



# CITY OF CARSON

## Legislation Text

File #: 2019-647, Version: 1

### Report to Mayor and City Council

Tuesday, July 02, 2019

Discussion

#### **SUBJECT:**

**CONSIDER APPROVAL OF CONCEPTUAL DESIGN, SITEPLAN, AND RENDERING FOR "CONCEPT NO. 2" COMPLETED BY MICON CONSTRUCTION, INC. FOR PROJECT NO. 1550: DOLPHIN PARK ADA-COMPLIANT PLAYGROUND AREA FOR CHILDREN OF DIFFERING ABILITIES (CITY COUNCIL)**

#### **I. SUMMARY**

On March 19, 2019, the City Council approved Resolution No. 19-050, awarding a design-build contract to Micon Construction, Inc. ("Micon") for Project No. 1550: Dolphin Park ADA-Compliant Playground Area for Children of Differing Abilities, which will be located at 21205 S. Water Street. (Exhibit No. 1). Three conceptual level designs were generated by Micon and were presented to the community. Concept No. 2 was chosen by the community and was recommended for approval by the City Council on June 18, 2019. City Council recommended changes in the design and directed staff to generate another concept for consideration. Staff recommends that the City Council approve Concept No. 2, which was selected by the community.

#### **II. RECOMMENDATION**

TAKE the following actions:

1. APPROVE conceptual design, site plan, and renderings for Concept No. 2 for Project No. 1550: Dolphin Park ADA-Compliant Playground Area for Children of Differing Abilities.
2. AUTHORIZE Micon Construction, Inc. and their sub-consultants, to develop working constructions drawings for the project.

### **III. ALTERNATIVES**

1. DO NOT APPROVE the conceptual design, site plan, and renderings.
2. TAKE another action the city council deems appropriate and consistent with the requirements of the law.

### **IV. BACKGROUND**

On March 19, 2019, the City Council approved Adoption of Resolution No. 19-050, awarding a design-build contract to Micon Construction Inc. for Capital Improvement Project No. 1550: Dolphin Park ADA-Compliant Playground Area for Children of Differing Abilities. Since March 19, 2019, City staff and Micon have been working collaboratively to generate three conceptual designs for ADA-compliant and inclusive playground for children between the ages of 2-12 years old. In order to involve the community, City staff advertised and organized a Community Meeting, which took place on June 5<sup>th</sup> at 6:00 pm at Dolphin Park. At this Community Meeting, City staff, Micon and their sub-consultants presented three conceptual designs, highlighting the specific features of each option (Exhibit No. 2). The Community then had the opportunity to ask questions, provide comments and feedback, and vote for their favorite concept. At the end of the meeting, City staff tallied the votes, and Concept No. 2 (Exhibit No. 3) received 89% of the votes. The other two options, Concept No. 1 and Concept No. 3 (Exhibit No. 4) received a combined total of 11% of the votes.

The three design concepts were presented to the City Council on June 18, 2019 meeting. At the meeting, City Council directed staff to remove the wood chips as ground cover, and instead, recommended the use of rubberized surface over the entire playground area. The site plans and renderings for all three design concepts have been updated to reflect the change in ground cover. The additional cost to use rubberized surfacing for the proposed project increased the overall budget by approximately \$38,000. The project has absorbed this cost from the contingency. A subsequent meeting with design team and city staff was held, and city staff was directed to generate another playground structure option, Concept No. 4 (Exhibit No. 5), which has not been reviewed by the community.

Four design concepts are now available for City Council review and approval. Each concept incorporates signage that will designate the appropriate age group per playground equipment or feature. As noted in the recommendations section, city staff is recommending Concept No 2 over Concept No. 4. In general terms all concepts, 1 through 4, not only meet required ADA and accessibility requirements set forth by the US Government, but exceed those requirements, and provide wheelchair users abundant levels of play value. When one compares Concept No. 2 to Concept No. 4 the big-picture differences are as follows, Concept 2 has more elevated features and ground level play features than Concept 4. Concept No 4 provides more access to the elevated features via ramp than Concept 2. However, city staff believes that Concept 2 provides more variety for children of varying abilities to select from. It also provides more challenging and stimulating types of structures that appeal to a wider range of users. The consequences of such a proposed

playground concept being, not only a variety of users but, integration of children with varying physical, cognitive, and social-emotional abilities and encouraging assimilation. In other words, staff recommends Concept No. 2 because we believe it provides the most inclusion and was selected by the community.

Upon approval of the conceptual design, and site plan for this project, the design-builder will move forward with generating construction level drawings, specifications, and cost estimates to be reviewed, approved, and permitted by city staff. A revised project schedule is summarized below:

Award of Design-Build Contract	March 19, 2019
Phase 1 - Community Involvement & Design	4 months March 19, 2019 through July 12, 2019
Approval of Site Plan Concept No. 2	July 2, 2019
Design-Builder generates construction documents and acquires necessary approvals and permits	June 19, 2019 through July 15, 2019
Critical Path Phase 2: Procurement of Playground equipment and shade structures	Critical date: Place order for playground equipment and shade structures by July 15, 2019
Phase 2 - Construction	7 months August 15, 2019 through March 2020
Completion of Construction & Punch list walk	April 2020

## **V. FISCAL IMPACT**

The negotiated fee for this project is \$1,073,394.00. Funding in the amount of \$1,250,000.00 is provided through a dedicated grant from the Marathon Petroleum Corporation in the City's Restricted Donations Account No. 202-99-999-999-4999 and Account No. 02-00999000-4999-23143-0. To date, Marathon Petroleum Corporation has donated a total payment of \$1,000,000.00. Based on previous communication between the City and Marathon Petroleum, the last \$250,000.00 grant funds will be issued to the City prior to the completion of construction. In the interim, an allocation of \$250,000.00 from the City's unreserved General Fund was appropriated on March 19, and will be reimbursed when the balance of the grant is received from Marathon.

Due to the changes in site plan and playground equipment since the negotiated contract amount, City Staff anticipates a change order will be issued by the contractor increasing the original amount of \$1,073,394.00. The change order amount is contingent on which concept site plan option is selected by Council.

## **VI. EXHIBITS**

1. Location Map (pg. 5)
2. Community Meeting Photographs (pg. 6)
3. Winning Concept Option 2 (pgs. 7-8)
4. Non-Selected Concepts Options 1 and 3 (pgs. 9-12)
5. Option 4 (pgs. 13-14)

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