

8. DISCUSSION ON FUNDING AND SCOPE OF WORK FOR THE FAIRWAY PARK PROJECT

January 16, 2019 – C4 K

Office of the Capital Improvement Projects

ACTION

David Martinez, Office of Capital Improvements Director, presented the item. He said that the last time they spoke about this at Commission they talked about the scope and the budget deficit that we had, as the scope of this project had changes. The original project was supposed to be redoing the playground area and redoing the soccer field with artificial turf. The current budget is \$1,272,000, if we were to do everything that has been added to the scope over the last several months from the Parks and Recreation Facilities Advisory Board, community, etc., we are looking at about \$1 million deficit, which would bring the total to \$2,274,000. At this point with the budget that we do have, we are able to accomplish the initial intended scope, which is to replace the whole playground system which includes fixing the drainage on the playground, whole new shade structure, a whole new surface, and a whole new component. We would also be able to replace the natural turf field with an artificial turf system with underdrains and could probably squeeze in also the walkway running paths all around the field as you can see in the diagram. He also may be able to bid alternates to see if the pricing comes in such a form that we might be able to go for some of the other items being requested. Otherwise, we need to find the \$1 million somewhere to accomplish everything that is shown in the memorandum and in the exhibit at this point. We are

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about 90% design and ready to go. If we elect to do as much as we can with the money we have with some minor tweaking of the plan so that we can put it out to bid showing what is it we are looking for and get this project going sooner than later. He asked if they want them to try and find the money or work with what they have and then come back with a phase 2, which could be done through the capital budget process this year. Vice-Mayor Góngora said this is the first he has heard about this and asked where this is located.

David Martinez said this is on the east end of the golf course in Normandy Shores. This area is used as a soccer field right now; it does get a lot of heavy use.

John Rebar, Parks and Recreation Director, said this location has a tennis court, a pavilion, etc. and is across from the club house.

Commissioner Malakoff asked if this was divided into 2 phases, how it would be divided.

David Martinez said the immediate needs are to fix the playground component and bring in the artificial turf field that gets a lot of heavy use. This was driving a lot of the reconstruction for the tennis courts and the basketball courts are trying to elevate them to some degree. We might be able to do a resurface that is a lot more economical later on this year. Some other things that have been added to the scope is park wide landscaping improvements, which comes along with the irrigation system and other things, there is also a monument sign and building out a dog park which are estimated to start adding up little by little.

Commissioner Samuelian said he probably lands with phasing this in to the budget. He thinks the community has high expectations, that something should happen and probably growing a little impatient. We have \$1 million gap and he doesn't think we will find that right now. The idea is to do what needs to get done with the playground and the drainage and these others are enhancements for a phase 2 if we can fit the dog

park in, that is good because that is something people had interest in. He thinks we need to show progress and stay within budget.

Commissioner Arriola asked if we can find the \$1 million

John Woodruff, Chief Financial Officer, said \$1 million is pretty steep, that's why we did the G.O. Bond to pay for big-ticket projects. His two concerns are not just finding funding for this project, which he guesses we would have to phase and try to do what we can over the next year or two to make up that number, but learning from it so that we can avoid similar situations as we get into the 57 projects in the G.O. Bond.

Commissioner Arriola said this is part of the reason why he fought so hard to include all of these little pocket parks in the G.O. Bond. Hewas quite firm on this, this one didn't make it in maybe because of an oversight. This is a very unique park, it is exactly the egalitarian public space that parks are meant to create, to bring well-to-do homeowners and people in multifamily dwellings take their kids out. He would like to see this park fully funded to meet the expectations of the residents. He doesn't want to short change this park, it is very special. Whether we phase it in or not because of budgetary reasons, he would ask, they allocate money to finish this park the right way and try to find whatever money we can this year to get something done this year. We could have done a better job of funding our parks.

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David Martinez said he has to bring an item back to Commission, which is the playground, now that it is a little larger it requires a waiver, but that is just a technicality. They are going through the Building Department's process of reviews. They should be street ready in about two months, but that allows him to come back to Commission, go through the waiver process and then be ready to go out to bid may be in the next two to three months.

Vice-Mayor Góngora said he moved that this go forward with that process with the funding we have and that the difference be placed in next year's budget, so that we can fund the rest. Commissioner Samuelian seconded. All in favor.

Commissioner Arriola said to please work on the pocket park to accelerate it, he is disheartened today to learn that it is going to take this long. He was told it would be open in the summer and he said he doubted it and he was right.

MOTION: Vice-Mayor Góngora moved that this go forward with the process that was described and with the funding we have and that the balance be placed in next year's budget, so that we can fund the rest. Commissioner Samuelian seconded. All in favor.