



City Council Staff Report

DATE: March 16, 2016 NEW BUSINESS

SUBJECT: REVIEW OF THE CONCEPTUAL DESIGN FOR IMPROVEMENTS TO
THE PALM SPRINGS DOG PARK

FROM: David H. Ready, City Manager

BY: Office of the City Manager

SUMMARY

The implementation of state-mandated water conservation measures limiting outdoor watering to three days per week, and the prior cancellation of annual winter rye grass re-seeding in 2014 and 2015, has resulted in the deterioration of the turf at the Palm Springs Dog Park. Currently, most of the underlying Bermuda grass has been lost due to the high volume use by residents, the reduced irrigation, and deferral of annual winter re-seeding resulting in the appearance of bare ground. Council has asked staff to initiate efforts with a Landscape Architect to review the site and provide recommendations for solutions to the on-going turf maintenance challenges.

RECOMMENDATION:

1. Review and approve the conceptual design for the City's Dog Park; and
2. Authorize an increase in the amount of \$25,200 to Purchase Order No. 16-0825 with David Volz Design, for a total amount of \$47,284, in accordance with Professional Services Agreement for On-Call Landscape Architectural Services, A6786; and
3. Authorize the City Manager to execute all necessary documents.

STAFF ANALYSIS:

Planning efforts for construction of the City's first dog park were initiated in 1998. Subsequently, the dog park was constructed on approximately one acre of City land located immediately north of City Hall, as shown in Figure 1. The dog park is landscaped primarily with turf, with a variety of trees in and around the perimeter of the site. The type of turf used is a "hybrid Bermuda" grass, which is a very common type of grass used throughout the Coachella Valley, defined as:

Bermuda grass is a warm-season grass well adapted to warm regions of California. It does best in full sun and high temperatures. During periods of extended low temperatures, Bermuda grass will turn brown. In areas where Bermuda grass is well adapted, it is very water-efficient and has few pest problems. Both seeded and hybrid varieties are durable and withstand heavy use during the spring, summer, and early autumn months when they are actively growing, but they can be severely damaged from traffic during the winter months when they are not growing, giving weeds a chance to invade.¹

During the winter months, the Bermuda grass will go dormant, turning yellow and appearing dead. Its dormancy period extends generally from September to May, when it starts its growing season again, not requiring replanting. Historically, during its dormancy period the City will over-seed the Bermuda grass with an annual Rye which provides a full, dark green turf throughout the winter months, after which it naturally dies off by the summer months due to the higher temperatures.



Figure 1

Annual winter Rye grass reseeding of the dog park typically required complete closure of the dog park for 4-6 weeks to allow for germination of the Rye grass, and in 2014 at the request of dog park users, the City deferred the annual reseeding to allow the dog

¹ Taken from University of California Agriculture & Natural Resources, Statewide Integrated Pest Management Program website, 1/27/16

park to remain open during the peak season of September/October. As a result, due to high traffic use of the dormant Bermuda grass, the condition of the underlying Bermuda grass deteriorated.

The City is under specific regulations restricting outdoor watering, which has generally deteriorated the condition of turf, trees and landscaping at all City parks and facilities. The combination of reduced outdoor watering and deferral of annual reseeding has significantly deteriorated the underlying Bermuda grass to the extent that most of it has now been replaced by bare ground.

The condition of the dog park has prompted complaints from its users requesting immediate action by the City. Requests have been made that the City replace all of the existing turf and consider planting of "St. Augustine" grass, which it has been claimed is used elsewhere in the Coachella Valley as an all-year grass not requiring annual reseeding during the winter months. Specifically, claims have been made that it is used at other dog parks, and at the private recreation area at the Coyote Run apartment complex in north Palm Springs. St. Augustine grass is defined as:

St. Augustine grass, along with bermuda grass and zoysia grass, is a warm-season turf grass. In areas where it is well adapted, it is water efficient and has few pest problems. St. Augustine grass is used in the most moderate California climate zones, along the Southern California coast or in coastal valleys. It prefers full sun, but has a high tolerance for shade. It grows quickly during the summer months, but slows down during the spring and fall and enters a dormancy period in the late autumn and during the winter months. Because St. Augustine grass is not wear tolerant, it is used for lawns and general purpose turf, but not for high traffic sports turf.²

Staff has contacted the City of Palm Desert and has confirmed that at all of its dog parks they have planted hybrid Bermuda grass, and not St. Augustine grass. Staff does not recommend the City consider planting St. Augustine grass, as it is not a true year-round turf, is difficult to maintain (is thick and problematic for removal of dog feces), and is not recommended for high traffic sports areas like dog parks.

An immediate resolution to the recent complaints on the condition of the dog park is to consider replanting of hybrid Bermuda grass in February/March when the temperatures are warmer. Staff previously received a proposal in the amount of \$54,375 from its landscape maintenance contractor, Golden Valley Construction, to remove the existing turf and replant hybrid Bermuda. Staff does not recommend replanting hybrid Bermuda throughout the entire dog park at this time due to the following issues:

² Taken from University of California Agriculture & Natural Resources, Statewide Integrated Pest Management Program website, 1/27/16

- 1) Extension of state-mandated water conservation regulations limiting outdoor watering to 3 times per week is not sufficient to adequately maintain turf to its best condition.
- 2) The existing irrigation system requires replacement with an improved and more efficient system with separate irrigation stations and valves allowing for segregation of turf areas for maintenance.
- 3) Hybrid Bermuda grass requires annual reseeded with Rye grass to ensure it is not damaged during its dormancy period, and annual reseeded may not be allowed under the current state-mandated water conservation regulations.

At the January 19, 2016, Parks & Recreation Commission, staff reported that the City had entered into a contract with one of its on-call Landscape Architects (David Volz Design) to review the City's dog park and provide recommendations on improvements that should be made to address the deteriorated condition of the turf, including preparation of a conceptual plan for its complete renovation. At that time, the Commission appointed a sub-committee to coordinate with staff on the Dog Park.

At the February 3, 2016, City Council meeting, the City Council appointed Mayor Moon and Councilmember Foat to a sub-committee to review the issues surrounding the Dog Park, including review of a proposed conceptual plan for its improvement.

On February 9, 2016, the City Council and Parks & Recreation Commission sub-committees met with staff and David Volz Design to discuss goals and objectives with development of a conceptual plan to improve the City's Dog Park. The collective agreement was the following goals:

- Maintain turf
- Install new irrigation system
- Install concrete perimeter walkways
- Install benches
- Install water for dogs
- Install more lighting

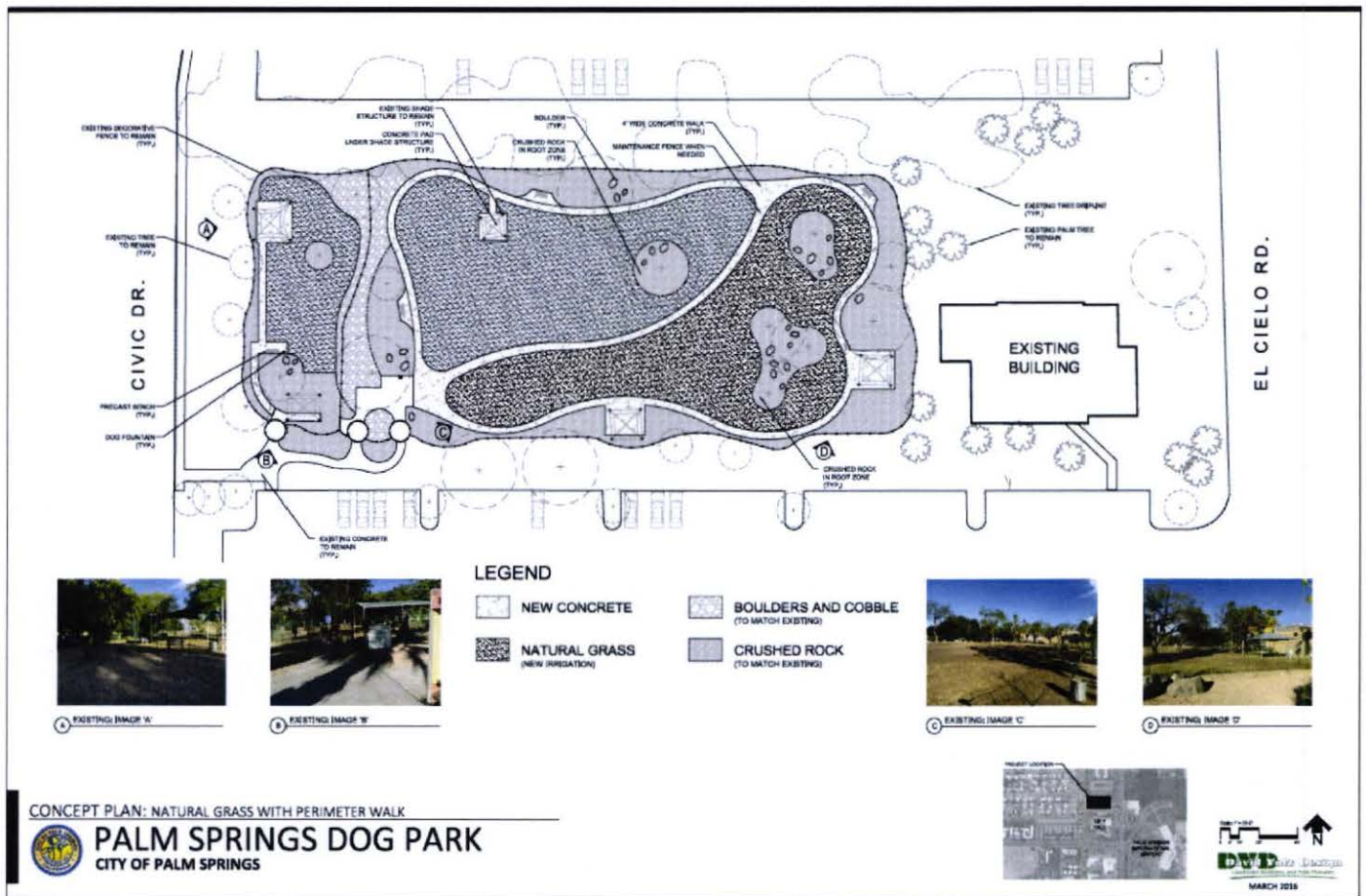
At the February 16, 2016, Parks & Recreation Commission, staff reported on the progress made with appointment of a City Council subcommittee and development of a conceptual plan by David Volz Design.

On March 7, 2016, the City Council and Parks & Recreation Commission sub-committees met with staff and David Volz Design to review a conceptual plan for improvements to the Dog Park. The group recommended approval of the conceptual plan, with formal review scheduled by the Parks & Recreation Commission at its March 15, 2016, meeting. A copy of the conceptual plan is shown as Figure 2 on the next page.

The City Council sub-committee is recommending that the City Council approve the conceptual plan and authorize David Volz Design to proceed with preparing final design and construction documents. Staff has received a proposal from David Volz Design in the amount of \$25,200 and recommends that the City Council authorize the City Manager to increase the Purchase Order previously issued to David Volz Design for the conceptual phase of this project. A copy of the proposal from David Volz Design is included as Attachment 1.

Time is of the essence on preparing final design and construction documents, to allow staff to return final plans for City Council approval to bid, with bidding and award of contract in time to schedule construction of the project by summer. The proposal anticipated installation of new hybrid Bermuda grass, which requires the summer months to take hold and grow. Construction of the improvements at the Dog Park will require complete closure for a period of two months, with a subsequent closure of the Dog Park in the Fall to allow for annual winter rye grass re-seeding.

Figure 2



ENVIRONMENTAL IMPACT:

Section 21084 of the California Public Resources Code requires Guidelines for Implementation of the California Environmental Quality Act ("CEQA"). The Guidelines are required to include a list of classes of projects which have been determined not to have a significant effect on the environment and which are exempt from the provisions of CEQA. In response to that mandate, the Secretary for Resources identified classes of projects that do not have a significant effect on the environment, and are declared to be categorically exempt from the requirement for the preparation of environmental documents. In accordance with Section 15301 "Existing Facilities," Class 1 projects consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public structures, facilities, mechanical equipment or topographical features involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Therefore, in accordance with Section 15301(c), staff determined that construction of the proposed improvements to the City's existing Dog Park is considered categorically exempt from CEQA.

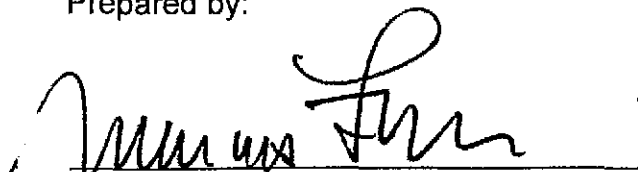
FISCAL IMPACT:

Funding for development of the conceptual plan by David Volz Design was appropriated from existing budget in the General Fund, Parks Maintenance Account 001-2451-43071. Sufficient funding is available to authorize the increase in the Purchase Order with David Volz Design in the amount of \$25,200 to proceed with final design.

The estimated cost to construct the proposed improvements to the City's Dog Park is \$250,000 to \$300,000. Funding has not yet been identified or appropriated by the City Council for this project and will require an appropriation in the adopted FY 2016-17 budget if the project is to proceed.

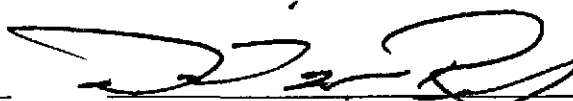
SUBMITTED:

Prepared by:



Marcus L. Fuller, MPA, P.E., P.L.S.
Assistant City Manager/City Engineer

Approved by:



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

Attachments:

1. David Volz Design Proposal

ATTACHMENT 1

March 8, 2016

www.dvoizdesign.com

Mr. Marcus Fuller
Assistant City Manager/City Engineer
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Palm Springs, CA 92262

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**RE: Palm Springs Dog Park Construction Documents and Construction Period Services
Proposal to Provide Landscape Architectural Services
City of Palm Springs**

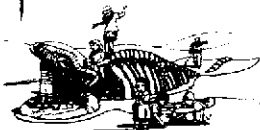
Dear Marcus,

Thank you for the opportunity to propose on construction documents for refurbishment of the Palm Springs Dog Park. DVD will prepare plans and specifications for city plan review process and approval. The landscape portion of the site is approximately 34,000 square feet and we estimate the construction costs for landscape to be about \$275,000 (Includes \$40,000 lighting estimate). The construction documents will be based upon the concept plan dated March 2016. We propose that the following scope of services to complete the project:

Scope of Services

Construction Documents

- TASK 1** Prepare layout plan for proposed improvements, walkways, benches, landscape and irrigation.
- TASK 2** Prepare the planting plan and planting details for construction. The plan will be based on the approved preliminary landscape plan. The plan will include the turf locations, existing trees, details and notes.
- TASK 3** Prepare the irrigation plan and irrigation details for construction and submittal to the water department. The plan will be based on the approved preliminary landscape plan. Included on the irrigation plans will be the type, size, and locations of irrigation equipment including rotor heads, valves, pipe, and points of connection to existing irrigation. The irrigation system will be listed by name, manufacturer, model number and description. The irrigation system will include pressure loss calculations, and calculations for the proposed yearly water use.



- TASK 4 Provide planting and irrigation technical specification sections in word document format with a bid schedule and payment items for landscape related work.
- TASK 5 Electrical engineers plans for lighting of the park use areas. See attached proposal for electrical engineering scope of services.
- TASK 6 Provide an estimate of probable construction costs based on the final construction documents.

Bidding Support and Construction Observation

- TASK 7 Provide bidding and construction support for planting and irrigation. Services will include answering RFI's (Request for Information) during the bid period and assistance with evaluating bids once submitted. Construction observation would include two (2) site visits during the project construction at the following times:
1. Fine Grading
 2. Final Inspection

Professional Fees

DVD proposes to provide the landscape architectural services outlined above on a fixed fee basis. Any additional services required can be provided at our current hourly rate schedule.

A, Construction Documents

Task 1 through 4 and 6 identified above. Prepare planting and irrigation plans and specifications.

\$19,000

Task 7 Electrical Engineers Plans

\$4,600

B, Bidding and Construction Observation

Task 7 will be provided on a time and materials basis and will include RFI responses, in-office construction support and two (2) site reviews.

\$1,600

DVD will provide base map information based upon publicly available aerial photography, no survey will be prepared. Discrepancies between the base map information and field conditions will require field adjustments during construction. Printing, copying, delivery and reprographics



cost will be billed in addition to the above identified fees at the rate of cost plus 15% when prepared in-house.

Consultants fees for team members include a 15% administrative mark-up

Please review this proposal and should you have any questions please do not hesitate to call. We are looking forward to the refurbishment of Palm Springs Dog Park.

Very truly yours,

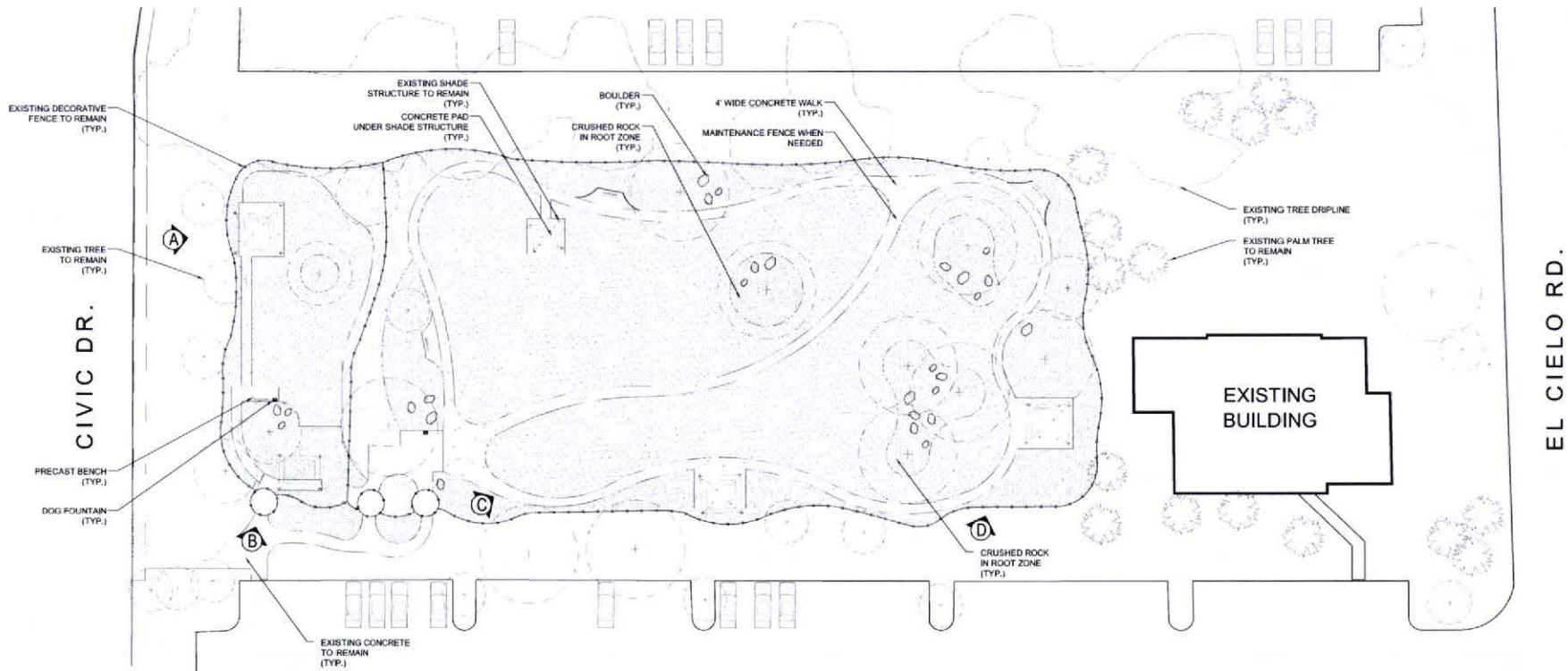
DAVID VOLZ DESIGN



David J. Volz, RLA #2375
LEED Accredited Professional QSD/P

DVD





A EXISTING: IMAGE 'A'



B EXISTING: IMAGE 'B'

LEGEND

- NEW CONCRETE
- NATURAL GRASS (NEW IRRIGATION)

- BOULDERS AND COBBLE (TO MATCH EXISTING)
- CRUSHED ROCK (TO MATCH EXISTING)



C EXISTING: IMAGE 'C'

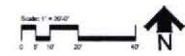


D EXISTING: IMAGE 'D'

CONCEPT PLAN: NATURAL GRASS WITH PERIMETER WALK



PALM SPRINGS DOG PARK
CITY OF PALM SPRINGS



DVP Design
Landscape Architecture and Park Planning

MARCH 2016