



Item No. 1 Town of Atherton

CITY COUNCIL STAFF REPORT – STUDY SESSION

TO: CITY COUNCIL AND PARKS AND RECREATION COMMITTEE

FROM: STEVE TYLER, PARK SUPERINTENDENT

DATE: MARCH 1, 2017

SUBJECT: REVIEW AND PROVIDE DIRECTION TO STAFF ON THE SCOPE AND BUDGET REGARDING THE PARK CIRCULATION PLAN PROJECTS

RECOMMENDATION

Review and provide direction to staff on the scope and budget regarding the Park Circulation Plan Projects.

BACKGROUND

In May 2015, the Holbrook-Palmer Park Masterplan was completed by BFS Architects from Santa Cruz. The FY 2016/17 Capital Improvement Program budgeted \$235,000 to move forward with items VC1 and PC1 of the Circulation Projects from the Plan. These items were described as follows:

- VC1 – Remove barrier posts and abandon asphalt drive to Main House. Provide a walk connection, modify planting and irrigation, level gate and stripe walk at park entrance from street (Watkins Ave).
- PC1 – Construction/repair various path links in asphalt or decomposed granite.

Verde Design was awarded the job of design of the Park Circulation components from the 2015 Holbrook-Palmer Park Masterplan and began work in October 2016. Verde Design had a site meeting with stakeholders on November 28, 2016 to discuss the scope of work for the project.

On January 4, 2017, Verde Design presented the first set of conceptual plans and costs to the Park and Recreation Committee. Following that presentation, Verde Design gathered feedback regarding scope, materials and desirable attributes from the Committee and has further clarified the conceptual plans and cost estimates for the project(s).

ANALYSIS

At today's joint meeting of the City Council and the Park and Recreation Committee (PRC), Verde Design will present the updated version of the conceptual plans to the group. This presentation

will allow communication between the Council and the PRC that will help steer the size, budget and scope of the project implementation into the future budget cycle(s).

PC1 and VC1, while shown separately in the Park Master Plan, make sense to perform together as they impact the entrance and exit of the Park and are tied together by other common construction areas. This has caused the scope of the original projects to grow, along with the associated costs.

Verde Design has performed analysis breaking down the work into five (5) separate areas which have been prioritized by the PRC and can be performed as one large project in one construction season or as separate projects as determined by the Council through the budget process. Below is a summary of the projects from the attached spreadsheet.

Park Project Schematic Design and Construction Costs	
VC1/PC1 – 1A – Entry Driveway, Main Lawn Loop, Main Lawn & Road Repairs	\$205,130.86
PC1-1B – North West Perimeter Pathway Replacement	\$59,502.45
VC1/PC1-1C – Park Entry Statement	\$72,000.00
PC1-2 – Focal Point Paver Plaza Spaces	\$68,562.34
VC1/PC1-3A – Raised Sidewalks	\$17,167.37
PC1-3B – Exit Road Pathway	\$30,063.87
VC1-3C – Exit Road Repairs	\$51,712.28
PC1-4 – Picnic & Event Garden Path Connections	\$31,434.37
VC1/PC1-5 – Main House Parking Lot	\$97,683.46
Subtotal	\$633,257.01
Other Costs (Detailed on Spreadsheet)	\$183,644.53
Total	\$816,901.54

POLICY FOCUS

This presentation is informational and is designed purely to guide the design and implementation of budgetary funding of the project.

FISCAL IMPACT

The FY 2016/17 Capital Improvement Budget has \$230,750 budgeted for the basic PC1 and VC1 project broken down as follows:

- VC1 – Remove barrier posts and abandon asphalt drive to Main House. Provide a walk connection, modify planting and irrigation, level gate and stripe walk at park entrance from street (Watkins Ave).
 - Budgeted 2016-17 \$27,000
- PC1 – Construction/repair various path links in asphalt or decomposed granite.
 - Budgeted 2016-17 \$203,750

These totals include the design and oversight of the projects.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting in print and electronically. Information about the project is also disseminated via the Town's electronic News Flash and Atherton Online. There are approximately 1,200 subscribers to the Town's electronic News Flash publications. Subscribers include residents as well as stakeholders – to include, but be not limited to, media outlets, school districts, Menlo Park Fire District, service providers (water, power, and sewer), and regional elected officials.

ATTACHMENTS

Draft Schematic Design Costs
Design Drawings (to be released when received)

Holbrook-Palmer Park
 Town of Atherton
 Preliminary Statement of Probable Construction Costs
 March 1, 2017

Verde Design
 Job# 1612500
 Prepared By: NT
 Reviewed By: DM

DRAFT SCHEMATIC DESIGN

	Quantity	Unit	Unit Cost	Extension
VC1/PC1-1A - Entry Driveway, Main Lawn Loop, Main Lawn & Road Repairs				
Site Prep				
Clear and Grub	13,998	sf	\$0.40	\$5,599.20
Hardscape	11,835	sf	\$1.00	\$11,835.00
Sawcut Paving	355	lf	\$1.00	\$355.00
Grading				
Rough Grading & Fine Grading	25,373	sf	\$0.90	\$22,835.70
Waste Off Haul	470	cy	\$35.00	\$16,445.46
Hardscape				
Asphalt Paving - Vehicular	1,552	sf	\$6.25	\$9,700.00
Concrete Paving - Pedestrian	714	sf	\$10.50	\$7,497.00
Concrete Paving at Driveway - Vehicular	455	sf	\$12.00	\$5,460.00
Stabilized Decomposed Granite Paving	4,772	sf	\$4.50	\$21,474.00
Truncated Domes	70	sf	\$40.00	\$2,800.00
6" Concrete Curb	128	lf	\$35.00	\$4,480.00
Metal Header	1,386	lf	\$12.00	\$16,632.00
Site Furnishings				
Park Benches	4	ea	\$1,200.00	\$4,800.00
Landscape & Irrigation				
Natural Turf (Sod) with Amendments, Pulverizing & Fine Grade	2,475	sf	\$1.10	\$2,722.50
Natural Turf (Sod) - 90 Day Maintenance Period	2,475	sf	\$0.20	\$495.00
Landscape Allowance	14,400	sf	\$2.50	\$36,000.00
Irrigation Allowance	14,400	sf	\$2.50	\$36,000.00
Total: VC1/PC1-1A				\$205,130.86

PC1-1B - North West Perimeter Pathway Replacement				
Site Prep				
Clear and Grub	3,733	sf	\$0.40	\$1,493.20
Hardscape	3,775	sf	\$1.00	\$3,775.00
Sawcut Paving	12	lf	\$1.00	\$12.00
Grading				
Rough Grading & Fine Grading	7,508	sf	\$0.90	\$6,757.20
Waste Off Haul	139	cy	\$35.00	\$4,866.30
Hardscape				
Stabilized Decomposed Granite Paving	3,775	sf	\$4.50	\$16,987.50
Metal Header	1,250	lf	\$12.00	\$15,000.00
Landscape & Irrigation				
Landscape Allowance	1,838	sf	\$2.50	\$4,595.00
Mulch	1,895	sf	\$0.75	\$1,421.25
Irrigation Allowance	1,838	sf	\$2.50	\$4,595.00
Total: PC1-1B				\$59,502.45

VC1/PC1-1C - Park Entry Statement				
Hardscape				
Arbor with Decorative Plinths	1	ls	\$40,000.00	\$40,000.00
Entry Sign with Lighting	1	ls	\$20,000.00	\$20,000.00
Perimeter Decorative Fence	120	lf	\$100.00	\$12,000.00
Total: VC1/PC1-1C				\$72,000.00

PC1-2 - Focal Point Paver Plaza Spaces				
Site Prep				
Clear and Grub	4,278	sf	\$0.40	\$1,711.20
Hardscape	3,150	sf	\$1.00	\$3,150.00
Sawcut Paving	40	lf	\$1.00	\$40.00
Grading				
Rough Grading & Fine Grading	7,428	sf	\$0.90	\$6,685.20
Waste Off Haul	138	cy	\$35.00	\$4,814.44

Hardscape				
Concrete Paving - Pedestrian	820	sf	\$10.50	\$8,610.00
Decorative Pavers	1,280	sf	\$18.00	\$23,040.00
Stabilized Decomposed Granite Paving	345	sf	\$4.50	\$1,552.50
Metal Header	132	lf	\$12.00	\$1,584.00
Site Furnishings				
Bicycle Racks	6	ea	\$1,000.00	\$6,000.00
Landscape & Irrigation				
Landscape Allowance	2,275	sf	\$2.50	\$5,687.50
Irrigation Allowance	2,275	sf	\$2.50	\$5,687.50
Total: PC1-2				\$68,562.34

VC1/PC1-3A - Raised Crosswalks

Site Prep				
Clear and Grub	75	sf	\$0.40	\$30.00
Hardscape	1,371	sf	\$1.00	\$1,371.00
Sawcut Paving	137	lf	\$1.00	\$137.00
Grading				
Rough Grading & Fine Grading	1,446	sf	\$0.90	\$1,301.40
Waste Off Haul	27	cy	\$35.00	\$937.22
Hardscape				
Asphalt Paving - Vehicular	637	sf	\$6.25	\$3,981.25
Asphalt Raised Speed Bump	734	sf	\$12.00	\$8,808.00
Stabilized Decomposed Granite Paving	75	sf	\$4.50	\$337.50
Metal Header	22	lf	\$12.00	\$264.00
Total: VC1/PC1-3A				\$17,167.37

PC1-3B - Exit Road Pathway

Site Prep				
Clear and Grub	2,500	sf	\$0.40	\$1,000.00
Hardscape	540	sf	\$1.00	\$540.00
Sawcut Paving	145	lf	\$1.00	\$145.00
Grading				
Rough Grading & Fine Grading	3,040	sf	\$0.90	\$2,736.00
Waste Off Haul	56	cy	\$35.00	\$1,970.37
Hardscape				
Stabilized Decomposed Granite Paving	1,195	sf	\$4.50	\$5,377.50
Metal Header	530	lf	\$12.00	\$6,360.00
6" Concrete Curb	126	lf	\$35.00	\$4,410.00
Landscape & Irrigation				
Landscape Allowance	1,505	sf	\$2.50	\$3,762.50
Irrigation Allowance	1,505	sf	\$2.50	\$3,762.50
Total: PC1-3B				\$30,063.87

VC1-3C - Exit Road Repairs

Site Prep				
Clear and Grub	1,800	sf	\$0.40	\$720.00
Hardscape	2,640	sf	\$1.00	\$2,640.00
Sawcut Paving	315	lf	\$1.00	\$315.00
Grading				
Rough Grading & Fine Grading	4,440	sf	\$0.90	\$3,996.00
Waste Off Haul	82	cy	\$35.00	\$2,877.78
Hardscape				
Asphalt Paving - Vehicular	2,770	sf	\$6.25	\$17,312.50
Concrete Paving - Pedestrian	870	sf	\$10.50	\$9,135.00
Concrete Paving at Driveway - Vehicular	718	sf	\$12.00	\$8,616.00
Truncated Domes	40	sf	\$40.00	\$1,600.00
Metal Header	375	lf	\$12.00	\$4,500.00
Total: VC1-3C				\$51,712.28

PC1-4 - Picnic & Event Garden Path Connections

Site Prep				
Clear and Grub	2,985	sf	\$0.40	\$1,194.00
Hardscape	486	sf	\$1.00	\$486.00

Planting Protection	3,187	sf	\$0.75	\$2,390.25
Grading				
Rough Grading & Fine Grading	3,471	sf	\$0.90	\$3,123.90
Waste Off Haul	64	cy	\$35.00	\$2,249.72
Hardscape				
Stabilized Decomposed Granite Paving	1,765	sf	\$4.50	\$7,942.50
Metal Header	574	lf	\$12.00	\$6,888.00
Landscape & Irrigation				
Landscape Allowance	1,432	sf	\$2.50	\$3,580.00
Irrigation Allowance	1,432	sf	\$2.50	\$3,580.00
Total: PC1-4				\$31,434.37

VC1/PC1-5 - Main House Parking Lot

Site Prep				
Clear and Grub	4,889	sf	\$0.40	\$1,955.60
Hardscape	4,903	sf	\$1.00	\$4,903.00
Sawcut Paving	205	lf	\$1.00	\$205.00
Planting Protection	2,298	sf	\$0.75	\$1,723.50
Grading				
Rough Grading & Fine Grading	12,090	sf	\$0.90	\$10,881.00
Waste Off Haul	224	cy	\$35.00	\$7,836.11
Hardscape				
Asphalt Paving - Pedestrian	823	sf	\$4.75	\$3,909.25
Asphalt Paving - Vehicular	3,688	sf	\$6.25	\$23,050.00
Concrete Paving - Pedestrian	540	sf	\$10.50	\$5,670.00
Metal Header	400	lf	\$12.00	\$4,800.00
6" Concrete Curb	250	lf	\$30.00	\$7,500.00
ADA Stall Striping	1	ls	\$1,000.00	\$1,000.00
Site Furnishings				
Permanent Bollards	4	ea	\$1,500.00	\$6,000.00
Landscape & Irrigation				
Landscape Allowance	3,650	sf	\$2.50	\$9,125.00
Irrigation Allowance	3,650	sf	\$2.50	\$9,125.00
Total: VC1/PC1-5				\$97,683.46

Subtotal				\$633,257.01
Survey, Permits, Traffic, SWPPP, etc. - 2%				\$12,665.14
Bonding 2%				\$12,665.14
Mobilization & Project Management 7%				\$44,327.99
Design Contingency 10%				\$63,325.70
Construction Contingency 8%				\$50,660.56
Total - Draft Schematic Design				\$816,901.54

- Notes:
- 1) Design contingency is for further development of design and compensates for unknown elements. We will eliminate as we move to Bid Documents.
 - 2) Bidding contingency is provided due to an unstable bidding environment and accelerated material price increases. This may be removed as proceed into the project bidding phase.
 - 3) Construction Contingency is provided to cover for site conditions and additional work not anticipated for upgrades.
 - 4) In Providing opinions of probable construction cost, the Client understands that the Landscape Architect has no control over costs or the price of labor equipment or materials, or over the Contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of the Landscape Architect's qualifications and experience. The Landscape Architect makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.