



## Marina Park

### Project Update

*City of Newport Beach – City Council Study Session*

*September 23, 2014*



# Marina Park Site Plan



- New 10 Acre Park
- 10,500 SF Community Center
- 11,000 SF Sailing Center
- 23 Slip Visitor Marina
- Children's Themed Play Area
- Fitness Circuit
- Café
- Picnic Area
- 177 On-Site Parking Spots
- New Girl Scout Leadership Center  
(privately funded)





## Marina Park Milestones – Bid Package 1

### Mobile Home Site Demolition & Tree Relocation – Completed

- ✓ Hazardous Material Abatement
- ✓ Building & Mobile Home Removal (47 of 57 homes reused off-site)
- ✓ Associated Utility Demolition
- ✓ Site Clearing & Grubbing
- ✓ Palm Tree Relocation
- ✓ Palm Tree Maintenance





# Marina Park Milestones – Bid Package 1



Building Demolition



Palm Tree Holding Area



Cleared Site





## Marina Park Milestones – Bid Package 2

### Marina Basin Construction and Building Pad Preparation

- ✓ Concrete Sheet Piles Installation
- ✓ Stone Columns Installation
- ✓ Bulkhead Cap Construction
- ✓ Tieback Rod Installation
- ✓ Beach Replenishment
- ✓ Rough Grading

#### *In Progress*

- ☐ Marina Dredging
- ☐ Handrail Installation

*Stone Column Installation*





## Marina Park Milestones – Bid Package 2



*Marina Sheet Pile Installation*



*Bulkhead Cap Construction*



*Tieback Rod Installation*





## Marina Park Milestones – Bid Package 2







## Marina Park Milestones – Bid Package 2



*New Marina  
Handrails*







# Marina Park Milestones – Bid Package 3

## Building & Park Site Development

✓ Remaining Demolition



*In Progress*

☐ Building Foundation

☐ Utilities

*Undergrounding Dry Utilities*







## Marina Park Milestones – Bid Package 3

*Building Foundation Excavation*



*Foundation Reinforcement Steel*





# Marina Park LEED Certification

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- Council Direction was to Obtain Minimum LEED Silver Rating.
- Recent New USGBC Interpretation of ASHRAE 62 Standard Causes Design to Not Meet Qualifying Baseline Ventilation Prerequisite.
- Ventilation System Modifications Required to Meet Baseline Prerequisite:
  - Additional \$30k to Resize/Modify Air Distribution Ducting
  - Unanticipated Conflicts Concerns with Existing Design
  - No added Benefit to Indoor Air Quality



Recommendation is to continue to construct per approved plans, but not obtain LEED Certification. Design Team/Staff believes this will provide a Sustainable and Energy-Efficient Project that Will Meet the Intent of Council's Direction of LEED-Silver Certification.

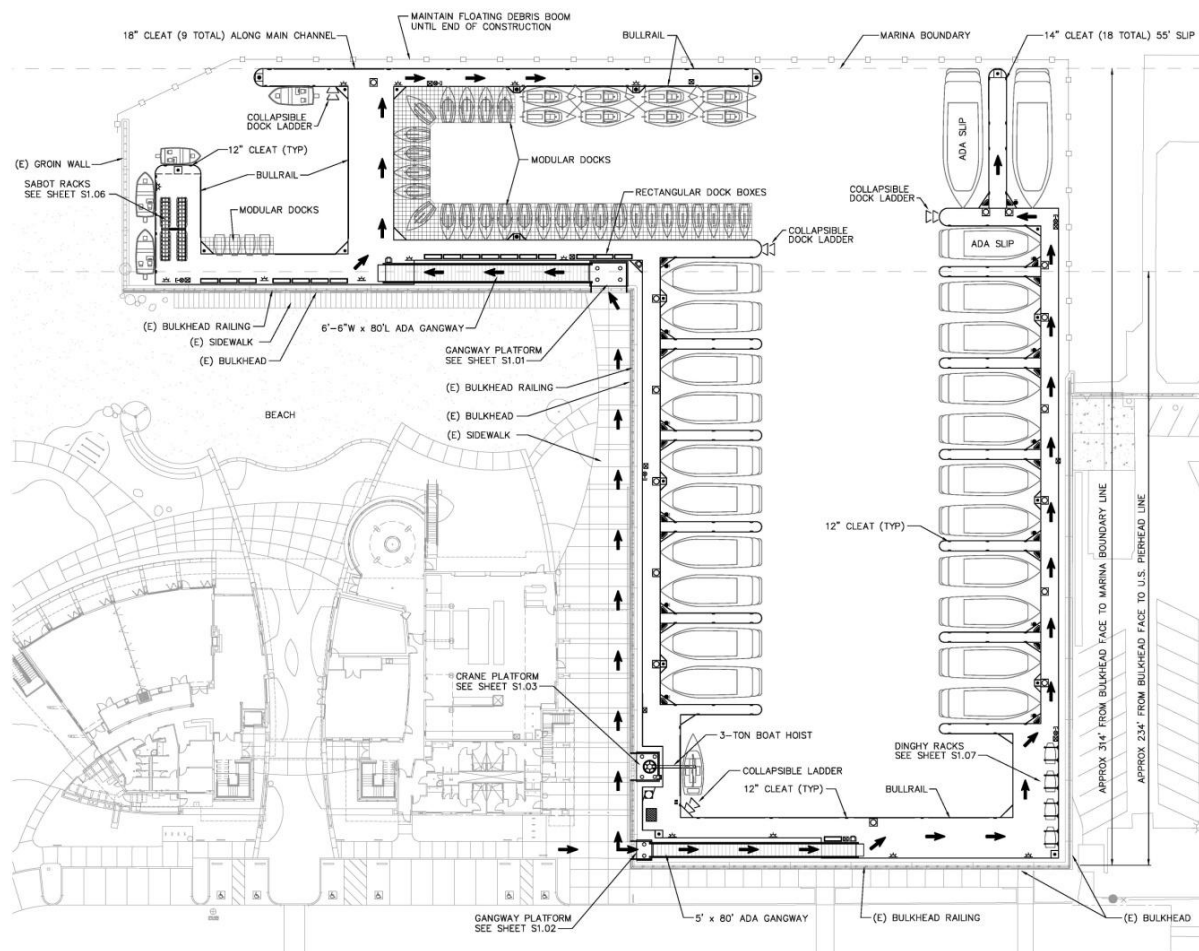


# Marina Park Milestones – Bid Package 4

## Marina Docks

*Contract Advertisement in Fall 2014*

- ☐ Docks
- ☐ Hoist
- ☐ Utilities
- ☐ Wi-Fi
- ☐ Dock Accessories







## Girl Scout Leadership Center

- As requested by the Girl Scouts, they plan to be built as a separate project at the conclusion of the City's project.





# Marina Park Project Schedule

## Schedule

- ✓ SCE Parcel Purchase Completed and Incorporated into Design
- ✓ Awarded First Bid Package on October 22, 2013
- ✓ Bid Package 1 - Completed on Schedule February 2014
- ✓ Bid Package 2 - On Schedule for Completion in September 2014
- ☐ Bid Package 3 - On Schedule for Completion by Spring 2016
- ☐ Bid Package 4 - On Schedule for Completion by Spring 2016
- ☐ FF&E - On Schedule for Completion by Spring 2016







# Marina Park Budget

	TASK DESCRIPTION	BUDGETED DETAIL COST	BUDGETED TOTAL	ACTUAL DETAIL COST	ACTUAL TOTAL	COMMENTS
1	CONCEPTUAL DESIGN/PERMITTING		\$ 1,680,441		\$ 1,680,441	Complete
2	LAND ACQUISITION		\$ 600,000		\$ 605,116	Complete
3	SOFT COSTS		\$ 5,035,156		\$ 5,017,618	Still Includes \$47,829 Design Contingency
4	HARD COSTS		\$ 29,543,281		\$ 28,433,615	Total Includes \$2,298,420 Construction Contingency
a	PACKAGE 1: Demolition and Tree Relocation	\$ 410,471				
	Original Contract			\$ 405,130		Unlimited Environmental Inc.
	Change Order No. 1			\$ (87,516)		Credit for Mobile Homes
b	PACKAGE 2: Marina Basin Construction	\$ 3,671,724				
	Original Contract			\$ 4,576,079		The Dutra Group
	Remainder of 10% Contingency (Began with \$457,808)			\$ 229,093		5% Contingency Remaining
	Change Order No. 1			\$ (26,543)		Deletion of Deadman Support
	Change Order No. 2			\$ 13,565		Install Additional Rock/Fabric for GS Facility Pad
	Change Order No. 3			\$ 10,493		Changed Condition regarding American Legion wall
	Change Order No. 4			\$ 16,000		Excavation of additional 4000 cy suitable beach sand
	Change Order No. 5			\$ 200,000		Changed sub-surface condition on bulkhead install
	Change Order No. 6			\$ 15,000		Removal of unknow & abandon utilities & structures.
c	PACKAGE 3: Community Center and Park	\$ 17,421,081				
	Original Contract			\$ 18,748,000		KPRS Construction Services Inc.
	Remainder of 10% Contingency (Begin with \$1,874,800)			\$ 1,847,553		10% Contingency Remaining
	Change Order No. 1			\$ 27,247		Additional asbestos, footing/concrete removals in De
d	PACKAGE 4: Docks	\$ 2,217,741				
	Original Contract			\$ 2,217,741		Includes roughly 90k in dock FF&E
	Remainder of 10% Contingency (Begin with \$221,774)			\$ 221,774		Not Awarded Yet
e	PREVAILING WAGE	\$ 3,883,764		Incl		Now Included in Actual Direct Costs
f	CONTINGENCY - COURSE OF CONSTRUCTION	\$ 1,938,500				
5	FIXTURES, FURNISHINGS, & EQUIPMENT (FF&E)		\$ 560,000		\$ 560,000	
6	CITY RESERVE		\$ 2,081,000		\$ 2,081,000	
	PROJECT TOTAL		\$ 39,500,000		\$ 38,377,790	

Items noted in Red are unconfirmed costs

Last Updated 9-5-14



# Sunset Ridge Park

## Project Update





## Sunset Ridge Park Amenities

- One PONY League Baseball Field
- Two Soccer Fields
- Restrooms
- Children's Play Area
- Picnic Area
- Butterfly Garden
- Ocean View Overlook Area
- Meandering Walkways





## SRP Grading - Before and After



July 2012



September 2014





## SRP Storm Drain and Various Utilities



**Prior Concrete Trapezoidal Channel**



**New Buried Concrete Storm Drain Pipe**





## SRP Restrooms & Children's Play Area



**Restroom Facility**

**Children's Play Area**







## SRP Passive Park Features



**Meandering Walkway**



**Overlook Trellis Structure**



**Butterfly Garden**



## View of Fields From Overlook Trellis







## SRP View Along Superior Avenue





# Sunset Ridge Park Project Schedule

## Schedule

- Awarded Construction Contract - December 2013
- Began Construction - January 2014
- Completed Rough Grading - April 2014
- Construction 70 Percent Complete - September 2014
- Substantial Completion - December 2014

**PLANNED GRAND OPENING CELEBRATION**  
**SATURDAY - DECEMBER 6, 2014**







## Sunset Ridge Park Project Cost

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Environmental Clearance (EIR)	\$338,000
Conceptual and Final Design	
\$1,347,000	
Permitting (Coastal Commission)	
\$937,000	
Construction	
Construction Capital	\$5,735,000
Material Testing	\$70,000
<b>Total Anticipated Project Cost</b>	<b>\$8,427,000</b>

*(Project currently has used 3% of the reserved 10% Contingency)*



## Sunset View Park Rough Grading







# Sunset View Park Rough Grading



**Rough Grading of Sunset View Park  
September 2014**



# Sunset View Park Project

## Schedule & Cost

### Schedule

- Awarded Construction Contract - August 2014
- Began Construction - September 2014
- Substantial Completion - December 2014

### Cost

- Preliminary and Final Design \$56,000
- Construction Capital and Material Testing \$266,000
- **Total Anticipated Project Cost \$322,000**

*(Includes \$150,000 Contribution from Hoag Hospital)*





*Marina Park*



## Questions and Comments

*Your* **Public Works Department**  
*Well-Engineered Machine*

Protecting and Providing Quality  
Public Improvements and Services

*Sunset Ridge Park*

