



CITY COUNCIL AGENDA REPORT

MEETING DATE: NOVEMBER 6, 2007

ITEM NUMBER:

SUBJECT: PROFESSIONAL SERVICES FOR THE PLANNING AND CONCEPTUAL DESIGN OF A SKATE PARK AT LIONS PARK

DATE: OCTOBER 2, 2007

FROM: PUBLIC SERVICES DEPARTMENT, ENGINEERING DIVISION

PRESENTATION BY: WILLIAM J. MORRIS, DIRECTOR OF PUBLIC SERVICES

FOR FURTHER INFORMATION CONTACT: ERNESTO MUNOZ, CITY ENGINEER, AT 714-754-5343

RECOMMENDATION:

1. Award a contract to RJM Design Group, Inc., 31591 Camino Capistrano, San Juan Capistrano, CA 92675, in an amount not to exceed \$69,325 (Phase I – Planning and Conceptual Design only), for design services.
2. Authorize the Mayor and the City Clerk to execute the Professional Services Agreement.

BACKGROUND:

The City of Costa Mesa City Council approved funding for the investigation and possible design of a permanent skate park in Lions Park with the adoption of the 2006-2007 and 2007-2008 Capital Improvement Program budgets. Staff solicited proposals from professional engineers and architects for the planning and design of the facility, and received a total of four proposals. Staff evaluated the proposals received, and the top ranked consultants were interviewed on April 26, 2007.

The neighbors adjacent to the park, within a 500-foot radius, have been kept informed of the status of the project, and written communications were sent on July 2, 2007, on August 10, 2007, and on October 26, 2007. The latter communication informed the neighbors of staff's proposal to have the City Council award a contract at the November 6, 2007, meeting.

At the regular meeting of August 21, 2007, City Council considered the award of a professional services contract in the amount of \$79,895 for the design of a skate park at Lions Park with a skatable area of up to 25,000 s. f. to be located at the southeast corner of the park (the same location where a previous skate park concept was developed in 1999). The construction of this facility would have required the demolition of the existing picnic shelter, reconstruction of the existing restroom building and reconfiguring the playground area while leaving the airplane in place. This item was continued to the November 6, 2007, meeting to allow staff time to address specific issues, including exploring additional locations within Lions Park and reducing the size of the proposed skate park. Other items being addressed by separate reports include the possibility of a street closure of Park Avenue from the Neighborhood Community Center exit to 18th Street, and recommendations to amend the Fairview Park Master Plan to possibly include a skateboard park and dog exercise area. A copy of the action minutes of the meeting (Attachment 1) is included for reference.

ANALYSIS:

The scope of work for this project has been revised per City Council's direction at the meeting of August 21, 2007, as follows:

1. Deleted design work pertaining to demolition of the existing picnic shelter, and reconstruction of the existing restroom building and playground area.
2. Reduced the size of the skatable area to a maximum of 10,000 s. f. Due to its smaller size, staff recommends including the possibility of exploring alternatives to a permanent in-ground skate park such as an above-ground modular (semi-permanent) skate park. Attachment 2 is a brochure from a vendor offering modular skate park elements as an example of available products. A modular skate park requires the construction of a concrete pad where the various pre-manufactured elements are installed.
3. Explore sizes between 5,000 s. f. - 10,000 s. f. anywhere in the park's open areas. A feasibility report with conceptual plans will be prepared and submitted to the Commissions and City Council for their consideration. Staff has preliminarily identified potential locations for a skate park based on available open areas for reference and discussion purposes only (Attachment 3). Those attending the public workshop will be provided with an unmarked plan of the park and templates for various skate park sizes and shapes to develop their own layouts.

Except for the items above, the scope of work and proposed phasing remains the same.

Phase I: Planning and Conceptual Design. In this phase, the Consultant performs the following tasks: A site opportunities and constraints analysis, preliminary environmental assessment and studies, conducts public workshops, develops conceptual designs based on input from the workshop participants, preliminary cost estimates, and presentation of conceptual designs to Commissions and the City Council.

Phase II: Design Development. After Phase I is complete, and if authorized by City Council in the future, the selected Consultant will proceed with field engineering tasks (survey, geotechnical exploration, hydrology analysis, utility infrastructure master plan, etc.); demolition plan; preliminary design of the skate park and its amenities, renovation of restroom facility, lighting system for the adjacent ball field and Skate Park II, and addressing environmental impacts such as parking, noise, traffic, etc.

Phase III: Construction Documents. At the conclusion of the previous phase, the Consultant will develop final plans, details, engineering calculations, specifications, and construction cost estimates.

The proposals received include the services for the three phases described above and staff is recommending awarding a contract for the first phase only. With the revised scope of work directed by City Council at the August 21, 2007, meeting, staff has met with and negotiated a revised cost for the services from the proposed consultant. Staff believes the reduction in cost of Phase I from the original proposal (approximately \$10,000) is appropriate for the new scope of work.

The proposed Consultant, RJM Design Group, Inc., has been found by the review panel to be well qualified to perform the proposed work. This company has extensive experience in park planning and design throughout California, including Colonel Bill Barber Marine Corps Memorial Park, Irvine; Florence Joyner Olympiad Park, Mission Viejo; the City of Costa Mesa's Open Space Master Plan of Parks and Recreation; and the TeWinkle Park Master Plan. The team of subconsultants include highly-qualified firms in the respective fields, including the Site Design Group, one of the leading skate park designers not only in the United States, but worldwide. Some of the projects to their credit include Etnies Skate Park in Lake Forest, CA; Peoria Skate Park, AZ; Prissic Skate Plaza, United Kingdom; Wave House, South Africa; and dozens more throughout the United States.

RJM Design Group, Inc., has included in their proposal two half-day workshops for the Lions Park Master Plan and Skate Park process as follows:

One workshop is to review the site's existing conditions, have the participants tour the site with their respective workbooks, then reconvene at the meeting place and break into groups for discussion and to have the design exercise. At the same meeting, the participants will be invited to take part in sharing their ideas for the overall Park Master Plan, as well as their design ideas for the skate park.

The second workshop is provided to invite the participants, as well as those from the first workshop, to a presentation to review the results from the previous workshop efforts. It will be an opportunity to present the participants' Group Plans as well as a Consensus Park Master Plan and several skate park concepts.

After the workshops and public presentations to the Planning and Parks and Recreation Commissions have taken place, staff will present the concept plans to the City Council. If directed to proceed at that time, staff will request approval to amend the Open Space Master Plan of Parks and Recreation to include the construction of Skate Park II as an added element to Lions Park, along with authorization to proceed with Phases II and III of the project.

ALTERNATIVES CONSIDERED:

One alternative is to award a contract to RJM Design Group, Inc., for all three phases in an amount not to exceed \$318,000.

A second alternative is to not award the contract and direct staff to re-advertise the project to obtain a new set of proposals specific to the new scope of work. Should this option be selected, it is anticipated that it will take approximately four months to re-advertise, select a consultant, and present a new recommendation to award to the City Council.

FISCAL REVIEW:

The fees proposed for the planning and conceptual design phase did not change proportionally to the reduction in facility size due to the fact that the same work needs to be performed for this phase. For example, the same number of workshops, public presentations, studies (traffic, noise, parking, light, etc.), and reports still need to be done. However, some savings ((\$10,570) were realized by deleting the elements listed in item 1 of the Analysis.

Funding for this project was approved with the adoption of Capital Improvement Projects in fiscal years 2006-2007 and 2007-2008.

LEGAL REVIEW:

The City Attorney's Office has approved the attached Professional Services Agreement (Attachment 4) as to form.

CONCLUSION:

City staff has reviewed proposals and conducted interviews for the conceptual design, and possible final design, of a skate park at Lions Park. After careful review, it is recommended that the City Council award the design services contract to RJM Design Group, Inc., in an amount not to exceed \$69,325 (Phase I – Planning and Conceptual Design only) and authorize the Mayor and the City Clerk to execute the Professional Services Agreement.

ERNESTO MUNOZ
City Engineer

WILLIAM J. MORRIS
Director of Public Services

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Attachments: 1 - [Excerpt of Action Minutes from the August 21, 2007, Council Meeting](#)
2 - [Modular Skate Park Brochure](#)
3 - [Potential Skate Park Locations at Lions Park](#)
4 - [Professional Services Agreement](#)

Distribution: City Manager
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