

CITY OF MANHATTAN BEACH
MINUTES OF THE PARKS AND RECREATION COMMISSION
SPECIAL MEETING
Virtual – Zoom meeting
July 22, 2020
3:00 PM

CONTENTS

A. CALL TO ORDER

The meeting was called to order at 3:08 PM.

B. PLEDGE TO THE FLAG – Did not occur due to virtual meeting

C. ROLL CALL

Present: Commissioners Greenberg, Karger, McCarthy, Nicholson, Turkmany, Weiner
Absent: Commissioner Cullen

D. APPROVAL OF MINUTES

None

E. CEREMONIAL

None

F. AUDIENCE PARTICIPATION (3-Minute Limit)

None.

G. GENERAL BUSINESS

Polliwog Park Playground design and project update – Sr. Engineer Anastasia Seims introduced Jeremy Klemic of international landscape/architecture design firm, SWA, chosen to prepare the design for the Polliwog Park project. SWA has been involved with several local park projects.

Ms. Seims gave a timeline: initial concepts now; followed by design, full design and plan check, which will take about eight months; then into bidding, award and execution of construction contract, which will take three to four months and then start construction in March or April of 2021 with completion by October 2021.

Jeremy Klemic, SWA – Mr. Klemic provided a review of the project. He clarified that the adjusted cost of the project \$2.6 M is the worst-case scenario.

1. Site location – lower playground at Polliwog Park
2. Project overview – existing playground completed in 2002
3. Play area – review of existing conditions, drainage issues, costs for new equipment and installation. Estimated total construction cost including contingency, approximately \$1.7 million.
4. Shade structure – estimated cost including contingency estimated at approximately \$160,000
5. Accessibility upgrades – presented option to make the park American with Disabilities Act (ADA) compliant from the Premier Field entrance. Estimate total cost of ADA upgrades including contingency is approximately \$260,000.

6. Site Drainage and Landscape – Bioswale, grading and climbable nature play area is recommended to improve drainage. Estimated cost of construction including contingency, approximately \$200,000.
7. Project Design and Inspection - includes design, plan check and inspection fees, \$260,000
8. Overall Project Cost – approximately \$2.6 million

Commissioner Nicholson voiced concern that this location may not be the best to consider when looking at the additional costs of location preparation, and that drainage is very important.

Commissioner Weiner asked about drainage issues. Mr. Klemic explained that silt issues built up due to the current poor design. The current design allows the playground to flood easily if the water in the pond rises as little as six inches. The proposed design will help keep the playground from flooding as often.

Commissioner Weiner asked about how Mr. Klemic would go about value engineering the project. Mr. Klemic replied that he would start by looking at the must-haves and then begin considering the play equipment pieces and whether any can be reconsidered for size or if some pieces may be installed at a later date.

Commissioner Greenberg mentioned that the upper playground is level and does not flood. Might it be worth it to consider expanding the upper playground instead? Mr. Klemic replied that there may be cost savings on the grading and landscaping but the ADA upgrades would not go away as there is a requirement to spend 20% of your project budget on ADA upgrades. He added that the initial design and location does have historical and community significance, and is a nice place for a park. Commissioner Greenberg agrees that the current equipment needs to be replaced and is at the end of useful life but is concerned that the ADA upgrades, inspection costs and drainage issues were not taken into consideration and included in the budget for the project.

Commissioner McCarthy asked if the current drainage work was done with the previous installation. Ms. Seims confirmed that to be the case. Commissioner McCarthy would like to determine the length of time the proposed drainage is expected to last. Commissioner McCarthy would like to distinguish the drainage as more of a permanent fix for the site, than as a part of the playground project itself, for budgeting purposes. Ms. Seims added that part of the value engineering is to examine other ways to improve drainage through other measures.

Commissioner Greenberg stated that we should give serious consideration to NOT re-building the playground in the same location but, rather, supplement the upper Polliwog playground or identify an alternative location for the new play equipment. The current location is subjected to regular flooding and, despite the design considerations (e.g., galvanized metal tubing, rubberwood, and improved drainage), the engineers have told us that the water damage will inevitably shorten the useful life of the play equipment and rubberized surface. Additionally, the current location makes the play equipment unusable for extended periods each year due to rain/flooding. Considering the amount of money we are contemplating spending on the play equipment and surface, we should locate it where we will maximize (not minimize) the usability and useful life. He understands that the current location is considered "iconic" and "historic" by some; however, that should not wed us to re-using the location if it defies common sense and reduces the usability and useful life of the equipment.

Commissioner Weiner stated that the numbers would not be much different if the location was to change. It will be an ongoing issue if we do not stay on top of the maintenance issues. Manager Vincent reiterated the location and galleon, in the design, are significant to the residents. Commissioner Nicholson would like to know the cost difference to locate in a different place not requiring drainage. It was clarified that the drainage itself adds approximately \$50,000 to the cost.

Commissioner Greenberg asked Mr. Klemic if any of the numbers seemed out of the norm or out of the ballpark. Mr. Klemic replied that it seemed like there was a lot of equipment being put in for the cost. He added that some of the amounts for the hardscape and accessibility options seem high but the goal was to be conservative.

Commissioner Karger asked if the drainage is required no matter what. Mr. Klemic replied that it is not required but recommended in order to protect the new equipment. He added that the shade structures could be delayed, but he would recommend doing the drainage.

Mr. Klemic reiterated that the shade structure, required ADA upgrades and design fees were not included in the initial \$1 million budget.

Commissioner Weiner asked about existing funding. Ms. Seims stated that in addition to what is budgeted, there are Proposition A funds available and staff is looking into additional grant opportunities. She is also working with the city engineer to determine if there are any CIP funds that can be utilized. The immediate plan is to value engineer the project, arrive at a more realistic contingency, and bring down the total cost, and then look at all funding options.

Commissioner Weiner asked if the accessibility upgrades should be funded out of public works budget, separate from the playground. Ms. Seims stated that there is no specified budget for ADA upgrades, they are tied to the projects as they come up. Necessary ADA upgrades have been identified but there is currently no citywide plan or budget for execution.

Director Leyman is working with the Public Works Director to identify if there are any budgeted CIP funds from other projects that may be redirected to this project.

Commissioner Greenberg stated that the group has been focused on the specific project but should take a step back. He does not support presenting to City Council a proposal that is more than \$1M over budget. He added that City Council approved a CIP budget for this playground replacement project of \$1M. If we failed to account for design fees, plan check fees, inspection fee, accessibility upgrades, site drainage improvements, etc., then we should revisit the project specifications and work within the allocated budget. We have other projects emerging from the the Parks Master Plan process that will require funding and we must be disciplined and prudent about how we manage City funds.

Commissioner McCarthy doesn't like having to go back to Council with the higher budget. She believes that the drainage and ADA upgrades benefit the whole park, not only the play structure, and should be considered separately.

Commissioner Nicholson asked when we would know what the real number is for grant funding. Director Leyman stated that staff is looking for any and all grant opportunities and should have an update by the August meeting.

Public comment: Jayne Horowitz stated that shade is very important in the playground area and hopes that it does not disappear from the plan.

Director Leyman added that one of the reasons Kompan was selected was because they have over engineered their equipment to last in harsh climates. The surfacing will always be a challenge and we should plan on replacing it every ten years.

Commissioner Weiner asked why Kompan would not automatically be the installer. Ms. Seims stated that the City is not allowed to require a certain installer but has the ability to add in professional requirements to the bid.

Commissioner Nicholson asked if the City could act as the general contractor to reduce contractor expenses. Ms. Seims replied that the job needs to go out to bid for a general contractor.

Director Leyman reported that realistically, the earliest this item will go to the City Council is September. He will have an update at the August meeting.

H. STAFF ITEMS

None

I. COMMISSION ITEMS

None

J. ADJOURNMENT

Commissioner Greenberg moved to adjourn. Commissioner Nicholson seconded the motion. The meeting was adjourned at 5:00 pm.