



City of Carson Report to Redevelopment Agency

June 7, 2011
New Business Consent

SUBJECT: CONSIDER APPROVAL OF PLANS, SPECIFICATIONS, AND ESTIMATES AND AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS FOR PROJECT NO. 1223: CARSON PARK MASTER PLAN

Submitted by M. Victor Kollinger
Development Services General Manager

Approved by Clifford W. Graves
Interim Executive Director

I. SUMMARY

The plans, specifications and estimates (PS&E) for Project No. 1223: Carson Park Master Plan have been completed, and the project is now ready for construction (Exhibit No. 1). The total estimated cost for this project is \$13,867,609.00.

Staff requests that the Agency Board approve the PS&E and authorize staff to advertise this project for construction bids.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the plans, specifications, and estimates and order the work for Project No. 1223: Carson Park Master Plan.
2. AUTHORIZE staff to advertise the work and call for construction bids for Project No. 1223: Carson Park Master Plan.

III. ALTERNATIVES

1. DO NOT APPROVE the PS&E and the call for bids.
2. TAKE another action the Agency Board deems appropriate.

IV. BACKGROUND

The city's Capital Improvement Program (CIP) calls for the construction of Project No. 1223: Carson Park Master Plan located at 21411 S. Orrick Avenue. Carson Park occupies 10.9 acres and is developed with ball fields, 2 basketball courts, a children's play area, a horse shoe area, meeting/craft rooms, picnic areas, a snack bar, volleyball courts and a swimming pool. The Carson Park Master Plan proposes construction of a 21,210 square foot building for a gymnasium, activity room, dance room, computer room, workout area, childcare facility and a concession area. The existing community center building and the remote restroom building within Carson Park will be demolished and reconstructed as part of these improvements. The proposed improvement plan also includes upgrades or enhancements to the basketball courts, ball fields, and other park facilities. To

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support the expanded park uses, 41 parking spaces will be added for a total of 139 on-site parking spaces.

On December 1, 2009, the Redevelopment Agency approved a Professional Services Agreement with Westberg and White, Inc. for the preparation of the construction PS&E for Project No. 1223: Carson Park Master Plan, for a negotiated fee not-to-exceed \$707,609.00 (Exhibit No. 2). The Redevelopment Agency entered into an agreement with Westberg and White, Inc., and plans and specifications were prepared and completed for the construction of the Carson Park project.

At the August 4, 2010 Redevelopment Agency meeting, staff recommended to the Agency Board different phasing alternatives in completing this project (Exhibit No. 3). It was noted at that time that if the Agency decides to implement the construction in phases, there is a possibility that construction will result in a higher construction cost due to a loss of economy of scale and the possible change to higher bid prices which would occur over a lengthier project completion period. The Agency then decided to implement the construction of the entire project at one time and complete them in one phase.

The proposed design is very attractive, and it provides many extra features for consideration depending upon the funding availability. In addition to the \$707,609.00 in design costs and a \$160,000.00 staff augmentation costs, there is a total estimated construction cost of approximately \$11,000,000.00. The combined construction management and contingency costs are anticipated to be approximately \$2,000,000.00. Thus, resulting in a total estimated project cost of \$13,867,609.00.

Originally, this project was budgeted at \$5,000,000.00. However, the scope of the project was expanded as a result of community input and council direction. Therefore, the Redevelopment Agency directed staff to reallocate funding from different projects to cover the construction cost and to complete the entire project in one phase. Thus, in the FY 2010/11 Redevelopment Agency budget, the project budget was increased to \$10,000,000.00 by reallocating \$5,000,000.00 from Project No. 1012: Carson Teen Center to Project No. 1223: Carson Park Master Plan. Additional funding will be requested by staff, as required, after the construction bids are received.

The facility has been designed utilizing energy efficiency features to make the facility a sustainable project. The plans and specifications describe the energy saving features to be used for the proposed improvements (see Exhibit No. 4).

The approximate timeline and status of this project is as follows:

Advertise Request for Qualification to select design consultants	Completed
Approval of Professional Services Agreement	Completed
Preparation of PS&E	Completed
Submit plans for review	Completed
Approval of PS&E	June 7, 2011
Advertise Notice Inviting Bids	July 2011
Award of construction contract	August 2011
Start of construction	September 2011
Completion of construction	August 2012
Grand opening	September 2012

V. **FISCAL IMPACT**

The total estimated design and construction cost for Project No. 1223: Carson Park Master Plan is \$13,867,609.00. Funds in the amount of \$10,000,000.00 are currently included in the FY 2010/11 Carson Consolidated Project Area budget, account no. 56-70-710-996-8004/0122301. Therefore, if the Agency approves proceeding with the next steps of this project, additional funds will need to be included in the FY 2011/12 budget for this project. The final amount will depend on the outcome of the bid process.

ANTICIPATED USES AND SOURCES OF FUNDS

Use	Amount	Source
Design (Westberg and White, Inc.)	\$707,609.00	Redevelopment
Staff augmentation	160,000.00	Redevelopment
Construction cost estimate	11,000,000.00	Redevelopment
Construction contingency (9%)	1,000,000.00	Redevelopment
Construction management cost (9%)	1,000,000.00	Redevelopment
TOTAL FUNDING SOURCES / ESTIMATED PROJECT COST	\$13,867,609.00	Redevelopment

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VI. EXHIBITS

- 1. Location Map. (pg. 5)
- 2. Minutes, December 1, 2009, Item No. 4. (pg. 6)
- 3. Minutes, August 4, 2010, Item No. 1. (pgs. 7-8)
- 4. Energy Efficiency Features. (pgs. 9-10)

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Prepared by: Gilbert Marquez, P.E.

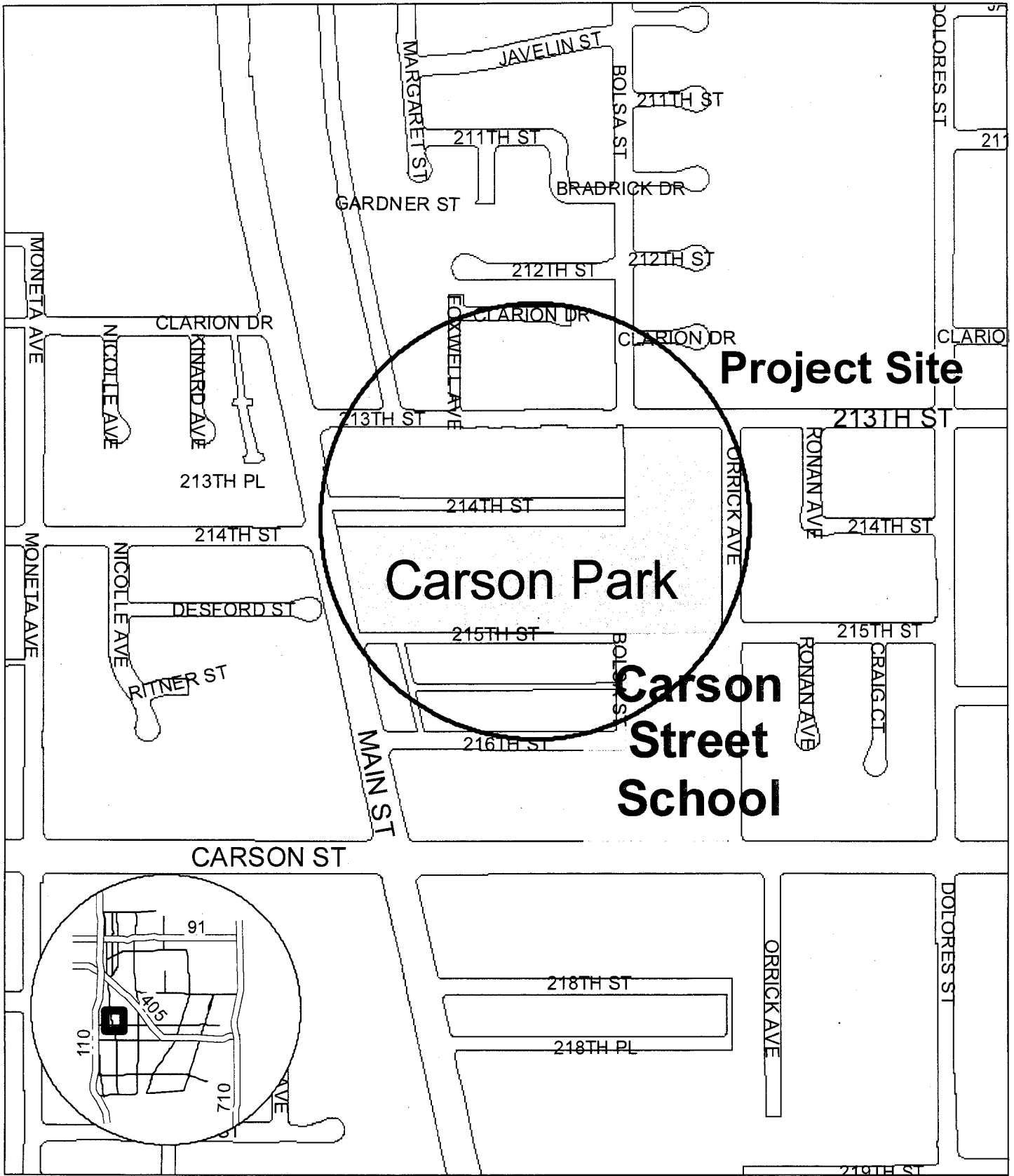
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Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development Services	Public Services

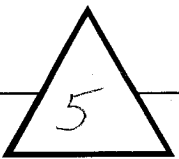
Action taken by Redevelopment Agency

Date _____ Action _____



Location Map
Project No. 1223
Carson Park Master Plan

EXHIBIT NO. 1



ITEM NO. (4) CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH WESTBERG AND WHITE, INC. TO PREPARE PLANS, SPECIFICATIONS AND ESTIMATES FOR PROJECT NO. 1223: CARSON PARK MASTER PLAN (DEVELOPMENT SERVICES)

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE a Professional Services Agreement with Westberg and White, Inc. to prepare plans, specifications and estimates for Project No. 1223: Carson Park Master Plan, for a negotiated fee not to exceed \$707,609.00.
2. AUTHORIZE the Agency Chairman to execute the Professional Services Agreement following approval as to form by the Agency Counsel.

ACTION: Item No. 4 was approved on the New Business Consent Calendar on motion of Dear, seconded by Gipson and unanimously carried by the following vote:

Ayes: Chairman Dear, Chairman Pro Tem Davis-Holmes, Agency Member Santarina,
 Agency Member Gipson, and Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None



**ITEM NO. (1) CONSIDER THE FINANCING AND CONSTRUCTION OF THE CARSON
PARK MASTER PLAN (PUBLIC SERVICES)**

City Manager Groomes summarized the staff report and recommendation.

Representatives from Westberg and White, Inc., Architectural Consultant, presented a computerized presentation and renderings.

(Mayor/Chairman Dear exited and reentered the meeting at 7:02 P.M.)

(Mayor/Chairman Dear exited and reentered the meeting at 7:06 P.M.)

The following items were discussed:

Phasing Alternative No. 1 – Component 1

Estimated cost: \$9,252,700

Phasing Alternative 1 – Component 2

Estimated cost: \$1,353,300

Phasing Alternative I – Component 3

Estimated cost: \$1,575,200

Phasing Alternative II – Component 1

Estimated cost: \$10,606,100

(Council/Agency Member Gipson exited and reentered the meeting at 7:18 P.M.)

Upon inquiry, Public Services General Manager Cruz reported that the suggestions from the City Council were incorporated into the design.

City Manager/Executive Director Groomes discussed three alternatives for funding considerations:]

- To reprioritize projects already budgeted and reallocate funding.
- To stay on track to merge all project areas around January, 2011 (staff would report back to the Council/Agency to discuss how financing might work)
- To borrow money against tax increment and pay over time (if desired, staff would research current requirements)

Upon inquiry, City Manager/Executive Director Groomes recommended that Project No. 1306 remain by itself and to hold Project No. 844 in abeyance the bids come in.

RECOMMENDATION for the City Council/Redevelopment Agency:

1. DISCUSS and PROVIDE direction regarding how to proceed and to fund the Carson Park



Master Plan project.

ACTION: It was moved to merge Project Nos. 1223 and 1012 to be to start the bids as a complete project on motion of Ruiz-Raber and seconded by Gipson.

During discussion of the motion, Mayor Pro Tem/Vice Chairman Santarina expressed his support for the motion and discussed the possibility of looking at the loan of \$5M to hold on to the original intention of the Council/Agency to address the need to build the city teen center someplace else.

Public Comments

Four (4) members of the public offered comments in support of the renovation of Carson Park.

During further discussion of the motion, Council/Agency Member Ruiz-Raber indicated that she did not want to jeopardize the Teen Center Project.

The motion was unanimously carried by the following unanimously carried by the following roll call vote:

Ayes: Mayor/Chairman Dear, Mayor Pro Tem/Vice Chairman Santarina, Council/Agency Member Gipson, and Council/Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: Council/Agency Member Davis Holmes,

Council/Agency Member Gipson referred to the absence of Council/Agency Member Davis-Holmes and reported that she was a strong supporter of Carson Park.



PROJECT NO. 1223
CARSON PARK MASTER PLAN ENERGY EFFICIENCY FEATURES

1. The use of low volatile organic compound (VOC) adhesives and sealants.
2. Use of clear wood finishes that do not exceed the VOC limits established by the South Coast Air Quality Management District.
3. Use of Kalwal brand natural daylighting panels.
4. Use of dual insulated low energy glazing.
5. Use of Thermoplastic Tri-Polymer Alloy Roofing white reflective roof material that is Energy Star approved.
6. Use of high efficiency heating, ventilating, and air conditioning (HVAC) units.
7. The use of Demand Control Ventilation, which reduces outside air intake.
8. The use of minimum efficiency reporting value (MERV 8) filters.
9. The use of low VOC duct sealants and adhesives.
10. The use of 1.28 gallons per flush (GPF) water closets.
11. The use of 0.5 GPF urinals.
12. The use of sensor operated faucets in the public restrooms.
13. The use of metering faucets in the remote Toilet Building.
14. The use of sink faucets with 1.5 gallons per minute (GPM) flow restrictors.
15. The use of the interior lighting utilizes premium electronic high power factor ballasts to increase efficiency.
16. The use of the interior lighting utilizes individual manual controls to allow occupants controllability of the lighting in the spaces.
17. The use of multi-level lighting controls that allow the occupants the ability to reduce the lighting levels manually.
18. The use of a lighting control panel that allows the interior lighting to be shut off after normal operating hours.
19. The utilization of cut-off optics for a large portion of the exterior lighting fixtures to reduce light trespass and pollution.
20. The use of mulch and soil amendments to improve the efficiency of getting water to the plants and reducing evaporation.
21. The use of "Smart Controller" – evapotranspiration (ET) based irrigation controllers.



22. The matching of precipitation rate irrigation heads and nozzles for water efficiency.
23. The use of drought tolerant plants.
24. The use of light colored or gray concrete for pedestrian paving with a higher solar reflectance index to reduce heat island effects.
25. The use of a two foot separation between the irrigation spray heads and the perimeter paving to reduce the potential for overspray going into the storm drains.
26. The proposal to plant shade trees across pedestrian paved areas, where practical, to reduce heat island effects.
27. The use of fiber cement siding on building exteriors to reduce maintenance and improve product longevity.
28. The use of metal roofing to reduce maintenance and improve product longevity.

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