



NEWPORT BEACH

City Council Staff Report

May 14, 2019
Agenda Item No. 17

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Grant Howald Park Rehabilitation Project – Acceptance of
Conceptual Design

ABSTRACT:

On March 5, 2019, the Parks, Beaches and Recreation Commission approved the Grant Howald Park Rehabilitation Project (Project) Conceptual Design and recommended that staff forward to City Council for review and approval. Staff requests City Council's review and input on the proposed Conceptual Design for the Grant Howald Park Rehabilitation Project, and direct staff to proceed with preparation of final construction documents and award of the construction contract.

RECOMMENDATION:

- a) Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1 (Existing Facilities) and Section 15302 Class 2 (Replacement or Reconstruction) of CEQA Guidelines, because this project involves the maintenance of existing facilities and will be reconstructing existing facilities on the same site as the structure [facility] replaced. The project will have substantially the same purpose as the structure [facility] replaced. A categorical exemption was filed with the Orange County Clerk-Recorder's office on March 15, 2019;
- b) Review and approve the Conceptual Design and Project Budget; and
- c) Direct staff to proceed with the final park rehabilitation construction documents.

FUNDING REQUIREMENTS:

The current Capital Improvement Program budget includes sufficient funding for the design portion of the project. Funding for construction is proposed in the Capital Improvement Program budget for FY 2019/20 to be considered by City Council in June. Additional funding to complete approved alternatives of the project can be included, if necessary, in the Capital Improvement Program budget proposed for FY 2020/21 or at the time of construction contract award.

BACKGROUND:

Grant Howald Park is a 3.1-acre site originally developed in 1954 by the Youth Center Board of Directors (Board) to provide a recreation facility for the youth of the community. The Park is generally bounded by Goldenrod Avenue, Fifth Avenue, Marguerite Avenue and Harbor View Elementary School and includes a community building with two playgrounds (also known as the Community Youth Center or CYC), two tennis courts, lighted sports fields, basketball court and other related facilities. In 1972, the Board dissolved its organization and conveyed all of the CYC facilities to the City of Newport Beach. The Park is constructed on City property, as well as a portion of Newport-Mesa Unified School District property.

DISCUSSION:

The Grant Howald Park Rehabilitation Project is currently included within the Facilities Financing Plan. A conceptual design for the rehabilitation of the Park has been developed by RJM Design Group, with input from City staff, the community, and the Parks, Beaches and Recreation Commission ad hoc committee. The preliminary design was presented to the public at a community meeting on February 13, 2019. The feedback received from residents and field user groups was favorable and used to develop the plans to ensure that this project rehabilitates the park with amenities that meet the residents' expectations and reflects the community's charm.

Staff recommends upgrading three major components of the park:

- Playground layout and equipment – Proposed design includes new 2 to 5-year old and 5 to 12-year old play equipment, new shade structures, more seating within the play areas and ramps connecting the two playgrounds, encouraging more integrated play;
- Sports field – Design includes installing a synthetic turf field and perimeter fencing, adding new shaded teaming/picnic area, updating the restroom building, removing and replacing fencing, and converting existing field lights to LED.
- Fifth Avenue Streetscape – Design includes removing the existing retaining walls, fencing and Eucalyptus trees, installing new trees and landscaping, and adding pedestrian walkways along Fifth Avenue and Iris Avenue. Additionally, staff is recommending the undergrounding of the existing utility lines and removing the poles on Fifth Avenue.

Cost Estimate

The estimated total project cost (design and construction) is \$5,500,000.00. The project has the option to underground the above-ground utilities along the Fifth Avenue and the Goldenrod Avenue frontages for approximately \$850,000 and \$500,000 respectively. Staff believes there is merit in undergrounding both frontages, but at a minimum, strong consideration for the utilities on Fifth Avenue. If Council approves both the undergrounding alternatives, with an estimated cost of \$1,350,000.00, the expected overall project cost is estimated at \$6,850,000.00.

The overall estimated project budget is as follows:

Project Design (Architect, Geotechnical, Survey, Incidentals) *	\$	350,000.00
Construction Estimate (04/15/19) **	\$	5,150,000.00
Estimated Total Project Cost	\$	5,500,000.00
Fifth Avenue Undergrounding (Optional Item)	\$	850,000.00
Goldenrod Avenue SCE Undergrounding (Optional Item)	\$	300,000.00
Goldenrod Avenue AT&T Undergrounding (Optional Item)	\$	200,000.00
Estimated Undergrounding Cost	\$	1,350,000.00
Estimated Overall Project Cost	\$	6,850,000.00

* - Includes a 10% contingency; ** - Includes a 20% contingency

Budget

The current Facilities Financing Plan (FFP) includes \$5,750,000.00 for the Grant Howald Park Rehabilitation project and an estimated 2.5 percent growth up to \$6,041,094.00 for 2020. Amounts to be budgeted in the CIP are as follows:

<u>Fiscal Year</u>	<u>Amount</u>	<u>Fund</u>
2018-19	\$ 340,000	Parks/ Community Centers FFP
2019-20	\$5,500,000	Parks/ Community Centers FFP
2020-21	<u>\$ 201,094</u>	Parks/ Community Centers FFP
Subtotal	\$6,014,094	
2020-21	<u>\$ 808,906</u>	Building Excise Tax, grants, and
Total	\$6,850,000	other sources

It is important to note that the proposed budget above is based on a Conceptual Plan and preliminary Engineering Cost Estimate; therefore, some line items may adjust due to the uncertainty of construction costs at the time of project advertisement.

ENVIRONMENTAL REVIEW:

Staff finds this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301_Class 1 (Existing Facilities) and Section 15302_Class 2 (Replacement or Reconstruction) of the CEQA Guidelines, because this project involves the maintenance of existing facilities and will be reconstructing existing facilities on the same site as the structure [facility] replaced. The project will have substantially the same purpose as the structure [facility] replaced. A categorical exemption was filed with the Orange County Clerk-Recorder’s office on March 15, 2019.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENT:

Attachment A – Location Map