

RESOLUTION NO. 2024-71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA RECEIVING AN UPDATE ON SEA HAVEN AND GLORYA JEAN TATE FINAL PARK DESIGNS AND CONSIDER TRANSFERRING FUNDS BETWEEN SEA HAVEN AND GLORYA JEAN TATE PARKS CAPITAL PROJECTS ACCOUNTS.

WHEREAS, one of the key goals of the City of Marina Parks and Recreation Facilities Master Plan is to, “prioritize the improvement of existing parks and development of new parks.”; and

WHEREAS, the City Council has prioritized the funding, design, and construction of new city parks public and renovating existing city parks; and

WHEREAS, the parks concept plans were presented to a joint Public Works Commission and Recreation and Cultural Services Commission on February 21, 2019. The Commissioners received the presentation, heard comments from the public, and made recommendations for changes; and

WHEREAS, on April 9, 2019, the City Council passed Resolution 2019-36, receiving presentations on park concept plans for Sea Haven Park and provided comments; and

WHEREAS, on August 3, 2022, the City Council passed Resolution 2022-104 approving amendment No. 1 to the On Call Landscape Architectural Services with Verde Design, Inc. to allow the design and preparation of bidding documents for the Glorya Jean Tate Park Improvements, Phase 2; and

WHEREAS, on January 26, 2023 a community outreach meeting was held to collect input on the proposed playground equipment. Early this year the City staff worked with Verde and Kompan to check viability of the play equipment purchased for the Sea Haven Park for the Glorya Jean Tate Park playground area; and

WHEREAS, the Glorya Jean Tate Park Improvements, Phase 2 project (QLP 2119) is included in the Capital Improvement Program with a budget of \$8M; and

WHEREAS, the Sea Haven Community Park has a funding gap of approximately \$1,438,799; and

WHEREAS, presentation and providing design input for Glorya Jean Tate Park Improvements Phase 2 and Sea Haven Park is not a project as defined by the California Environmental Quality Act (CEQA) per Article 20 Section 15378 and under General Rule Article 5 Section 15061; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that does hereby:

1. Approve final design of Sea Haven Park including relocating playground equipment originally purchased for Sea Haven Park to Glorya Jean Tate Park titled Original Plan (Permitted) (\$4.5 Million (2023 pricing).
2. Approve final design for Glorya Jean Tate Park.
3. Approve transferring the needed unexpended fund balance of approximately \$1,813,136 from Glorya Jean Tate Park (Capital Project # QLP 2119) to Sea Haven Community Park project Capital Project # 2016).

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 8th day of June 2024, by the following vote:

AYES: COUNCIL MEMBERS: McAdams, McCarthy, Biala, Visscher, Delgado

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

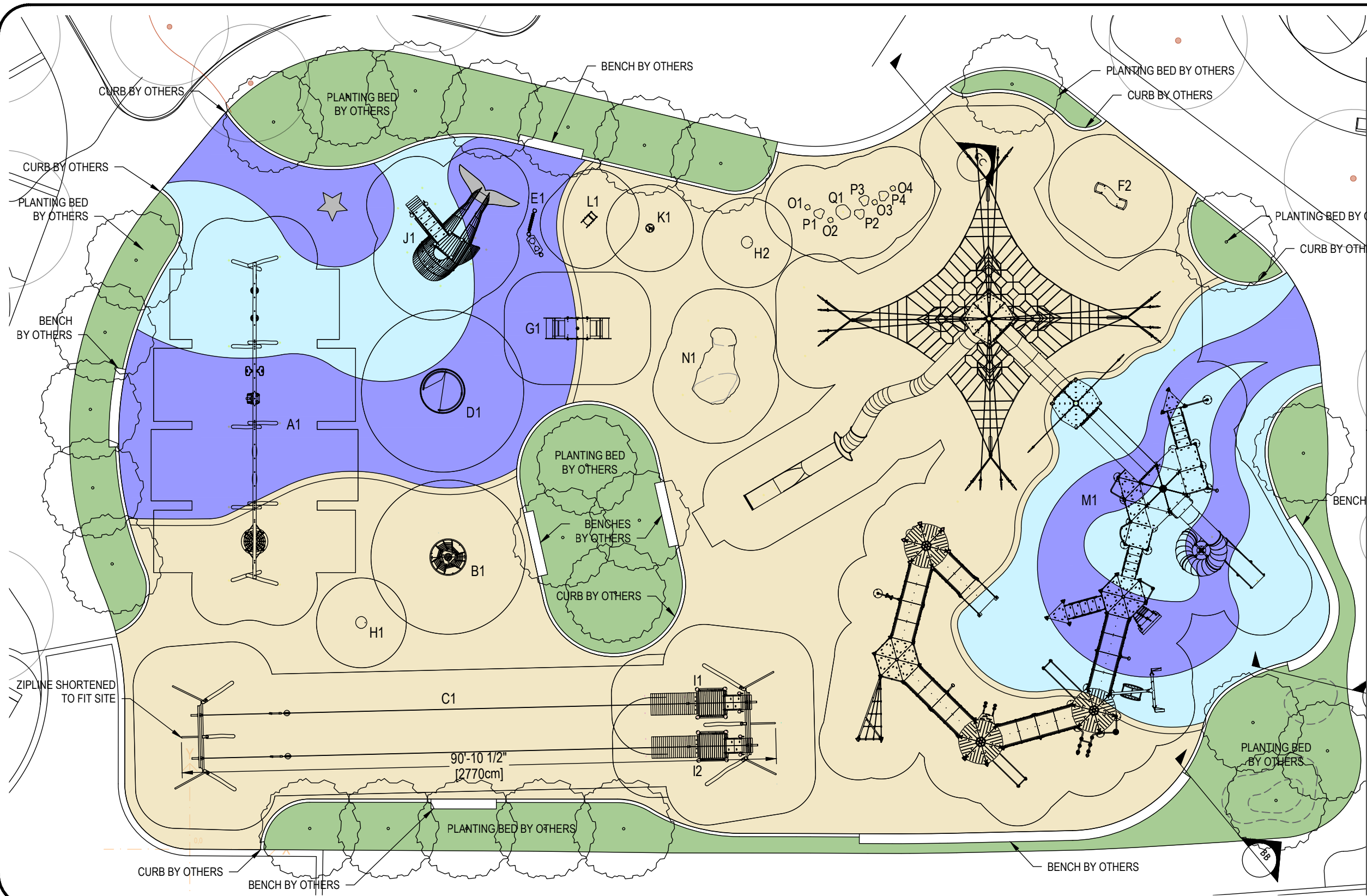
ATTEST:

Anita Sharp, Deputy City Clerk



Illustrative Plan
Gloria Jean Tate Park
City of Marina
Marina, Cardoza Ave.

EXHIBIT B



SURFACING TOTALS	
TOTAL PLAYGROUND AREA: 16,806 SF	
EWF SAFETY SURFACING: 11,082 SF	
PIP TOTAL: 5724 SF + 220 LF TURNDOWN	LIGHT BLUE PIP SAFETY SURFACING: 2,667 SF + 120 LF TURNDOWN @ APPX 12" (SEE MANUFACTURER DETAIL)
	DARK BLUE PIP SAFETY SURFACING: 3,030 SF + 100 LF TURNDOWN @ APPX 12" (SEE MANUFACTURER DETAIL)
	GRAY PIP SAFETY SURFACING: 27 SF

6-INCH OFFSET BETWEEN BORDER AND USE ZONE REFLECTS INDUSTRY BEST PRACTICE TO ACCOMMODATE REAL WORLD CONSTRUCTION TOLERANCES. FAILURE TO DO SO CAN RESULT IN NON-COMPLIANT INSTALLATION CONDITIONS I.E. ASTM & CPSC.

USE ZONES MUST BE CLEAR OF ALL OBSTRUCTIONS.

PLAYGROUND SITE MUST MEET SURFACING REQUIREMENTS AS PER ASTM F1292

STEPPING FORMS FOR 5-12 AGE GROUP SHALL BE NO GREATER THAN 18" FROM EDGE TO EDGE PER ASTM1487.8.15.6

ADA ACCESSIBLE PATH TO SITE IS REQUIRED, PER 2010 ADA STANDARDS (SECTION 206)

QUALIFYING ADA RAMP FOR ACCESSIBLE PATH TRANSITION INTO PLAY AREAS WITH ACCESSIBLE LOOSE FILL SURFACING IS REQUIRED. MAINTENANCE OF SURFACING IS THE RESPONSIBILITY OF THE SITE OWNER/OPERATOR.

#	Product Number	Product Name	M.F.H.	Count
A	NRO899348	Custom 4-Bay Swing	7' 9"	1
B	COR203301-xx12	Inclusive Twister	7' 4"	1
C	NRO883-xx01	Double Zipline, Flat Space	6' 11"	1
D	PCM157-xx03	Universal Carousel	1' 3"	1
E	NRO613-xx01	Music Play Panel 2	0' 0"	1
F	GXY935000-xx17	Starsurfer	2' 4"	1
G	M18701-xxP	Ocean Seesaw	3' 3"	1
H	ELE400024-xx17BL	Spinner Bowl	2' 0"	2
I	NRO899793	Zipline Platform	2' 11"	2
J	KRS8200553	Robinia Baby Whale	4' 10"	1
K	ELE400158-xx17F	Junior Spica	0' 7"	1
L	PCM103-xx01	Dolphin	1' 4"	1

#	Product Number	Product Name	M.F.H.	Count
M	KNS8500326C+PCTG200715	Custom Ocean Giant & Skywalk	9' 4"	1
N	CB005	IDS Sandstone Arch	5' 10"	1
O	SF-002-SM	IDS Stepping Rock- Small	1' 6"	4
P	SF-002-MD	IDS Stepping Rock- Medium	1' 6"	4
Q	SF-002-LG	IDS Stepping Rock- Large	1' 6"	1

Glorya Jean Tate
Playground

Marina, CA
Site Plan



MANUFACTURER'S SHOP DRAWING:

FOR USE BY CONTRACTOR, ENGINEER, OR DESIGN PROFESSIONAL OF RECORD. SEE SIGNED SALES PROPOSAL FOR COMPLETE SCOPE TO BE PROVIDED BY KOMPAN OR REPRESENTING AGENCY. CONFIRM FINAL PLAN AND SCOPE WITH KOMPAN SALES REP OR PROJECT MANAGER PRIOR TO USE FOR REVIEW, PERMITTING, OR CONSTRUCTION.

TO BE READ CONTINGENTLY WITH KOMPAN'S STANDARDS FOR SITE PREPARATION, MATERIALS AND INSTALLATION PROCESSES. PROVIDED AFTER EQUIPMENT PURCHASE. A COMPLIANT PLAYGROUND TO KOMPAN'S STANDARDS MUST SATISFY ALL REQUIREMENTS IN THE CODE OF CONDUCT.

SLAB BY OTHERS UNLESS OTHERWISE NOTED. FOR SURFACE MOUNT OPTIONS, THE CONCRETE REQUIREMENTS MAY BE UP TO 51/2" OF 3,500 PSI MINIMUM COMPRESSIVE STRENGTH. CONTACT KOMPAN FOR SPECIFIC PRODUCT REQUIREMENTS. ALL COMPOSITE STRUCTURES SHOWN REQUIRE A SITE GRADE OF 2% MAXIMUM, 1% OPTIMAL. SPECIFICATIONS FOR EACH KOMPAN STRUCTURE MAY BE FOUND AT KOMPAN.COM/KOMPANMASTER

DIMENSIONS OF PLAY AREA, SIZE AND ORIENTATION, LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT AND SITE FURNISHINGS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PREPARED AND PRINTED IN USA BY KOMPAN © 2024 KOMPAN, INC. AUSTIN, TX. USA 800-426-9788

SALES REPRESENTATIVE			SHEET	
Doris Harpain			K1.0	
REVIEW BY	DRAWN BY	DATE	REVISION NOTES	
DESIGN	JulLem	-		
REV. NO.	REV. BY	REV. DATE	Layout & Surfacing	
5	JulLem	01 May 24		

LAYOUT IS IN ACCORDANCE WITH ASTM F1487

Glorya Jean Tate Park

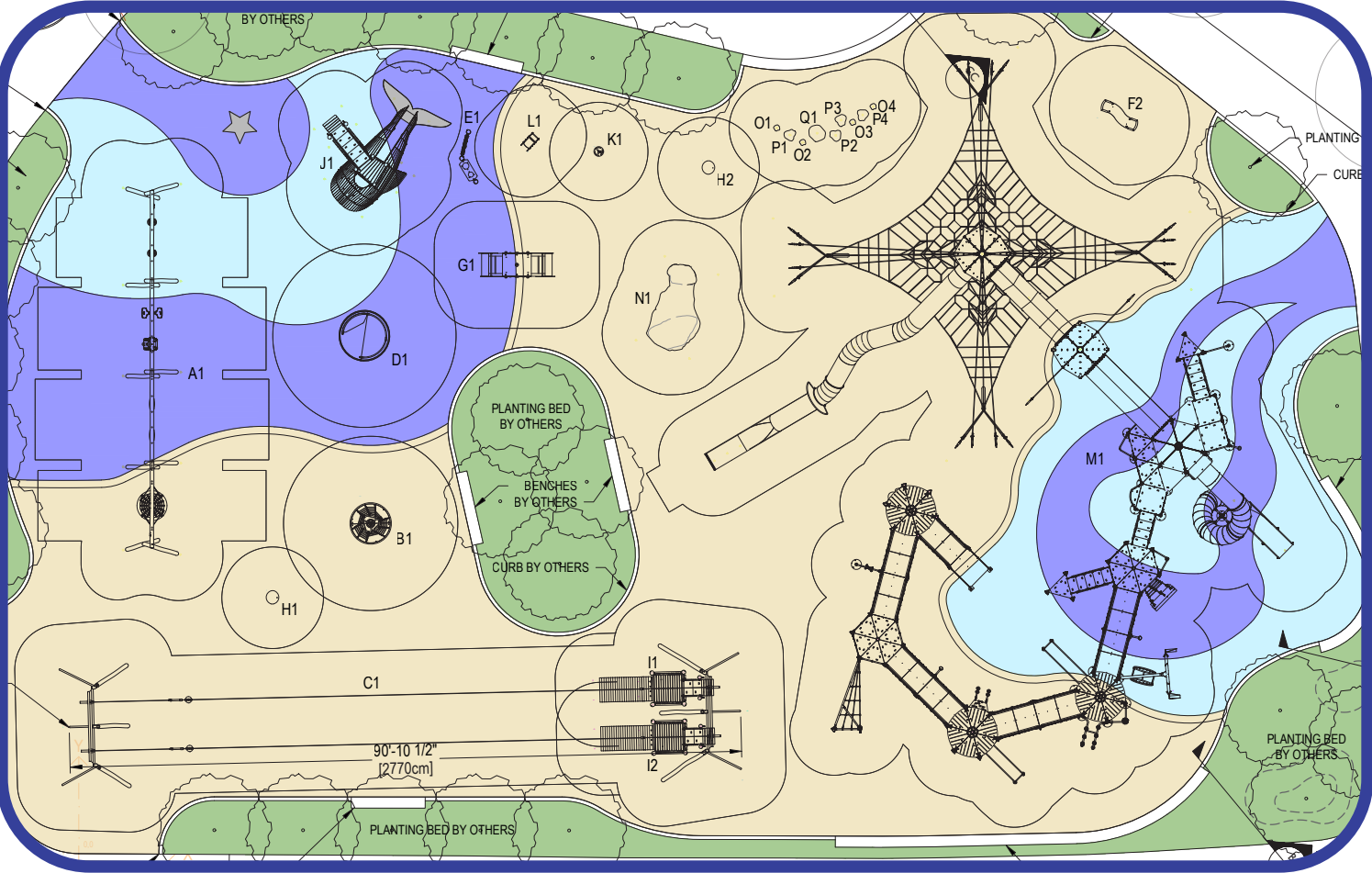
Equipment List



A1- Swings B1- Inclusive Twister C1 - Zipline (w/ Platforms)



D1- Universal Carousel E1- Music Panel F1- Starsurfer



G1- Ocean Seesaw



H1&2- Spinner Bowls



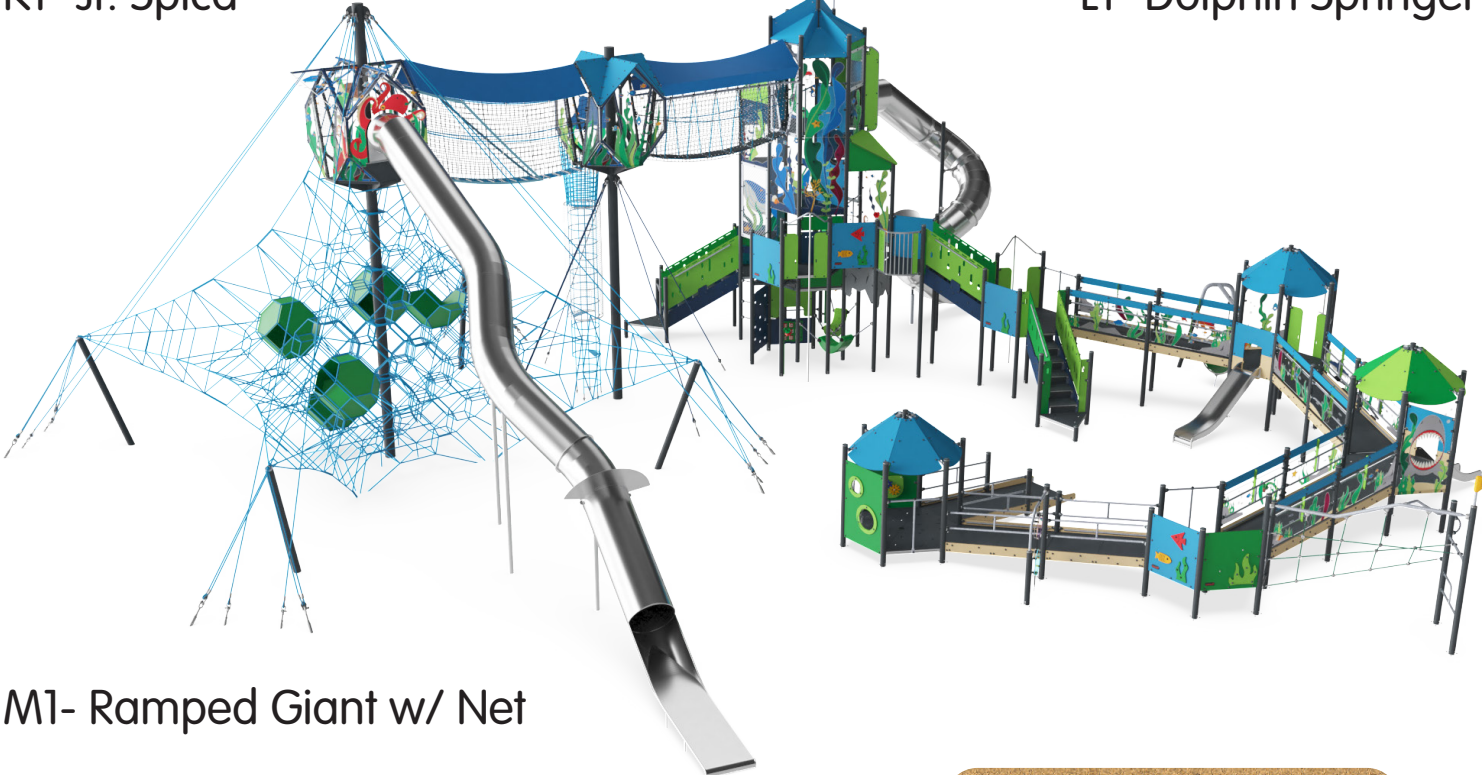
K1- Jr. Spica



J1- Robinia Baby Whale



L1- Dolphin Springer



M1- Ramped Giant w/ Net



N1- Sandstone Arch



O1-4, P1-4, Q1- Stepping Stones

CONCEPT TREE LEGEND

- 

SHADE TREE
Cupressus macrocarpa / Monterey Cypress
Quercus agrifolia / Coast Live Oak Multi-Trunk
Quercus suber / Cork Oak
- 

SCREEN TREE
Cupressus macrocarpa / Monterey Cypress
Geijera parviflora / Australian Willow
Melaleuca styphelioides / Prickly Leaved Paperbark
Quercus agrifolia / Coast Live Oak
- 

ACCENT TREE
Arbutus x 'Marina' / Arbutus Multi-Trunk
Metrosideros excelsa / New Zealand Christmas Tree
Prunus cerasifera 'Thundercloud' / Thundercloud Plum
- 

(E) CYPRESS TO REMAIN
- 

(E) PINE TO REMAIN
- 

(E) VARIOUS TREE TO REMAIN

KEY LEGEND

1. PARKING LOT WITH LIGHTING

2. PLAYGROUND AREA (1 ACRE)

3. RESTROOMS (4 STALLS, 180 / HR)

4. PICNIC / BBQ

5. PAVED TRAIL (0.3 MI.)

6. NATURAL / SEEDED (NO IRRIGATION)

7. OPEN TURF AREA (UNMARKED, 60YD X 110YD)

8. SMALL DOG PARK (0.2 ACRES)
9. LARGE DOG PARK (0.75 ACRES)

10. DISC GOLF (9 HOLES)

11. SECONDARY TRAILS

12. PLAZA / FARMER'S MARKET

13. PLAY EQUIPMENT

14. PICKLEBALL (4 COURTS) **PT CONCRETE, 10' FENCE**

PARKING

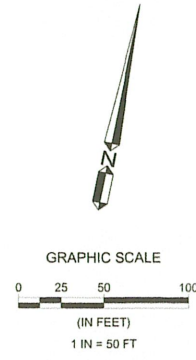
OFF-STREET PARKING:	63 SPACES
ADA PARKING:	6 SPACES
TOTAL	69 SPACES



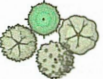
CITY PARK AT SEA HAVEN

SITE PLAN - MARINA, CA

ORIGINAL PLAN (PERMITTED)
(\$4.5 MIL. (2023 PRICING))



CONCEPT TREE LEGEND



SHADE TREE
Cupressus macrocarpa / Monterey Cypress
Quercus agrifolia / Coast Live Oak Multi-Trunk
Quercus suber / Cork Oak



SCREEN TREE
Cupressus macrocarpa / Monterey Cypress
Geijera parviflora / Australian Willow
Melaleuca styphelioides / Prickly Leaved Paperbark
Quercus agrifolia / Coast Live Oak



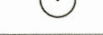
ACCENT TREE
Arbutus x 'Marina' / Arbutus Multi-Trunk
Metrosideros excelsa / New Zealand Christmas Tree
Prunus cerasifera 'Thundercloud' / Thundercloud Plum



(E) CYPRESS TO REMAIN



(E) PINE TO REMAIN



(E) VARIOUS TREE TO REMAIN

KEY LEGEND

1. PARKING LOT WITH LIGHTING

2. PLAYGROUND AREA (1 ACRE)

3. RESTROOMS (4 STALLS, 1807/Hr) 2 STALLS (90 USERS/Hr)

4. PICNIC / BBQ SUB PICNIC TABLES

5. PAVED TRAIL (0.3 MI.)

6. NATURAL / SEEDED (NO IRRIGATION)

7. OPEN TURF AREA (UNMARKED, 60YD X 110YD)

8. SMALL DOG PARK (0.2 ACRES)
9. LARGE DOG PARK (0.75 ACRES)

10. DISC GOLF (9 HOLES)

11. SECONDARY TRAILS

12. PLAZA / FARMER'S MARKET

13. PLAY EQUIPMENT

14. PICKLEBALL (4 COURTS) PT CONCRETE, 10' FENCE

PARKING

OFF-STREET PARKING:	63 SPACES
ADA PARKING:	6 SPACES
TOTAL	69 SPACES



CITY PARK AT SEA HAVEN

SITE PLAN - MARINA, CA

VE OPTION - A
\$4.06 MIL. (2024 PRICING)

CONCEPT TREE LEGEND



SHADE TREE
 Cupressus macrocarpa / Monterey Cypress
 Quercus agrifolia / Coast Live Oak Multi-Trunk
 Quercus suber / Cork Oak



SCREEN TREE
 Cupressus macrocarpa / Monterey Cypress
 Geijera parviflora / Australian Willow
 Melaleuca styphelioides / Prickly Leaved Paperbark
 Quercus agrifolia / Coast Live Oak



ACCENT TREE
 Arbutus x 'Marina' / Arbutus Multi-Trunk
 Metrosideros excelsa / New Zealand Christmas Tree
 Prunus cerasifera 'Thundercloud' / Thundercloud Plum



(E) CYPRESS TO REMAIN



(E) PINE TO REMAIN



(E) VARIOUS TREE TO REMAIN

KEY LEGEND

1. PARKING LOT WITH LIGHTING	9. LARGE DOG PARK (0.75 ACRES)
2. PLAYGROUND AREA (1 ACRE)	10. DISC GOLF (9 HOLES)
3. RESTROOMS (4 STALLS, 180 / HR)	11. SECONDARY TRAILS
4. PICNIC / BBQ SUB PICNIC TABLES 2 STALLS (90 USERS/HR)	12. PLAZA / FARMER'S MARKET
5. PAVED TRAIL (0.3 MI.)	13. PLAY EQUIPMENT
6. NATURAL / SEEDED (NO IRRIGATION)	14. PICKLEBALL (4 COURTS) ASPHALT, 4' HT FENCE
7. OPEN TURF AREA (UNMARKED, 60YD X 110YD)	
8. SMALL DOG PARK (0.2 ACRES)	

PARKING

OFF-STREET PARKING:	26 SPACES
ADA PARKING:	4 SPACES
TOTAL	30 SPACES



VE OPTION - B
\$3.7 MILLION (2023 PRICING)

June 12, 2024

Agenda Item: **13a**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of June 18, 2024

**CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2024-,
RECEIVING AN UPDATE ON SEA HAVEN AND GLORYA JEAN TATE
FINAL PARK DESIGNS AND CONSIDER TRANSFERRING CAPITAL
PROJECT FUNDS BETWEEN SEA HAVEN AND GLORYA JEAN TATE
PARKS CAPITAL PROJECT ACCOUNTS.**

REQUEST:

It is requested that the City Council consider approving and adopting Resolution No. 2024-, for the following actions:

1. Approve final design of Sea Haven Park including relocating playground equipment originally purchased for Sea Haven Park to Glorya Jean Tate Park.
2. Approve final design of Glorya Jean Tate Park.
3. Approving transferring the needed unexpended fund balance of approximately \$1,813,136 from Glorya Jean Tate Park (Capital Project # QLP2119) to Sea Haven Community Park (Capital Project # QLP 2016).

BACKGROUND:

In 2005 the City of Marina adopted a Parks and Recreation Facilities Master Plan. One of the key goals of this plan was to, “Prioritize the improvement of existing parks and development of new parks.” The City Council has prioritized the funding, design, and construction of city parks including the new Sea Haven Park and Dunes City Park and the renovation of the existing Glorya Jean Tate Park, Windy Hill Park, and Preston Park.

The funding for these parks improvements primarily comes from the Park Impact fee which is charged to each new residential building permit that is issued and is approximately \$10,500 per single family unit. This fee provides for the development of new parks impacted by the new homes being built.

Many public meetings and open houses have been held for improvements to city parks, particularly, Sea Haven, Glorya Jean Tate and Dunes City Park. An open house on parks design was held on November 13th, 2018. At the open house, community members viewed plan sheets that showed the existing parks and bubble diagrams containing elements identified in master plans.

The parks concept plans were presented to a joint Public Works Commission and Recreation and Cultural Services Commission on February 21, 2019. The Commissioners received the presentation, heard comments from the public, and made recommendations for changes.

On April 9, 2019, the City Council passed Resolution 2019-36, receiving presentations on various park concept plans and provided comments. The revised concept plan for Glorya Jean-Tate Park served as a basis for the pump track and future park improvement designs. In subsequent meetings the council has approved final design plans for Sea Haven and Glorya Jean Tate Parks.

ANALYSIS:

Sea Haven Park

Wathens Castanos Developers (WCD), the developer for Sea Haven is responsible for the construction of Sea Haven Park. The developer committed to funding \$3.0 million towards the construction of this park (\$2.1 million provided by the developer and \$0.9 million provided by the city through park impact fee reimbursements). The initial projected costs of the park came in higher, so the city agreed to pay for the purchase and installation of playground equipment in the park. The city council approved \$1.8 million (Capital Project #QLP 2016) for an additional city contribution to this park to cover playground and other improvements.

In December 2023 WCD went out to bid for construction of Sea Haven Park and their bid prices came back at \$4,524,071, approximately \$1.5 million over their established budget of \$3.0 million. This excluded the playground equipment which the City had already purchased. The City requested that WCD increase their budgeted amount for the park, which they declined and instead they recommended value engineering park amenities to close the gap. Their proposal includes, changing pickleball courts from standard painted concrete to asphalt, reduction of trail and pathway system around the park, reducing parking lot spaces, park amenities, and the open lawn play area.

The council can either approve the value engineering options or approve transferring in additional funds to close the gap.

Glorya Jean Tate Park

City Council has approved the design plans for Glorya Jean Tate Park and preparation of bidding documents. Our park consultant Verde has given us an updated total project estimate of \$6,186,864 for completion of the park including construction costs, soft costs, and playground equipment. This results in a savings of \$1,813,136 from what has been budgeted for the park.

The Glorya Jean Tate Park Improvements, Phase 2, shown on Illustrative plan, **EXHIBIT A**, highlights the following park elements;

- Dog Park, sectioned to separate the smaller dogs from that of the larger dogs.
- Basketball court, two pickleball courts, exercise area and horseshoe/cornhole court.
- Picnic areas, open turf area and walkways in and around the park.
- Play area, using play equipment initially procured for the Sea Haven Community Park. “**EXHIBITS B and C**” show the playground layout and playground equipment profile, respectively.
- Additional Park entrances at Reservation Road and along Cardoza Avenue.
- 34 Additional parking spaces will be provided by restriping the east side of Cardoza Avenue, bringing the total to 71.

RECOMMENDATION:

Staff proposes relocating the original playground equipment that was purchased for Sea Haven Park and is sitting in boxes at our corporation yard to Glorya Jean Tate Park. This equipment and installation are budgeted at \$1.5 million and this amount is already budgeted in the Glorya Jean Tate budget. Additionally, the playground manufacturer will start increasing our installation costs if we keep delaying installation of the equipment.

Staff also proposes purchasing new playground equipment for Sea Haven park and keeping that budget around \$1 million dollars, which is already funded with Capital Project #QLP 2016. Additionally, staff recommends transferring the needed unexpended fund balance of approximately \$1,813,136 from Glorya Jean Tate Park (Capital Project # QLP 2119) to Sea Haven Community Park (Capital Project # 2016) to close the funding gap of \$1,438,799.

Over the past several months City staff and WCP Developers have worked together to make modest adjustments to the park to reduce the funding gap. These adjustments reduced the gap by \$85,272 resulting in a fund gap of \$1,438,799.

City staff also worked with Verde and Kompan to check viability of locating the play equipment purchased for the Sea Haven Community Park at the Glorya Jean Tate Park playground area.

The relocation of the playground equipment purchased for Sea Haven Community Park to Glorya Jean Tate Park was determined to be a viable option which would enhance the Glorya Jean Tate Park while also reducing the cost of the Sea Haven Community Park project as there is opportunity to redesign a less expensive playground for Sea Haven Community Park.

FISCAL IMPACT:

There is no additional impact to the General Fund. The proposal shifts excess fund balance from the Glorya Jean Tate Park (Capital Project QLP 2119) to Sea Haven Park (Capital Project # 2016) to bridge the funding gap in the Sea Haven Park.

California Environmental Quality Act (CEQA)

This presentation and providing design input for Glorya Jean Tate Park Improvements Phase 2 is not a project as defined by the California Environmental Quality Act (CEQA) per Article 20 Section 15378 and under General Rule Article 5 Section 15061.

CONCLUSION:

This request is submitted to the City Council for consideration and input.

Respectfully submitted,

Andrea M. Willer, Ed. D.
Recreation & Cultural Services Director
City of Marina

Layne P. Long
City Manager
City of Marina