



CITY OF MARTINEZ

**CITY COUNCIL AGENDA
December 17, 2014**

TO: Mayor and City Council
FROM: Tim Tucker, City Engineer
SUBJECT: Waterfront Park
DATE: December 12, 2014

RECOMMENDATION:

- A. By Motion approve the Waterfront Park Schematic Plan.
- B. Adopt Resolution allocating Measure H funds and Park and Recreation funds for the Waterfront Park Renovation Project.
- C. Adopt Resolution authorizing City to apply for local grant funds from the East Bay Regional Park District under Measure WW Park Bond Extension for the Waterfront Park Renovation Project.

BACKGROUND:

As reported to the Council on September 3, 2014 the designer had completed a preliminary cost estimate for the preferred layout. The layout was developed through a series of public workshops. Several other layouts were also evaluated as part of the public process. The estimate has proven to be nearly \$10,000,000 which far exceeds budgeted and available funding. The City Council authorized the Parks Recreation Marina and Cultural Commission (PRMCC) to reprioritize Waterfront Park Renovation Project to better fit available funding. In addition the Council requested a listing of remaining Measure H projects along with other projects potentially funded by developer impact fees and Measure WW. The PRMCC Park Subcommittee met several times over the last few months reprioritizing project elements. In addition the City held a fourth public project workshop on October 22, 2014.

DISCUSSION:

On December 9, 2014 the PRMCC reviewed and approved the Parks Subcommittee's recommendation of the construction of Waterfront Park. Costs were reduced by relocating the ball fields to their same general location, reducing grading, preserving the snack shack / restroom facility, maintaining the current meadow, eliminating the eastern parking lot and work along Joe DiMaggio Drive along with other minor changes.

The recommended project elements include the ADA accessibility improvements and renovations to all of the fields, including the soccer field and Field 5. Path lighting, Group Picnic area, expanded parking near the bocce courts, playground improvements and a mini restroom near the playground are also included in their recommendation. (See attached layout.)

The PRMCC also reiterated their recommendation that Measure H funds not be used for field lighting. The estimated construction costs are listed below by PRMCC's order of priority.

Project Element	Estimated Construction cost
Park ADA accessibility	\$400,000
Field Renovation Ball Fields 1-4	\$2,250,000
Concession Area between fields	\$400,000
Field Renovation Ball Field 5 & Soccer field	\$650,000
Path lighting and electrical improvements	\$350,000
Group picnic area	\$450,000
Mini restroom near play area	\$75,000
Parking near bocce courts	\$250,000
Tot lot improvements	\$200,000
North Parking area	\$350,000
Subtotal of PRMCC's highest priorities	\$5,375,000

The PRMCC indicated the following project elements were a lower priority.

Project Element	Estimated Construction cost
Maintenance Yard	\$30,000
Parking along Joe DiMaggio Drive	\$300,000
Events Meadow	\$75,000
Field lighting	\$600,000
Subtotal of PRMCC's lower priorities	\$1,005,000
Total Estimated Construction Costs	\$6,380,000

The table below lists all costs of the Waterfront Project with the current budget of \$3,950,000, which was based on project scope and cost estimates developed in 2008, the PRMCC recommendation of \$ 6,830,000, the PRMCC recommended project plus field lighting and an enhanced project budget of \$7,935,000.

	Current Budget	PRMCC Recommendation	Recommendation plus lights	All Project Elements
Design	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
Bocce Restroom (complete)	355,000	355,000	355,000	355,000
Construction Management	395,000	500,000	500,000	600,000
<i>sub-total</i>	<i>\$ 1,350,000</i>	<i>\$ 1,455,000</i>	<i>\$ 1,455,000</i>	<i>\$ 1,555,000</i>
Construction	2,600,000	5,375,000	5,375,000	5,780,000
Ball Field lighting	0	0	600,000	600,000
<i>total estimated construction</i>	<i>\$ 2,600,000</i>	<i>\$ 5,375,000</i>	<i>\$ 5,975,000</i>	<i>\$ 6,380,000</i>
Total Budget	\$ 3,950,000	\$ 6,830,000	\$ 7,430,000	\$ 7,935,000
Less current funding	3,950,000	3,950,000	3,950,000	3,950,000
<i>Shortfall</i>	<i>\$ -</i>	<i>\$ (2,880,000)</i>	<i>\$ (3,480,000)</i>	<i>\$ (3,985,000)</i>

Using the PRMCC’s project recommendation of \$6,830,000, there is additional funding of \$2,880,000 required. Adding field lights requires an additional \$600,000 of funding (\$3,480,000) and the enhanced project of \$7,935,000 would require additional funding of \$3,985,000.

The projected balance of Measure H funds is \$2,050,000, as shown on the attached Measure H Park Project Funding and Budget Plan. The PRMCC recommended only using an additional \$1,050,000 of Measure H. They recommended reserving \$1,000,000 for future project contingencies and to fund additional enhancements to completed Measure H park projects.

Possible Funding Sources:	
Projected balance of Measure H ¹ .	\$ 2,050,000
Measure WW ² .	1,650,000
Park in Lieu (as of December 8, 2014)	703,000
Park & Recreation (as of December 8, 2014)	364,000
Total available funding	\$ 4,767,000

¹. Excludes estimated funding for remaining Measure H projects. See Attached 1 “Measure H Park Project Funding and Budget Plan”

². Applications for WW funds are accepted by East Bay Regional Park District from February 1 thru March 31 each year. Projects must be completed and funds expended by 12/31/18.

SCHEDULE:

The schedule for the project is updated as follows:

TASK	START	FINISH
Project refining	September 2014	December 2014
Design/CEQA	January 2015	May 2015
Bid/Award	June 2015	July 2015
Construction	Beginning September of 2015	
Available for play	Summer of 2016	

MISCELLANEOUS PROJECTS:

Lastly the Council requested staff develop a list of other projects discussed over the last several years that may qualify for Measure WW and Developer Impact fees.

POSSIBLE PROJECTS TO BE FUNDED	Comments
Waterfront Park Funding Shortfall	\$1.5 million to \$4 million project shortfall
Ferry Point	\$45,000 per 2007-12 Master Plan Project
Ferry Pier	TBD (to be determined)
Plaza Ignacio Martinez	\$150,000 per 2007-12 Master Plan Project
Schaefer Memorial Open Space Erosion Control	\$80,000 per 2007-12 Master Plan Project
Dog Park (Alhambra Avenue)	TBD (\$250,000 to \$500,000)
Shade structure(s) at Rankin Park	Enhancement to completed Meas. H (\$25k to \$100k)
Play Area at Cappy Ricks	Enhancement to completed Meas. H (\$150k to \$250k)
BMX course	TBD
Amphitheater	TBD Additional funding required

44 Acre Swett Ranch parcel near Mt. Wanda	TBD (up to \$525,000)
Alhambra Highlands	TBD Additional funding required
Marina	TBD Additional funding required
Joe DiMaggio Center	TBD Additional funding required
Youth/Community Center	TBD Additional funding required
Pine Meadow Golf Course	TBD Additional funding required
Disk Golf	TBD Additional funding required

FISCAL IMPACT:

The PRMCC indicated that Waterfront Park is the most important remaining project however they recommended reserving a minimum \$1,000,000 of Measure H funds for future project contingencies and enhancements. To fund the PRMCC recommended project the following allocations of funds is one option:

Project budget:

Task	Budget
Preliminary and Final Design	\$ 600,000
Construction and Contingency	\$5,375,000
Construction Management	\$ 500,000
Completed Restroom near Bocce	\$ 355,000
Total	\$6,830,000
Current Funding	\$3,950,000
<i>Shortfall</i>	<i>\$2,880,000</i>

Option A: All Measure WW and Measure H per PRMCC recommendation

Funding:	Available Funds	Fund Allocation	Remaining Balances
Measure H	\$2,050,000	\$1,050,000	\$1,000,000
Measure WW	\$1,650,000	\$1,650,000	\$ 0
Park in Lieu	\$ 703,000	\$ 0	\$ 703,000
Park and Recreation	\$ 364,000	\$ 180,000	\$ 184,000
TOTAL	\$4,767,000	\$2,880,000	\$1,887,000

Option B: Partial Measure WW

Funding:	Available Funds	Fund Allocation	Remaining Balances
Measure H	\$2,050,000	\$1,050,000	\$1,000,000
Measure WW	\$1,650,000	\$ 763,000	\$ 887,000
Park in Lieu	\$ 703,000	\$ 703,000	\$ 0
Park and Recreation	\$ 364,000	\$ 364,000	\$ 0
TOTAL	\$4,767,000	\$2,880,000	\$1,887,000

Option C: No Measure WW and all Developer Fees

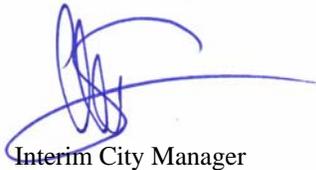
Funding:	Available Funds	Fund Allocation	Remaining Balances
Measure H	\$2,050,000	\$1,813,000	\$ 237,000
Measure WW	\$1,650,000	\$ 0	\$1,650,000
Park in Lieu	\$ 703,000	\$ 703,000	\$ 0
Park and Recreation	\$ 364,000	\$ 364,000	\$ 0
TOTAL	\$4,767,000	\$2,880,000	\$1,887,000

Should the Council elect to include field lights an additional \$600,000 would need to be allocated from the remaining balances.

ACTION:

- A. Motion approving the Waterfront Park Schematic Plan.
- B. Resolution allocating Measure H funds and Park and Recreation funds for the Waterfront Park Renovation Project.
- C. Resolution authorizing City to apply for local grant funds from the East Bay Regional Park District under Measure WW Park Bond Extension for the Waterfront Park Renovation Project.

APPROVED BY:



Interim City Manager

Attachments:
Measure H Park Project Funding and Budget Plan
Schematic Plan
Resolutions

ATTACHMENT 1

MEASURE H PARK PROJECT FUNDING AND BUDGET PLAN

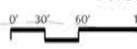
11/18/2014

Measure H Bond Funding	\$ 30,000,000	
 <u>BUDGET OF COMPLETED PROJECTS</u>		
Library Improvements	\$ (1,779,617)	final
Rankin Pool	\$ (5,348,873)	final
Hazardous Tree Removal	\$ (50,065)	final
Hidden Lakes Play Structure	\$ (166,055)	final
Rankin Park & Tavan Field	\$ (4,277,617)	final
Holiday Highlands Park	\$ (927,360)	final
Sports Court Resurfacing	\$ (283,577)	final
Cappy Ricks Park design	\$ (77,382)	final
Nancy Boyd Park design	\$ (87,858)	final
Hidden Valley Park design	\$ (188,128)	final
Cappy Ricks/Nancy Boyd/Hidden Valley Construction	\$ (4,813,551)	final
Total (rounded)	\$ (18,000,000)	
 <u>BUDGET OF APPROVED MEASURE H PROJECTS</u>		
Waterfront Park	\$ (3,950,000)	
Hidden Lakes	\$ (1,800,000)	
Mt. View/Susana ADA Improvements	\$ (600,000)	
Total	\$ (6,350,000)	
 <u>Preliminary Budgets of REMAINING Measure H PROJECTS</u>		
Alhambra Park	\$ (150,000)	
Foothill Park	\$ (375,000)	
Golden Hills Park	\$ (1,300,000)	
Highland Ave Park	\$ (290,000)	
John Muir Park	\$ (175,000)	
Morello Park	\$ (760,000)	
Mountainview Park	\$ (450,000)	
Susana Park	\$ (100,000)	
Total	\$ (3,600,000)	
 Measure H Balance Subtotal	 <u>\$ 2,050,000</u>	



Schematic Design
Martinez Waterfront

Prepared by Dillingham Associates
 Oct 2011



RESOLUTION NO. -14

ALLOCATING \$_____ OF MEASURE H FUNDS; \$_____ OF PARK AND RECREATION FUNDS TO THE WATERFRONT PARK RENOVATION PROJECT (C5017)

WHEREAS, with the Capital Improvement Program budget the City Council of the City of Martinez allocated \$3,950,000 of Measure H funds for the design and construction of the Waterfront Park Rehabilitation Project; and

WHEREAS, a restroom facility within the park has been designed and construction for the amount of \$355,000 leaving a remaining current budget of \$3,595,000; and

WHEREAS, the current estimate for design and construction of the remaining elements of Waterfront Park as Recommended by the Parks Recreation Marina and Cultural Commission (PRMCC) is \$6,830,000; and

WHEREAS, the project has a current shortfall of \$2,880,000; and

WHEREAS, the PRMCC recommends that the Council reserve \$1,000,000 of the projected \$2,050,000 for enhancements of remaining park projects leaving a projected balance of \$1,050,000; and

WHEREAS, as of June 30, 2014 the rounded fund balance of Park in Lieu is \$703,000 and Park & Rec. is \$364,000; and

WHEREAS, it is deemed in the best interest of the public and the City to implement Waterfront Park Renovation Project.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Martinez, allocates \$_____ of Measure H funds; \$_____ of Park and Rec. funds to the Waterfront Park Renovation Project.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a Regular Meeting of said Council held on the 17th day of December, 2014, by the following vote:

AYES:
NOES:
ABSENT:

RICHARD G. HERNANDEZ, CITY CLERK
CITY OF MARTINEZ

RESOLUTION NO. -14

**AUTHORIZATION TO APPLY FOR LOCAL GRANT FUNDS FROM THE
EAST BAY REGIONAL PARK DISTRICT UNDER MEASURE WW PARK BOND
EXTENSION FOR THE WATERFRONT PARK RENOVATION PROJECT**

WHEREAS, the people of the East Bay Regional Park District have enacted the Measure WW Park Bond Extension which provides funds for the acquisition and development of neighborhood, community, regional parks and recreation lands and facilities; and

WHEREAS, the East Bay Regional Park District Board of Directors has the responsibility for the administration of the grant program, setting up necessary procedures; and

WHEREAS, said procedures require the Applicant's Governing Body to certify by resolution the approval of the Applicant to apply for the Local Grant allocation of funds; and

WHEREAS, the Applicant will enter into a Contract with the East Bay Regional Park District.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Martinez hereby:

1. Approves the execution of a grant contract in the amount of \$_____ from the Local Grant Program under the East Bay Regional Park District Measure WW Park Bond Extension; and
2. Certifies that the City of Martinez has or will have sufficient funds to operate and maintain the Project; and
3. Certifies that the City of Martinez has reviewed, understands and agrees to the General Provisions contained in the Contract shown in the Procedural Guide; and
4. Appoints the City Manager as agent to conduct all negotiations, execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests and so on, which may be necessary for the completion of Project.

* * * * *

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NOES:
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RICHARD G. HERNANDEZ, CITY CLERK
CITY OF MARTINEZ