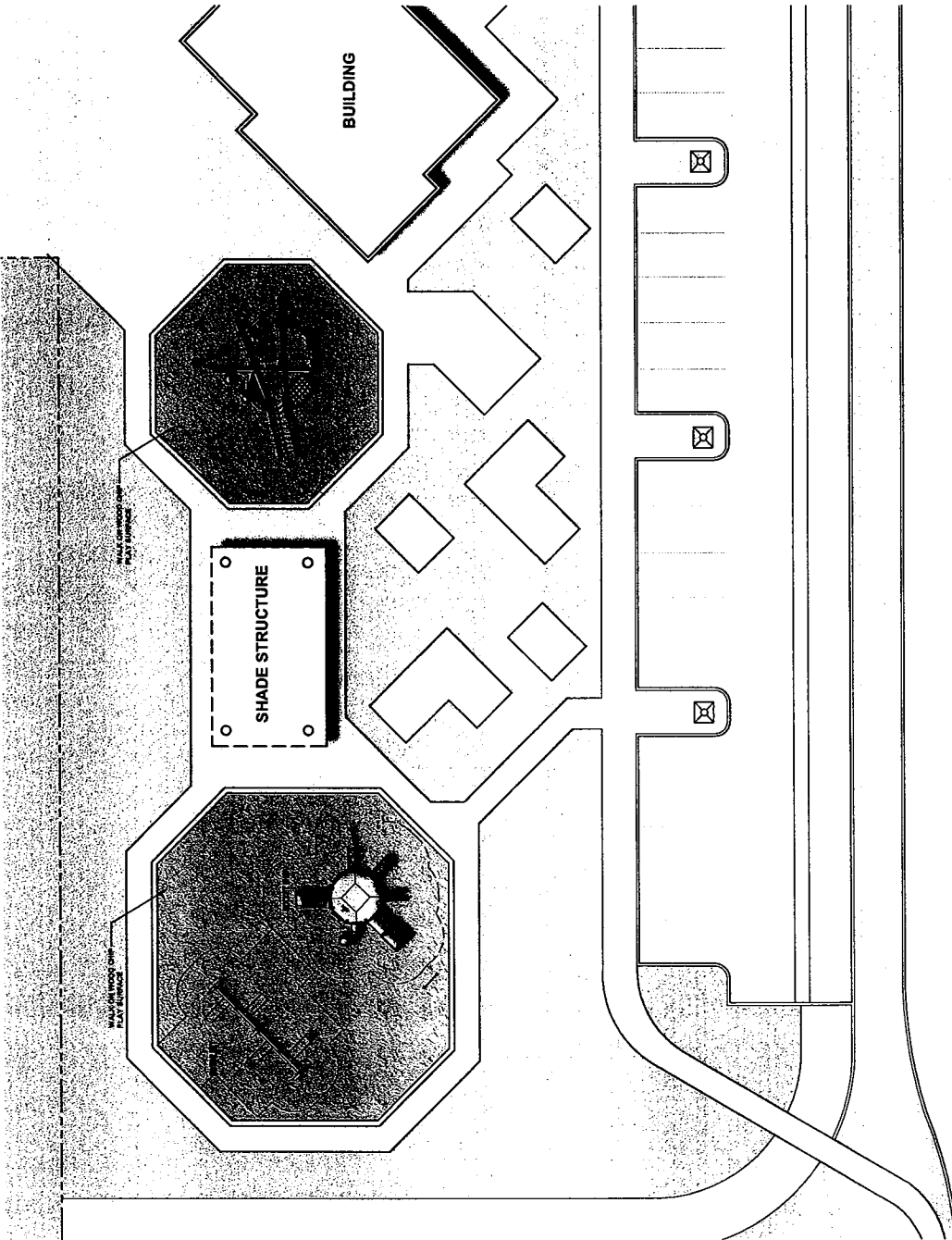
#### **CONCLUSION:**

The playground designs for Village, Heights and Marine Avenue parks propose to replace play equipment as minimally as possible. All equipment is being replaced on a one-to-one basis. The surface being proposed for each of the three parks is the lowest costing material that still meets all ADA standards. Staff can develop the play area at Polliwog using the same standards of replacement on a one-to-one basis and meet the budget. Staff cannot install a special needs play area at Polliwog as Council requested and still meet the budget. If City Council wants to develop the entire proposed special needs play area at Polliwog (concept 3, as listed on page 1 and the third bullet on page 4), D.V.D. has estimated that additional funding in the amount of \$577,571 will be needed.

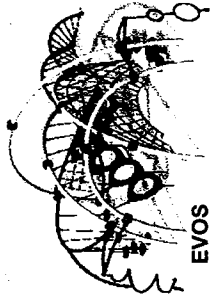
After City Council provides direction for the final designs, staff will work with D.V.D. to develop construction documents, go out to bid and return to City Council with the bid results, which will show actual bid-submitted construction costs. If funding above the current allocated CIP funds is needed, staff would recommend an additional appropriation at the time the bid results are presented to City Council.

Agenda Item #: \_\_\_\_\_

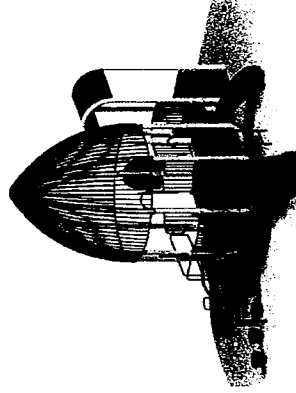
- ATTACHMENTS:**
- A. Marine Avenue Park
  - B. Manhattan Village Park
  - C. Manhattan Heights Park
  - D. Polliwog Park Improvements Costs
  - E. Polliwog Park Core Design
  - F. Polliwog Park Master Plan



SWING SET

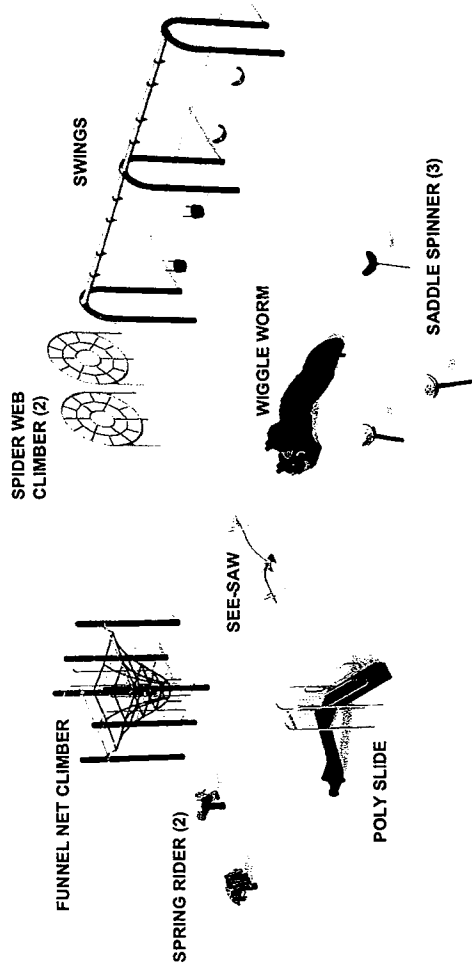
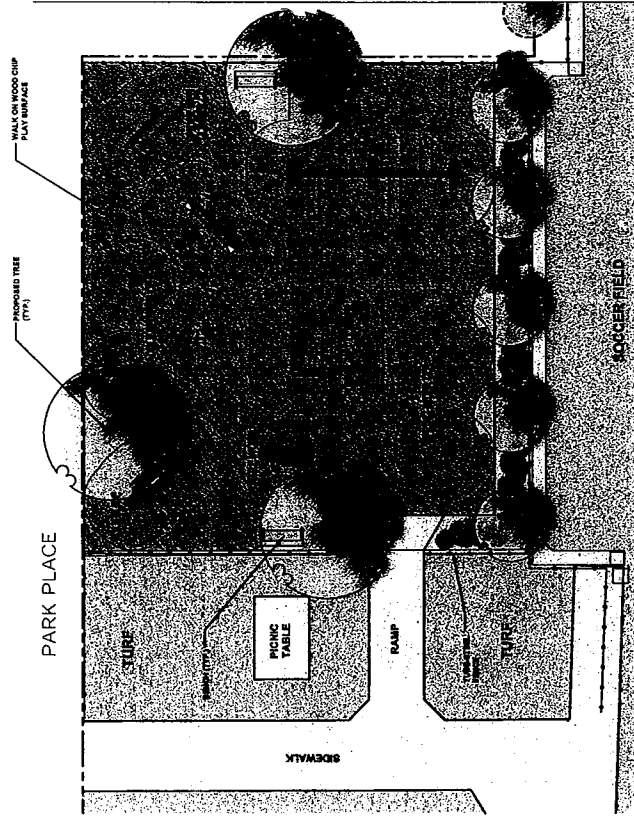


EVOS

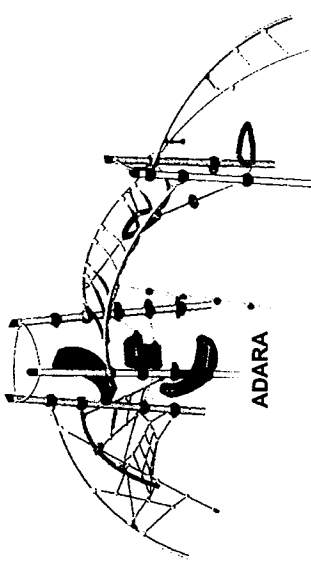
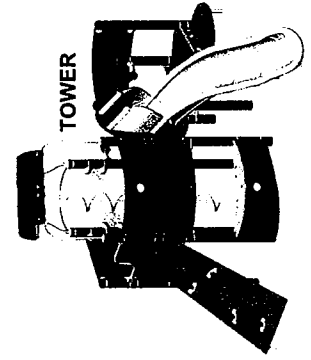
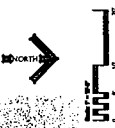
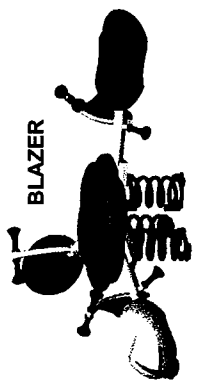
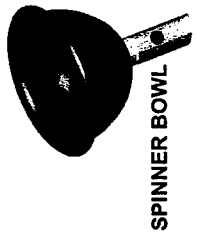
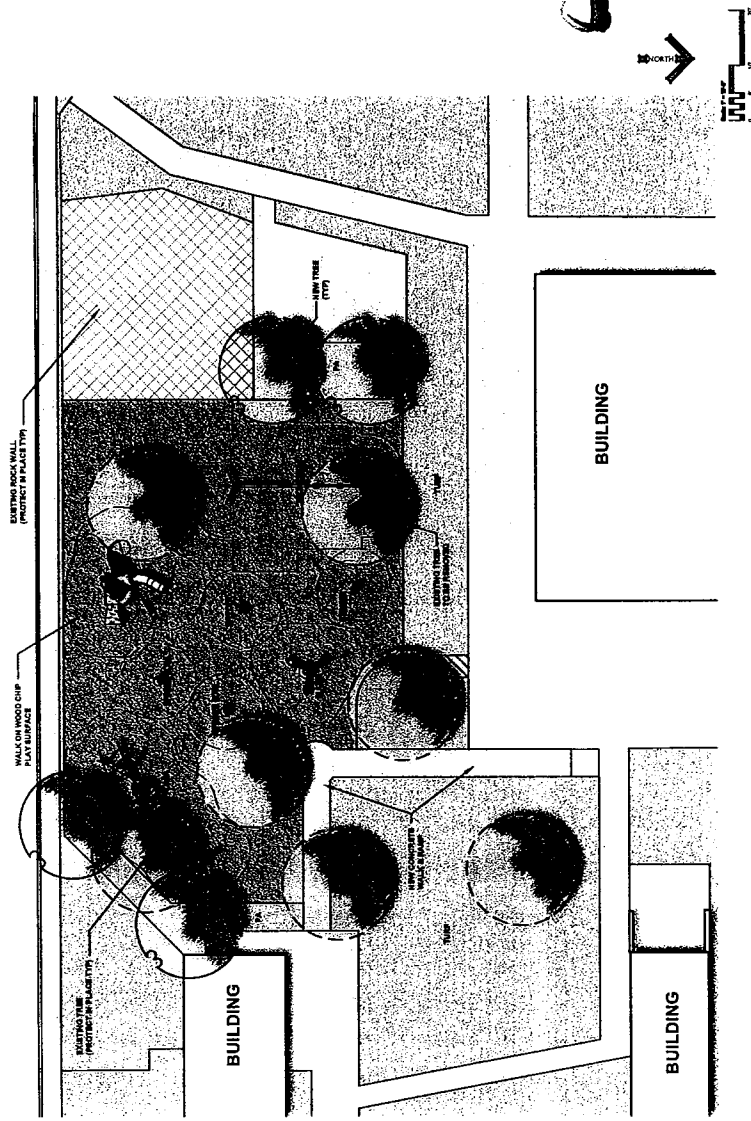


ROCKET SHIP





Manhattan Village Park preliminary park improvement plan  
 City of Manhattan Beach



Manhattan Heights Park preliminary park improvement plan  
 City of Manhattan Beach







17050 Bushard Street, Suite 300  
 Fountain Valley, CA 92708  
 (714) 593-3300  
 (714-593-3330 Fax  
 www.dvolzdesign.com

## MEMO

**TO:** Richard Gil, Parks and Recreation  
**FROM:** Jodi Rios, Project Manager  
**DATE:** October 24, 2007  
**RE:** Revised Polliwog Park Improvement Costs

Richard, I have edited the section "The Entire Project" to remove the waterplay item.

**The Replace In-Kind Project** – This portion of the project renovation reflects the original direction, which was to replace the original play and exercise equipment in-kind.

Demolition, mobilization, excavation/import, drainage, fencing, surveying, removals, etc.	\$ 98,237
Play equipment, rubberized surface	\$ 275,000
Limited Concrete flatwork/sidewalks, call box, etc.	\$ 78,000
13 picnic and bbqs, and associated concrete work	\$ 51,000
Overhead shade structure	\$ 40,000
Turf replacement and irrigation repair	\$ 32,000
Miscellaneous (sink, bollards, etc.)	\$ 40,000
<b>Sub-Total</b>	<b>\$ 614,237</b>
<b>15% Contingency</b>	<b>\$ 91,235</b>
<b>Total Estimated Construction Cost</b>	<b>\$ 706,372</b>
<b>Say</b>	<b>\$ 710,000</b>

# ATTACHMENT D

**The Project Core** – This portion of the project renovation reflects the original direction, which was to replace the original play and exercise equipment in-kind and include additional treatment to create a unique play environment by adding a central, large tree as a focal point and circular play space including grassy mounds, a butterfly garden, tricycle track, shade canopies, new picnic tables, café tables, sand play area, additional trees and landscaping, and attractive fencing.

Demolition, mobilization, fencing, surveying, removals, etc.	\$ 98,237
play equipment, rubberized surface	\$ 275,032
Concrete flatwork, sidewalks, concrete tricycle track, call box, etc.	\$ 245,695
Shade structures, picnic and cafe tables	\$ 133,170
Softscape: trees, shrubs, ground covers, turf, mow curbs, irrigation, soil preparation, root barriers, mulch and sod	<u>\$ 120,100</u>
<b>Sub-Total</b>	<b>\$ 872,233</b>
<b>15% Contingency</b>	<b>\$ 130,835</b>
<b>Total Estimated Construction Cost</b>	<b>\$1,003,068</b>

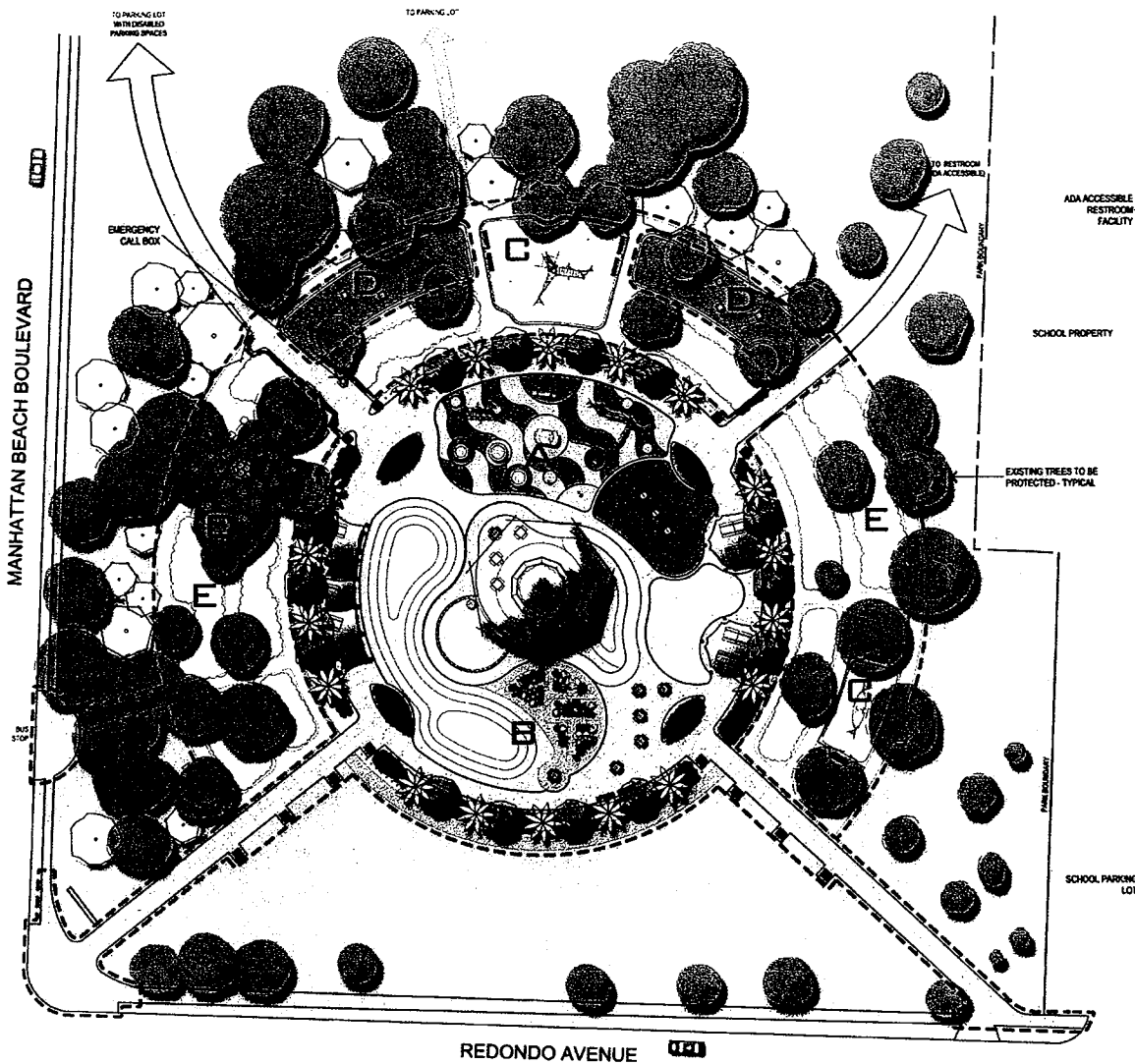
**The Entire Project** – This price includes all of the elements shown on the Master Plan. This design reflects the design features requested by user groups representing the underserved population of children with disabilities. Features include a perimeter running trail, pathways that incorporate different shapes and colors for wayfinding and games, play spaces and components for children with higher development levels that allow them a sense of independence, and sensory garden panels that showcase unique features of a plant or plant communities.

Mobilization and additional turf removal and weed abatement	\$ 101,559
Additional Concrete flatwork	\$ 12,835
Additional Play Equipment and surfacing for children with a higher level of independence, including the rock boulder social area	\$ 152,459
Additional dg walkways (to include maze elements for mapping and games)	\$ 97,402
Additional Plant Material	\$ 226,610
<b>Total</b>	<b>\$ 590,872</b>
<b>15% Contingency</b>	<b>\$ 88,631</b>
<b>Total Estimated Construction Cost</b>	<b>\$ 679,503</b>
Design costs	\$ 40,000
 The Core Project (with contingency)	 <u>\$ 1,003,068</u>
<b>Total Estimated Construction Cost of Master Plan</b>	<b>\$1,722,571</b>

**Additional Project Information** – In summary, if the City were to approve only the replace in-kind projects, the estimated total project would be within the original budget of \$1,145,000.

Marine Avenue	\$167,000
Manhattan Village	\$101,000
Manhattan Heights	\$167,000
Polliwog (replace in-kind)	<u>\$710,000</u>
Total	\$1,145,000

I hope that this information has been helpful. Please contact me if I can be of further help.



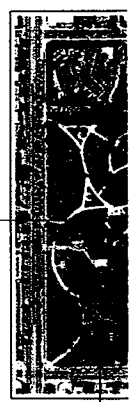
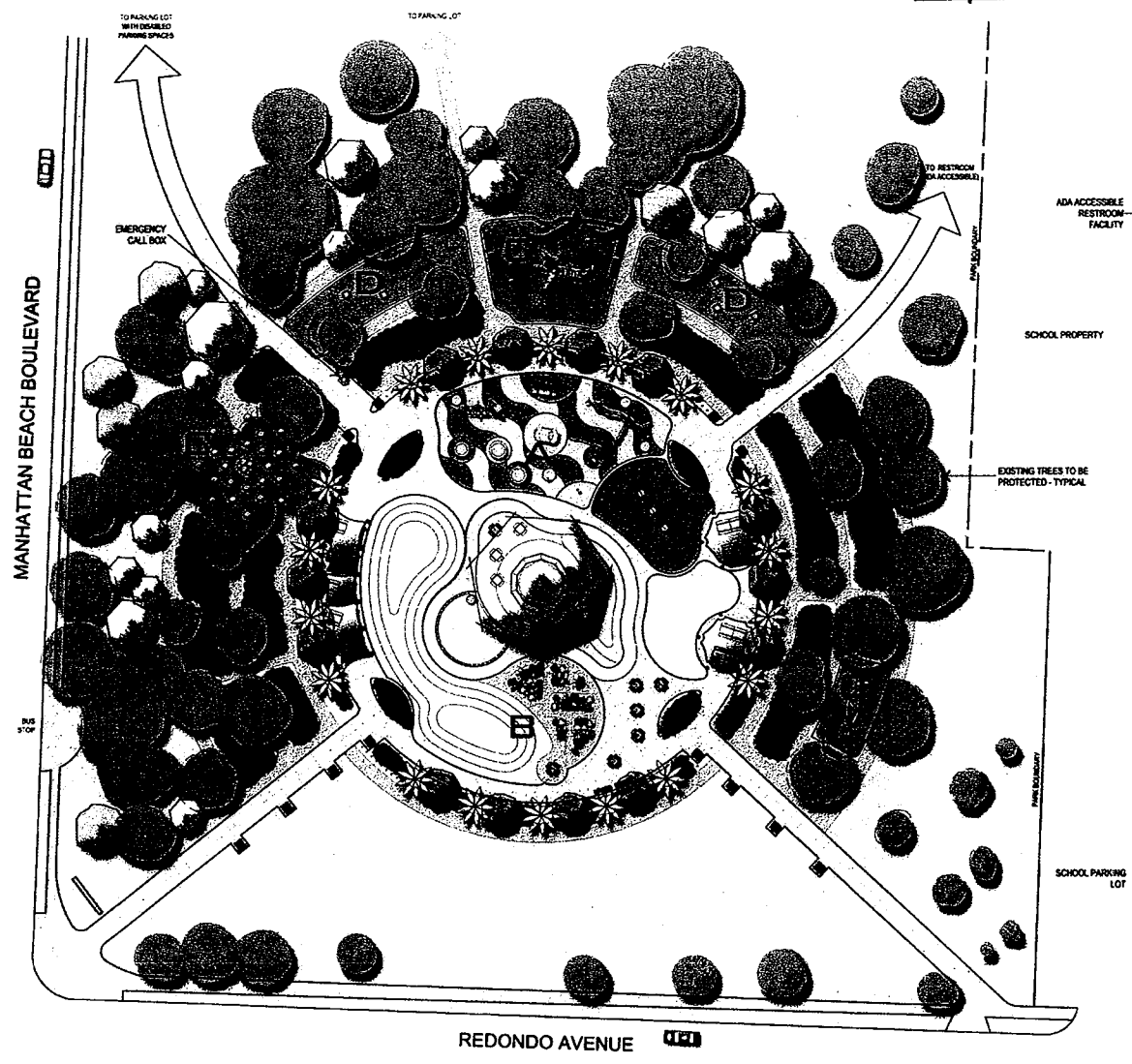
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**POLLIWOG PARK - MASTER PLAN (CORE DESIGN)**

**ALL INCLUSIVE I**

CITY OF MANHATTAN BEACH



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**POLLIWOG PARK - MASTER PLAN** **ALL INCLUSIVE I**  
 CITY OF MANHATTAN BEACH