



CITY COUNCIL AGENDA REPORT

MEETING DATE: JANUARY 5, 2004

ITEM NUMBER:

SUBJECT: CONSIDERATION OF CONSULTANT SERVICES FOR THE DESIGN OF A SKATEBOARD FACILITY IN TEWINKLE PARK

DATE: DECEMBER 23, 2003

FROM: PUBLIC SERVICES DEPARTMENT/ADMINISTRATION
ADMINISTRATIVE SERVICES DEPARTMENT

PRESENTATION BY: WILLIAM J. MORRIS, PUBLIC SERVICES DIRECTOR

FOR FURTHER INFORMATION CONTACT: WILLIAM J. MORRIS AT (714) 754-5343

RECOMMENDATION:

1. Approve an Agreement with Purkiss Rose-RSI in an amount not-to-exceed \$50,000 for the design of a skateboard facility at TeWinkle Park.
2. Authorize the City Manager and Deputy City Clerk to execute the Agreement (Attachment 1) with modifications as requested by Purkiss Rose-RSI, and as approved by the Acting City Attorney.

BACKGROUND:

At the October 20, 2003, meeting, City Council approved the designation of TeWinkle Park as the location for the City's first permanent skateboard facility (Attachment 2). In accordance with the adopted TeWinkle Park Master Plan (Attachment 3), the facility is proposed to be placed on the east side of Junipero Street, north of Arlington Avenue, and just westerly of the existing Costa Mesa Tennis Center.

As Council may recall, the City hired Purkiss Rose in April 2000 to design a skateboard facility on the City-owned property at the southeast corner of Hamilton Street and Charle Street. This action was taken at the recommendation of staff, who received a number of proposals and interviewed a number of firms. At the time, Purkiss Rose was, and continues to be, a leading designer of skateboard parks in the southland. To date, they have designed approximately 200 such facilities. In the year 2003, 25 skateboarding facilities which they designed were constructed and opened.

Once Purkiss Rose-RSI was hired, and after considerable public input at several community meetings, the concept plans were approved by Council in October 2000. Purkiss Rose-RSI commenced final design of the facility in November 2001; however, the City halted the design after the plans and specifications were approximately 50 percent to 60 percent completed.

ANALYSIS:

Staff believes that the basic skateboard design, as originally proposed for the Charle/Hamilton site, is a good one. It has all of the main elements that are to be included in the TeWinkle site, such as a 10,000 square foot main skating area, a 3,000 square foot novice skating area, a restroom, a shade structure, tables, seating, etc. These basic elements could be modified and adjusted to fit on the somewhat larger TeWinkle Park site, while saving the cost of completely redesigning a whole new facility from scratch.

With this in mind, in November of this year staff requested and received a proposal (Attachment 4) from Purkiss Rose-RSI, to provide for final design of a skateboard park in TeWinkle Park, by incorporating as much of the existing Charle-Hamilton skate park design as practical. This proposal includes a workshop with the community to gain input on the best way to incorporate the features of the already partially designed Charle/Hamilton skate park into the new land configuration at TeWinkle Park. It will also provide for a “spreading out” of the design features at the new site, since the Charle/Hamilton skate park site was smaller. The new site will comfortably accommodate these facilities on a larger footprint.

The proposal from Purkiss Rose-RSI also includes an analysis of the parking requirements for the facility, as well as its impact on the existing parking areas in and around the east end of TeWinkle Park. Prior to proceeding with final design, a new conceptual plan will be presented to the Parks and Recreation Commission and City Council for approval.

In order to incorporate the design features of the existing plans for Charle/Hamilton into the new site, staff believes that it is appropriate to “rehire” the same design consultant. This approach is estimated to save considerable time and money in the process of constructing a new skateboard facility at TeWinkle Park.

ALTERNATIVES CONSIDERED:

City Council could direct staff to develop a new Request for Proposals (RFP), and advertise for consultant services to design the new skateboard facility. This process would take approximately three to four months to hire a new design firm. Staff also believes that this approach would be approximately \$18,000 to \$20,000 higher than the current proposal received from Purkiss Rose-RSI, since new concept and final plans would need to be developed.

Council could request that a consultant other than Purkiss Rose-RSI adapt the existing Charle/Hamilton plans to the new site. However, staff believes that this option would be more costly than the current Purkiss Rose-RSI proposal, since due to assumption of liability for the existing plans, the new firm would need to review and recheck all previous calculations and assumptions (i.e., restroom building structural, shade structure, steel reinforcement, etc.).

FISCAL REVIEW:

The basic proposal from Purkiss Rose-RSI is \$44,750 to design the new facility. This proposal includes necessary topographical and geological work at the site, community and public meetings, concept drawings, complete bidding documents, and construction administration, such as review of shop drawings and architectural elements. Staff recommends an addition of \$5,250 to the contract to cover document/plan reproduction, delivery expenses, incidentals, and design contingencies. Therefore, a not-to-exceed contract of \$50,000 is requested.

Through the City’s Capital Improvement Program, City Council has in the past allocated funds to build a skateboard park. These prior allocations, along with a recent budget adjustment approved by City Council at the November 17, 2003, meeting, provide for a total current allocation of \$1,197,500 for design and construction of the skateboard facility.

LEGAL REVIEW:

The City Attorney's Office (CAO) has reviewed the attached Agreement and approved it as to form. Certain minor modifications have been requested by Purkiss Rose-RSI that are being considered by the CAO and Risk Management concerning the wording of the insurance and indemnity provisions. The Acting City Attorney believes the parties will be able to mutually agreed upon any modifications to the wording of these provisions and they will not involve any significant alteration of the protections and rights of the City under the Agreement.

CONCLUSION:

City staff has asked the consultant who designed the prior skateboard facility at Charle/Hamilton, Purkiss Rose-RSI, to provide a design proposal to adapt those existing plans for the new TeWinkle Park skateboard site. Staff has received a proposal to perform the required work. Staff is recommending award of a sole source contract in an amount not to exceed \$50,000 to Purkiss Rose-RSI for the work, in order to incorporate features of the existing plans into the new facility.

WILLIAM J. MORRIS
Public Services Director

STEVEN E. HAYMAN
Administrative Services Director

MARC R. PUCKETT
Finance Director

THOMAS WOOD
Acting City Attorney

- ATTACHMENTS: 1 - [Standard Consultant Design Agreement](#)
 2 - [Minutes of October 20, 2003, Council Meeting \(Excerpts\)](#)
 3 - [TeWinkle Park Master Plan](#)
 4 - [Design Proposal from Purkiss Rose-RSI](#)

DISTRIBUTION: City Manager

Acting City Attorney
Finance Director
City Engineer
Recreation Manager
Mesa Del Mar Homeowners Association

TeWinkle Skateboard Consultant Services Report

12/23/03

3:45 p.m.