



City Council Staff Report

DATE: October 17, 2012

NEW BUSINESS

SUBJECT: SKATE PARK IMPROVEMENTS AND MANAGEMENT FACILITY, APPROVE THE ARCHITECTURAL CONCEPT DESIGN, RATIFY NEGOTIATED COSTS FOR ENGINEERING DESIGN SERVICES PROVIDED BY ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA, APPROVE PLANS, SPECIFICATIONS AND ENGINEER'S ESTIMATE AND AUTHORIZATION TO BID THE GRADING PLAN AND SITE WORK FOR THE FIRST PHASE OF THE SKATE PARK PROJECT.

FROM: David H. Ready, Esq., Ph.D., City Manager

BY: Parks & Recreation Department
Public Works and Engineering Department

SUMMARY

The City Council will consider three items consistent with the previously approved comprehensive operating program of the Palm Springs Skate Park including: a) ratifying \$42,600 to Engineering Resources of Southern California for "on-call" Skate Park engineering site plan design services; b) approving the plans, specifications and Engineer's estimate and authorizing staff to bid the grading plan and site work necessary for Phase One of the Skate Park Project; and c) approving the design concepts.

RECOMMENDATION:

1. Ratify the negotiated cost of \$42,660 in accordance with Agreement No. 6109 with Engineering Resources of Southern California for "on-call" Skate Park engineering services.
2. Approve plans, specifications and the Engineer's Estimate, and authorize Staff to bid the grading plan and site work necessary for the first phase of the Skate Park project.
3. Approve the design concept for the exterior modular finishes and landscaping, and the interior improvements as prepared by Reuel Young, Interactive Design.

ITEM NO. 58

STAFF ANALYSIS:

On October 19, 2011, the City Council approved a five-year agreement with Action Park Alliance, Inc., to operate and manage the Palm Springs Skate Park (the previous staff report outlining the terms of the agreement is attached for background and reference). Contracting with Action Park Alliance, Inc. provides for a comprehensive operating program for the Skate Park, along with experienced daily management to address a number of operating and program issues which have significantly hindered the community's use and enjoyment of the facility.

With the execution of the contract with Action Park Alliance, Inc., the City committed to provide an operations and management facility at the Skate Park. Staff secured a modular structure to serve as the new facility. Additionally, City Staff exercised the "on-call" provisions pursuant to City Council approved Agreement No. A6109, with Engineering Resources of Southern California, to provide preparation of necessary surveys, site and drainage design, utility research and location, and an engineering grading plan and specification for site work necessary for the first phase of the Skate Park project.

The Parks and Recreation Department and the Public Works and Engineering Department have teamed to provide the design concept for the new modular facility and to engineer the site work necessary for its placement at the Skate Park. The attached materials present the design concept by Reuel Young of Interactive Design, along with the necessary site improvements engineered through the Public Works and Engineering Department, by Engineering Resources.

The new operations and management facility for the Skate Park will also serve as the new entrance to the Skate Park. The facility will consist of a modular building finished with appropriate exterior design finishes and interior improvements. To prepare for the installation of the modular on site, the first phase of the project requires the engineering of the foundation for the modular building, the appropriate provision for utilities and the necessary grading and site work to accommodate street circulation and the entrance and exiting from the Skate Park through the new facility. These engineering services were provided pursuant to the "on-call" agreement with Engineering Resources of Southern California at a total cost of \$42,660.

The Public Works Department has reviewed and approved detailed plans and specifications and a cost estimate. Section 7.03.040 of the Procurement and Contracting Code requires that for public projects in excess of \$100,000, Council approve and adopt the plans, specifications and authorize Staff to advertise for construction bids. The Engineer's Estimate for this project is \$148,852.

Reuel Young, Interactive Design, has prepared the design concept for the interior improvements in coordination with Action Park Alliance, Inc., the new Skate Park operator, along with the exterior design, finishes and landscaping. Staff requests Council's review and approval of the design concept, after which Interactive Design will

provide detailed construction drawings and specifications which will be returned for Council approval as Phase II of the construction of the project.

Staff recommends approval of the engineering design services by Engineering Resources of Southern California, approval of the design concept by Reuel Young, and approval of the site plan specifications and engineering for the grading plan and site work to be bid as the first phase of the project.

FISCAL IMPACT:

Funding for the Skate Park project is available through Quimby Funds for the present costs of 1) the engineering design of site improvements and grading plans, by Engineering Resources of Southern California, \$42,660, 2) construction of the foundation for the modular building, provision for utilities, grading and site work, Engineer's Estimate \$148,852.

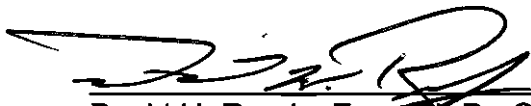
Estimates of future costs to complete the Skate Park project include: 1) Modular acquisition, \$75,000, 2) Relocation and installation of the modular at the Skate Park site, \$15,000 to \$20,000, 3) Exterior modular finishes, interior improvements, site flat work and landscaping, \$300,000 to \$350,000.



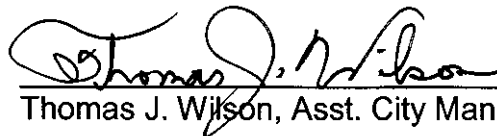
Vicki Oltean, Director
Parks and Recreation Dept.



David Barakian, Director
Public Works and Engineering Dept.



David H. Ready, Esq., Ph.D., City Manager



Thomas J. Wilson, Asst. City Manager

Attachments:

- Staff Report Action Park Alliance
- Construction Cost Estimates
- Plans and Specifications
- Design Concepts



CITY COUNCIL STAFF REPORT

DATE: October 19, 2011 Consent Calendar

SUBJECT: APPROVAL OF AGREEMENT WITH ACTION PARK ALLIANCE FOR OPERATION AND MANAGEMENT OF THE PALM SPRINGS SKATE PARK

FROM: David H. Ready, City Manager

BY: Parks and Recreation

SUMMARY

At the direction of the City Council, staff has been working with Action Park Alliance (APA) on an agreement to operate and manage the Palm Springs Skate Park. This new management and operating program will take the skate park to an entirely new level of operation offering programs such as camps, clinics, skate contests and special events for local residents and tourists. Staff has secured a modular structure to be placed at the site for APA to effectively operate and manage the facility. Staff is recommending that City Council approve a five (5) year agreement with Action Park Alliances (APA) to operate and manage the Palm Springs Skate Park. The City shall pay APA a management fee in the not to exceed amount of \$160,000 per year in four equal quarterly payments of \$40,000. Anticipated date agreement would begin in January, 2012.

RECOMMENDATION:

1. That the City Council approve a five (5) year agreement.
2. Authorize the City Manager to execute all necessary documents.

STAFF ANALYSIS:

When the Skate Park opened in 2003 city staff collected entrance fees and monitored skate boarders entrance and exits. In addition, they performed minor maintenance in the park i.e. trash, graffiti, etc; however, active programming of lessons, clinics, and special skate events were never initiated.

In 2004, private security was hired to assist city staff with issues at the park such as behavior problems, vandalism, etc. The summer of 2009 the entrance fees were eliminated and the park remained open for free skating without any programming.

At the May 4, 2011 City Council meeting there was a presentation and discussion of a proposal from Action Park Alliance (APA) to operate and manage the Palm Springs

Skate Park. The City Council voted 5 – 0 directing staff to work with APA on an agreement and potential structure for the Skate Park.

Staff has been working with APA on an agreement to operate and manage the park. APA's management team has over ten (10) years experience in skate park management and they currently operate and manage skate parks in Fontana, CA (2), Grand Prairie, TX, and Orlando, FL and they have been very successful at these sites. Their expertise will take the Palm Springs Skate Park to a new level of programming, offering camps, clinics, skate contests such as Skate or Rock and Concrete Showdown, and special events such as National Go Skate Day and Skate Jams. These types of activities have never been possible with city staff.

Staff has secured a modular structure to be located at the site adjacent to the skate park for APA to operate and manage the skate park. This will allow for better control of users entering/exiting the facility. In addition, APA will have an area for the rental and sale of skate equipment such as boards, pads, helmets, etc.

Anticipated date that operation and management of the Skate Park begins by APA is as soon as the modular can be installed, potentially in January 2012.

FISCAL IMPACT:

Pursuant to the agreement the annual operation and management fee will be \$160,000.

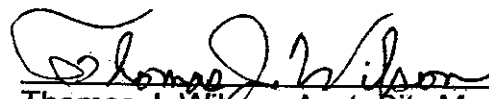
During the 2008-09 and 2009-10 fiscal years the City spent more than \$130,000 for operations and maintenance of the Skate Park;

Three Staff Members	\$ 92,019
Maintenance	\$ 15,000
Security	\$ 33,230
TOTAL	\$140,249


Funds are available in 001-2512-43200 (Skate Park, Contractual Services). Fiscal year 2011/2012 costs would be approximately \$80,000 due to only six (6) months of operation by APA.



VICKI OLTEAN
Director, Parks & Recreation



Thomas J. Wilson, Asst. City Manager


DAVID H. READY, City Manager

Attachments:

1. Agreement for Operation of Palm Springs Skate Park

Palm Springs Skate Park Project - Construction Probable Cost Estimates

Construct 3" AC Paving Over 6" Miscellaneous Base	SF	4,658	\$ 6.70	\$ 31,209
Remove and Disposal of Existing AC Pavement	SF	5,610	\$ 1.50	\$ 8,415
Grind Existing AC Pavement and Construct 2" of AC Pavement Overlay	SF	8,708	\$ 4.50	\$ 39,186
Remove Existing Concrete Sidewalk	SF	2,271	\$ 1.50	\$ 3,407
Relocate Area Light	EA	2	\$ 400.00	\$ 800
Parking Stall per Plan	LS	1	\$ 1,000.00	\$ 1,000
Construct Handicap Pavement Symbol/Marking per Plan	LS	1	\$ 1,500.00	\$ 1,500
Remove Existing Tree	EA	2	\$ 400.00	\$ 800
Remove and Dispose of Existing Curb and Gutter	LF	119	\$ 2.00	\$ 238
Remove and Dispose Existing Curb	LF	85	\$ 1.50	\$ 128
Relocate "No Parking Sign" to New Location	EA	2	\$ 700.00	\$ 1,400
Remove and Salvage Irrigation System	LS	1	\$ 2,000.00	\$ 2,000
Relocate Concrete Bench to New Location Per Direction of City Engineer	EA	1	\$ 600.00	\$ 600
Remove and Construct Handicap Ramp Per Plan	EA	1	\$ 2,500.00	\$ 2,500
Construct 6" Curb Per CPS STD 200 Type A1	LF	242	\$ 18.00	\$ 4,356
Construct 6" Curb and Gutter Per CPS STD 200 Type A3	LF	122	\$ 26.00	\$ 3,172
Administration Building-Foundation Excavation	CY	300	\$ 14.00	\$ 4,200
Administration Building-Concrete Footing (including Formwork)	CY	49	\$ 220.00	\$ 10,780
Administration Building-Footing Steel Reinforcement (including Retaining Wall Steel Reinforcement)	TON	2.18	\$ 1,900.00	\$ 4,142
Masonry Wall-8" Thick	SF	353	\$ 60.00	\$ 21,180
Masonry Wall-8" Thick	SF	24	\$ 60.00	\$ 1,440
Masonry Wall-16" Thick	SF	80	\$ 80.00	\$ 6,400
TOTAL				\$ 148,852