



**CITY OF GLENDALE, CALIFORNIA
REPORT TO THE PARKS, RECREATION AND COMMUNITY SERVICES
COMMISSION**

AGENDA ITEM

Report: Capital Improvement Program (CIP) Update

COMMISSION/COMMITTEE ACTION

Item Type: Report Only

Approved for December 18, 2023 **calendar**

ADMINISTRATIVE ACTION

Submitted by:

Onnig Bulanikian, Director of Community Services & Parks

Prepared by:

Joseph Gonzalez, Park Planner of Community Services & Parks

RECOMMENDATION

This report is provided for information only.

BACKGROUND/ANALYSIS

The following are a list of Community Services & Parks Capital Improvement Program Projects in varying stages from June 2023 through December 2023: completed projects, projects in construction phase, permit ready projects, projects in planning / design phase, projects in environmental phase, as well as upcoming capital projects.

COMPLETED PROJECTS

Brand Park Motorway Improvements Project

The Brand Park Motorway is a 7.3-mile trail that connects Brand Park to the Beaudry Loop and Verdugo Motorway above. As part of the improvements, a spidermesh system was installed to help prevent future rockfalls and hillside erosion. The Brand Park Motorway Improvements project was completed, and the trail re-opened on 11/17/2023.

The Brand Park Motorway Improvements Project budget amount was \$1,370,222 in Measure S CIP funds.

Project Manager: Huang Zheng





Court Resurfacing at Emerald Isle Park and Pacific Park

Project scope includes resurfacing and striping of the basketball court at Pacific Park (see image to the right) and the two tennis courts and a half basketball court at Emerald Isle Park (plus hoop replacement). Work also includes striping for two additional pickle ball courts at Pacific Park. Work was completed in October 2023.

The Court Resurfacing cost was \$43,944.

Project Manager: Joseph Gonzalez



“Verdugo Park Mural” by Erin Miller Wray

On November 16, 2023, artist and Glendale resident Erin Miller Wray completed the mural, “Color Everywhere,” located at the Verdugo Park South Facility Building. In an exploration of color and scale, the design expands beyond a mural to create an experiential piece that turns the building into a vibrant sculpture in the outdoor park setting.

This mural project was sponsored by the Arts and Culture Commission, in partnership with Library, Arts & Culture and Community Services & Parks.



PROJECTS IN CONSTRUCTION PHASE

Fremont Park Renovation Project

The Fremont Park Master Plan was approved by the City Council on December 8, 2015. The project consists of adding a community building (tennis club house, meeting rooms, rentable space, kitchenette, restrooms, office space), an artificial turf soccer field, a splash pad, picnic pavilions, picnic tables, benches, water fountains, BBQs, the addition of 26 parking spaces, pickleball courts (dual use with basketball), drive path, walking path

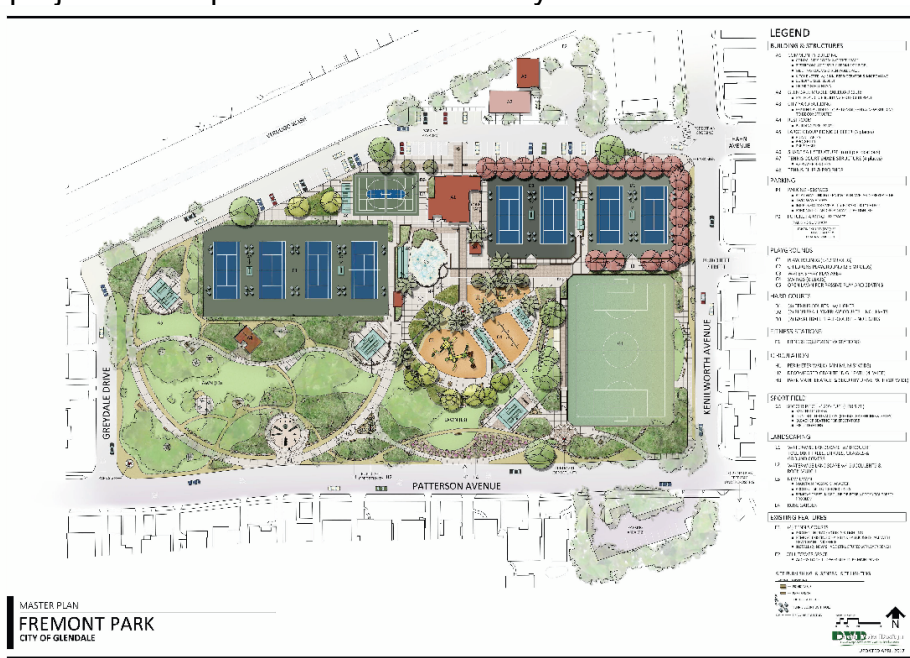
around the perimeter of the park, tennis shade structure, tennis court benches, and exercise equipment; and renovating or replacing a children’s playground, lighting, irrigation, two basketball courts, landscaping (drought tolerant), restroom structure, picnic tables, and turf. CSP is working with the Arts and Culture Commission to include a public art landmark into the project, tentatively planned as part of the splash pad and a sculpture.

Project Manager: Kevin Todd

Status Update: On August 8, 2023, Public Works Facilities Management Division (PW-FMD) completed negotiations with two qualified bidders and concluded with the lowest base bid price of \$19,925,000 for construction of the Fremont Park Renovation Project. Moreover, an addition to the project scope of 240,000 watts of photovoltaic canopies over the parking lot was negotiated for a bid price of \$1,825,220, plus a 10 percent contract contingency, or \$182,522, for a total cost of \$ 2,007,742. The recommended contractor for the project is Dorado Design and Construction, Inc., who has a proven history with the City.

The entire project budget since inception is \$26,697,245, inclusive of all hard and soft costs (engineering, design, construction management), photovoltaic canopies, and contingencies, with funding from CIP, Development Impact Fees, Grant, GWP, and Measure S.

The Fremont Park Renovation Project construction duration is estimated at 18-months, during which time the entire park will be closed to expedite the work and to keep the public safe from the construction activities. During construction, a temporary mini park has been developed across the street on Patterson Avenue with seating areas and restrooms to accommodate current park goers. The construction project began in early November 2023 with a projected completion date of February 2025.



Pacific Park Shade and Water Play Feature

Pacific Park is very popular and experiences heavy and constant use by the community, especially the swimming pool, playground, and water play feature areas during the summer months. These popular summertime areas currently lack shade elements and require additional improvements.

The improvement project's scope includes adding strategically placed shade structures over the two playground areas and the swimming pool deck areas. Additionally, since the Pacific Park splashpad has not been replaced for nearly 20-years, the project will replace the existing splash pad with a new enhanced water play area with water treatment and recycling system to conserve water use. The restroom is also being redesigned to enhance safety. In addition, the pool is being replastered.

The current construction budget is \$3,411,173 in CDBG (\$1,552,654), Development Impact Fees (\$1,101,322), Measure S (\$300,000), and CIP Funds (\$457,198).

Project Manager: Arthur Asaturyan

Status Updates: City Council approved the construction contract to ARC Construction, Inc. on August 29, 2023. The Pacific Park's Playground, Splash Pads, and Restroom building will be closed for improvements and renovation beginning November 14, 2023, through Spring 2024. The pool will also be closed for a one-month period during this time (closure dates to be determined).

Portable restrooms and handwash sinks have been made available during construction. The Community Center's lobby restrooms will also be available but only during standard hours of operation, which are Monday through Thursday, 9am to 9pm, and Friday and Saturday from 9am to 5pm.



PERMIT READY PROJECTS

Sports Complex Field #3 Artificial Turf Project

The project will convert the natural turf ballfield #3 at the Glendale Sports Complex to an artificial turf baseball field. The proposed project will convert the entire playing field surface with artificial turf, including the baseball infield and foul ball territory. The field will be striped both for baseball (foul lines) and a U-12 soccer field (center circle, halfway line, penalty area, goal area, sidelines, and end lines). The dimensions of the baseball field will remain the same. The budget for the design phase was \$250,000 in CIP funds.

Project Manager: Joseph Gonzalez

Status Update: City Council adopted the FY 2023-24 budget which included \$1,750,000 in Measure S funding for the construction phase of this project. The project plans received permit approvals in October 2021, but the approvals expired in 2022. Staff has been directed to resubmit plans to plan check for re-review and approvals. Project plans were resubmitted on 10/18/23. This project is anticipated to receive permit approvals in first



quarter of 2024.

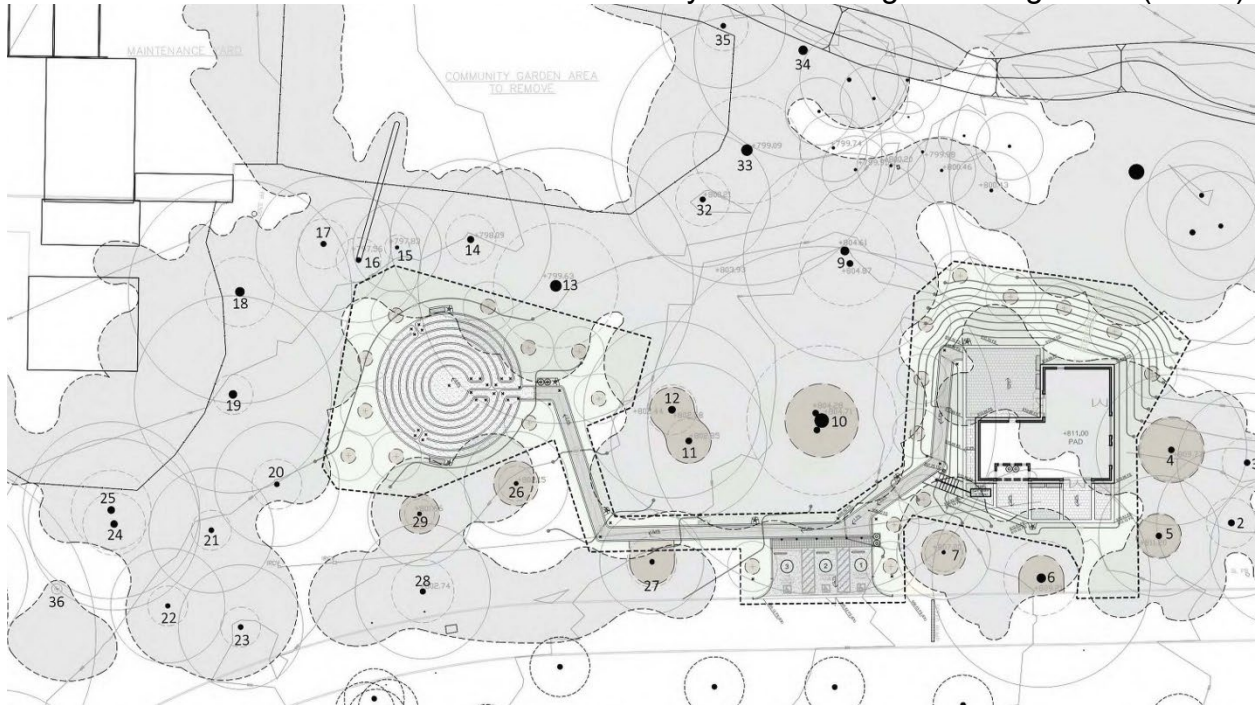
Verdugo Park Renovation - Community Building and Restroom

Project scope has been revised to include the following: replace the existing restroom with a new building including a small community room and construct a passive meditation maze where the current playground is located. The project also includes code required accessible parking and path of travel improvements, renovation of the community garden, and addition of new picnic tables. The project has been appropriated a total of \$2,845,796.90 in CIP and DIF funds.

Project Manager: Joseph Gonzalez

Status Update: The renovation of the Community Garden was conducted by the Park Services Section in-house staff. Staff worked with David Volz Design, Inc. (consultant) (DVD) to finalize the construction documents including the meditation maze, restroom/community room building, and required accessibility improvements. The plans have already been submitted twice and have received additional comments back. DVD submitted the 3rd submittal, responsive to planner comments in October 2023. Once permits are issued, the Project will be ready to be bid for construction (goal of Q1 2024).

Plan of meditation maze and restroom/community room building at Verdugo Park (below):

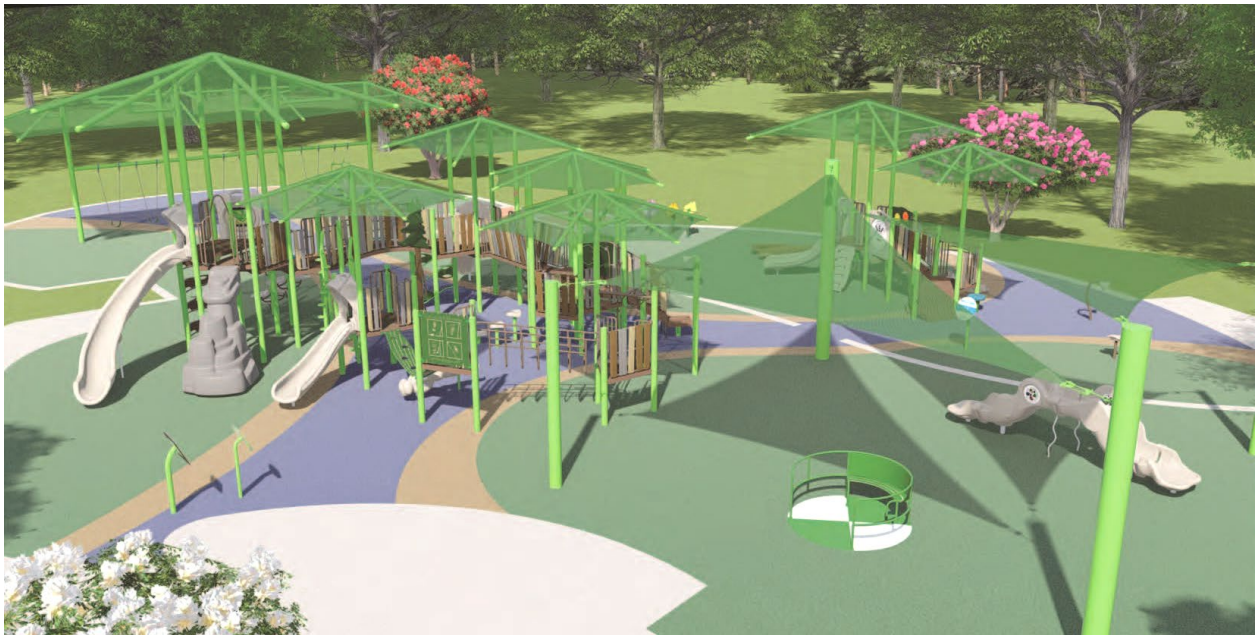


Emerald Isle Playground Replacement

Project will replace the aging playground at Emerald Isle Park. Staff, in conjunction with GameTime, developed a conceptual design and cost estimates for this project in order to apply for two grants: Prop 68 Per Capita Grant and California Park and Recreation Society (CPRS) / GameTime Statewide Funding Initiative grant. The latter is similar to the grant awarded to the City for the Nibley and Carr Park Playground Projects, wherein those sites have become CPRS / GameTime National Demonstration Sites (NDS). Staff was successful in securing both grants: Prop 68 Per Capita - \$177,952, and the CPRS / GameTime grant, which will be equivalent to a 100% match on playground equipment that falls within the NDS category, for \$142,964. Funding sources for project includes Prop 68 grant (\$177,472), CIP (\$489,035), and Quimby Fees (\$200,000). Total project cost to City for playground and ADA improvements are \$864,626.83.

Project Manager: Joseph Gonzalez

Status Update: On May 23, 2023, City Council approved design of the proposed playground at Emerald Isle Park and authorized Purchasing Administrator or designee to execute the purchase order with PlayCore Wisconsin Inc, DBA Gametime for the purchase and installation of the playground equipment and required ADA site improvements at Emerald Isle Park. See final design below. Staff moved forward with the Purchase Order to commence with the site work, and is currently seeking permits, which were submitted in early October. Once permits are approved, the project is anticipated to start and complete construction during the first half of 2024.



PLANNING AND DESIGN PHASE

Pacific Natural Grass Project

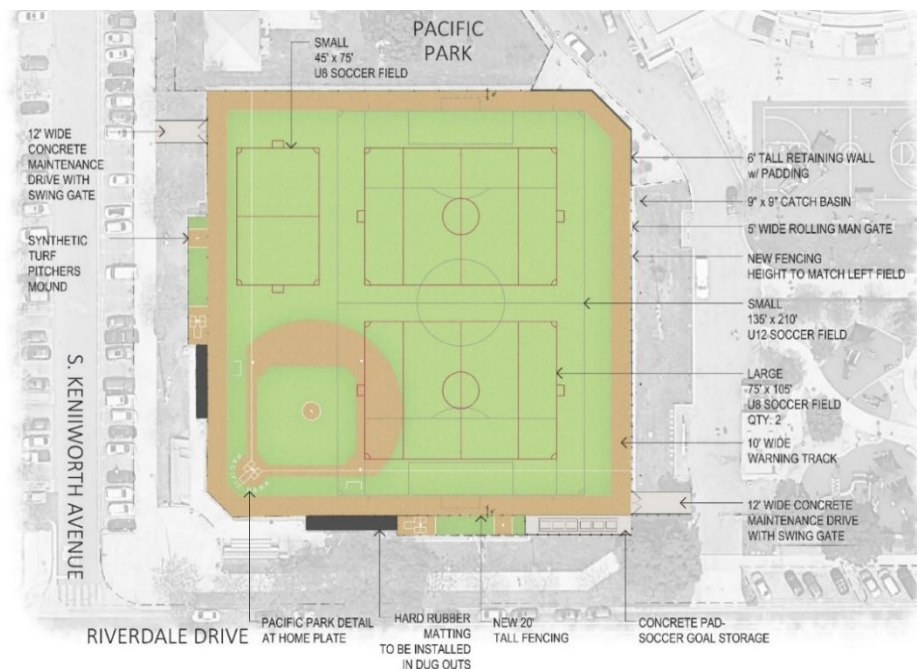
The project was originally designed to convert the natural turf ballfield at Pacific Park with a multipurpose artificial turf field. The project scope included replacing the natural turf with artificial turf, striping the fields for both baseball and U-12 soccer, extending the fence lines to 20 ft. high along the south side of the field and 12 ft. along the right and center field (west side of field). The original design also included a small retaining wall to be constructed into the existing slope just outside the center field area of the baseball field, thus extending the field to accommodate for a U-12 soccer field.

On June 28, 2022, the City Council adopted a motion to change the scope of this project and to proceed with natural turf as the choice of surface for the field. The revised project scope will include excavation of existing grass and 6-8 inches of soil, installation of new drainage system, new catch basins for water percolation, incorporating new balanced soil, installation of irrigation system, laser grading, sod installation, installation of new bases, extending the fences as in the original scope of work, and completion of the ballfield layout.

The project budget for this project is \$1,017,042, with \$370,000 in CDBG funding being requested in FY 2024-2025 as part of the CDBG Annual Plan process.

Project Manager: Joseph Gonzalez

Status Update: David Volz Design, Inc. (Consultant) provided a revised proposal of \$49,863 to update the drawings for natural turf. DVD has nearly completed 60% design, with 90% drawings and permitting submittal expected in February/March 2024.



Please note: the design layout to the left is for the artificial turf project. Given that most of the project scope will remain, staff felt this design mimics the revised scope, minus the three smaller soccer field layouts and retaining wall in the northeast corner.

Pac/Ed Artificial Turf Multi-Purpose Field – Design for replacement

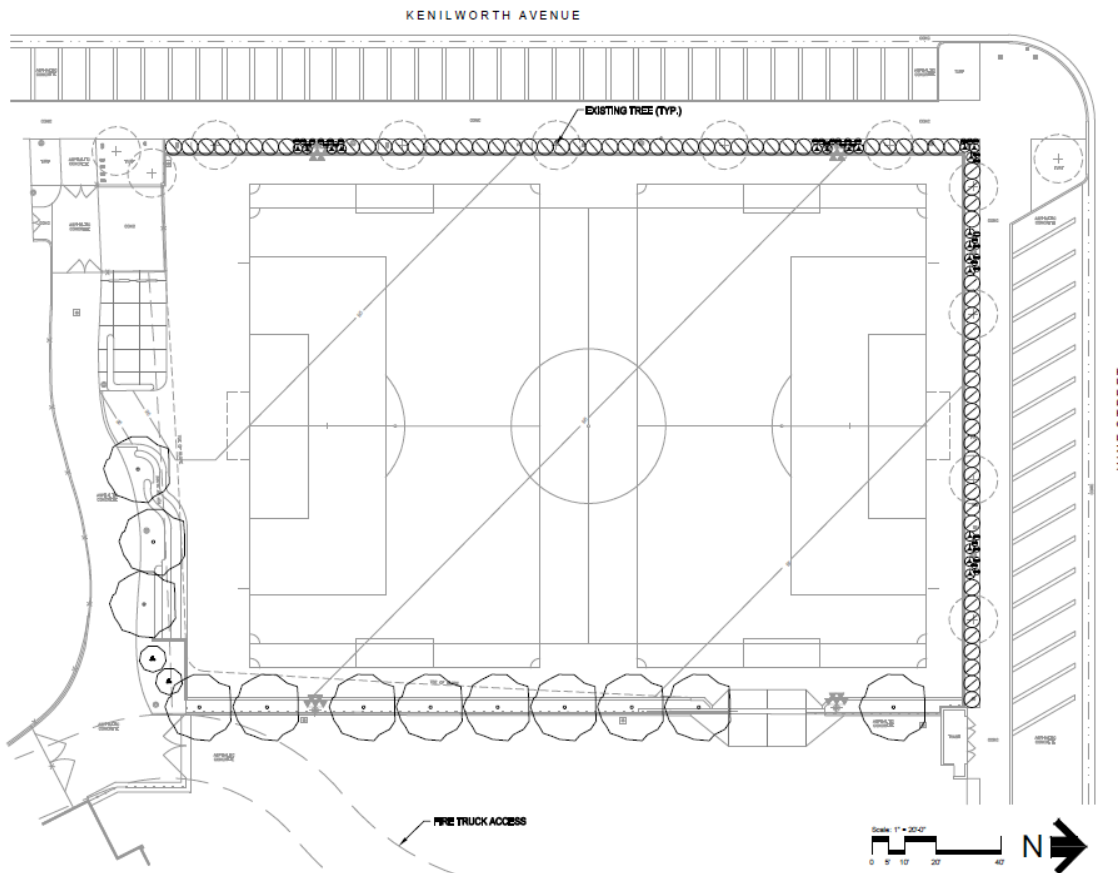
In May 2011, the City Council approved installation of artificial turf at the multi-purpose field, which is located on the Edison Elementary School property. The project was completed in 2014. Now, the Pacific Park field needs a major overhaul. The turf surface needs to be replaced, the rubber infill is low, and a compaction study is needed to determine if the underlying base is still in good condition. Beyond the turf renovation, other necessary site improvements include: addressing stormwater runoff issues, decomposed granite area, and seating, and increasing the height of the northern fence.

The current project budget in FY 2023-24 included \$150,000 for design of the replacement, and staff is requesting \$500,000 in CDBG funds in FY 2024-25 as part of the CDBG Annual Plan process.

Project Manager: Joseph Gonzalez

Status Update: City released a verbal RFP for landscape architecture professional services to design the replacement of the Pac/Ed artificial turf field on October 30, 2023, and were due on November 17, 2023. City received two proposals, is in the process of reviewing the proposals, and will take a report to Council for approval.

Pac/Ed Artificial Turf Multi-Purpose Field plan (2014):



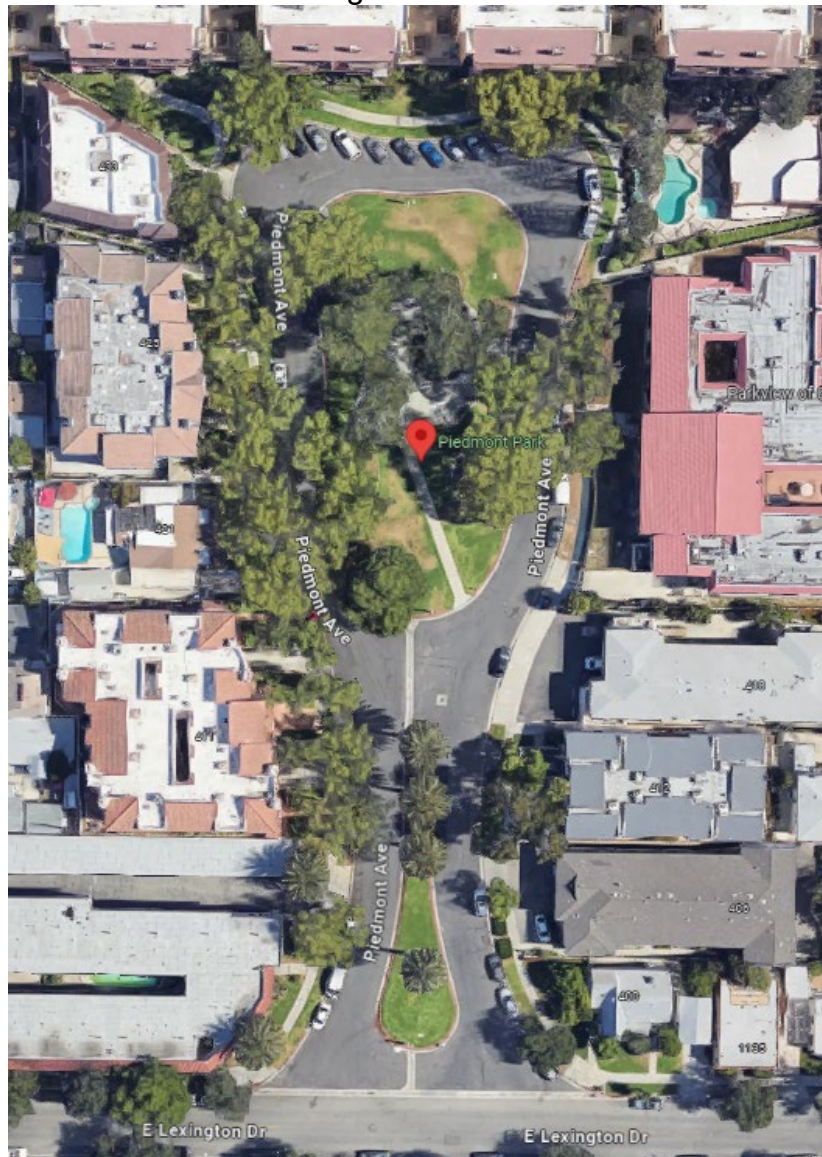
Piedmont Park Improvement Project

Project will expand park space and redesign the intersection of Piedmont Avenue and East Lexington Drive to improve pedestrian safety. Work for the project includes the preparation of street improvement plans, signing and striping, grading and drainage and landscape improvement plans. Project will include two in-person community meetings.

Project Manager: Huang Zheng

Status Update: City released an RFP in November 2023 for design and engineering proposals. City received two proposals within the RFP deadline and is being reviewed in December 2023. An executed contract to begin Design work is expected in early 2024. \$150,000 has been budgeted for the design phase so far.

Aerial image of Piedmont Park



Restoration of Casey Stengel Baseball Field Project

Approximately 3.5 acres, the Casey Stengel Baseball Field is a historic baseball facility in Glendale. In September 2013, the City and the Glendale Unified School District (GUSD) executed a Memorandum of Understanding (MOU) to transfer responsibility for field maintenance and programming of the field from the City to GUSD.

The baseball field includes sports field lighting, warm up cages/bull pens, access/service roads, and adjacent shared parking with Verdugo Park. There are aluminum bleachers, seating approximately 1,000 spectators. Restrooms are shared with the south end of the park. There are temporary modular buildings serving as clubhouses for both Crescenta Valley High School and Glendale Community College with electricity, but no water/gas utilities. There are also temporary storage units adjacent to the field for equipment storage.

The City of Glendale was awarded Legislatively Specified Grant funds in the 2022-2023 State Budget in the amount of \$2,000,000 for the restoration of the landmark Casey Stengel Baseball Field (Stengel Field) from July 1, 2022, to June 30, 2026.

The funds will provide critical improvements to the historic field that has served Glendale families and youth for decades. The work on the restoration of Stengel Field is still in discussion with the project partners with GUSD, Glendale Community College and Save Stengel Foundation. Renovation requests from all the groups were noted as follows: covered batting cages, lighting upgrades, field grass and irrigation upgrades, new potable water and sewer line, roof over dugouts, existing restroom renovation, field netting, overhang over bleachers, install a press box, grandstand shading, score booth, and turf mound and infield.



Project Manager: TBD

Status Update: On December 19, 2023, staff will take a Resolution to the City Council to file a grant application for the project through the California Department of Parks and Recreation, accept the funds, and authorize the City Manager, or a designee, to conduct all negotiations, execute all agreements, certifications, and documents necessary to accept and implement the funding.

SCE Easement – Glorietta Nature Park

Project would transform an underutilized parcel of land in a utility right-of-way owned by Southern California Edison Co. (SCE) totaling approximately 2.32 acres, into a passive, nature park which would expand Glorietta Park, an existing park in Glendale, and increase park access and the ratio of park acreage per resident in an underserved area in north Glendale.

On May 23, 2023, the Glendale City Council authorized the City Manager or his designee to negotiate and execute a Lease Agreement with SCE for passive recreation since it aligns with the City’s workplan to prioritize resources to develop underused land for parks and green spaces that will be accessible to all and that maximize health and social benefits.

Overall, the proposed project would develop a 2.57-acre (approx. 2.32 acres pf SCE easement and approx. 0.25 acres of City-owned parcels) of underutilized land into a community park and nature area in an urban neighborhood, providing a welcome respite

for both recreational enthusiasts along the Verdugo Wash, as well as native birds and other fauna. The complete development of the Glorietta Nature Park will include California-friendly landscaping (with over 75% native plants), retaining the approximately 14 trees, planting over twenty new trees, turf lawns, adding picnic tables and benches, new entry and exit access points, interpretive signage with QR codes that direct to information in multiple languages, and a decomposed granite nature trail.



Project Manager:
Joseph Gonzalez

Status Update: The City anticipates executing the Lease Agreement with SCE by January 1, 2024. City will seek additional funding options for developing the park. The initial concept plan on the left was submitted to SCE as part of the lease agreement. The project has no budget at this time.

Central Park Master Plan

The Central Park block encompasses the Adult Recreation Center located on the southeast quadrant of the site, the Central Library with on-site parking located along the entire northerly portion of the site spanning from Louise Street to the east and the public parking and alley to the west, and open space including landscaping, shade trees, walkways, and seating areas. There is also the proposed Armenian American Museum and Cultural Center of California (AAMCCC) development, a 59,800 square-foot museum and education center that will be located on a 52,450 square-foot portion of the Central Park block located in the southwest quadrant. The remaining undeveloped portion of the site will be improved and programmed with a central open space Central Park of approximately 200 feet X 200 feet to create a focal heart of the block that connects various paseos and surrounding public programs. More importantly, this new open space will provide for a variety of diverse community events and programming, complementary to the proposed AAMCCC and other public uses. The project has been allocated \$2,250,000 in DIF funds as of Summer 2023 since inception.

Project Manager: Sarkis Oganesyanyan

Status Update: PW issued a Request for Proposal to solicit proposals from consulting firms for the Design Development phase of the project on July 21, 2022. On August 26,

2022, the City received two proposals. After evaluating proposals, PW received City Council approval on November 29, 2022, to award a contract to David Volz Design Landscape Architects, Inc. to commence with design development of the project through construction admin, over a two-year contract term. Design development work kicked off on March 16, 2023, and current project schedule anticipates completing construction drawings by March 2024. Additionally, CSP staff is working with the Arts and Culture Commission to include a sculpture installation as part of the project off of Louise Street.

See image on left for Concept Plan (as of 7/25/2023).



Glendale City-Wide Public Art Landmark – sculpture by Gegham Abrahamyan (7/25/23)



Babe Herman Field Restroom ADA Improvements

Project scope includes complete rehabilitation of the existing restroom building, including Title 24 and ADA accessibility standards. The current budget appropriation is \$300,000 in Measure A Funds. An additional \$150,000 was approved by the County in Measure A funds and will be appropriated when the project goes back to Council for construction contract award.

Project Manager: Joseph Gonzalez

Status Updates: Staff released an RFP to solicit quotes for Design, Engineering, Plans, Permitting, Bidding Assistance and Construction Phase services for the renovation of the existing men’s and women’s restrooms and ADA Improvements on March 20, 2023, and closed on April 17, 2023. City extended a contract with Infrastructure Architects, Inc. to provide design and construction administration services for the project, which was executed in August 2023. It is anticipated that design phase will be completed by January 2024, and bidding for construction services to begin around March 2024.

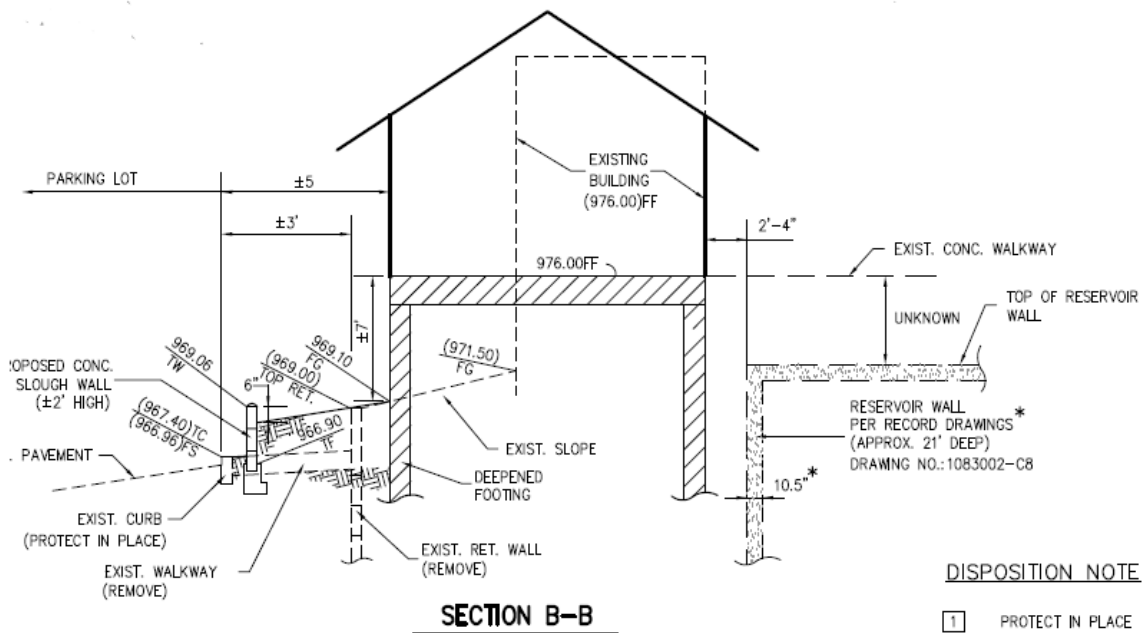
Glorietta Tennis Concession Building Renovation

Project scope includes replacement of the existing tennis concession building. New building will include an office for the tennis concessionaire, a small pro shop, restroom, and seating/waiting room for parents. The budget is \$725,000 in Measure S Funds for design and development of the project.

Project Manager: Joseph Gonzalez

Status Updates: Staff finalized the scope and design concept of the building in conjunction with the tennis concessionaire. Final design includes a tilted, standing seam roof, like the existing, nearby utility building. David Volz Design, Inc. (Consultant) is working on construction documents for this project which should be completed by January 2024. Because of the building's proximity to an underground reservoir under Glorietta Park, the building needs to be lightweight and will be wood framed with plaster exterior and block curb along the bottom edge.

See photo of the existing tennis building that will be replaced and section detail of the new building below:



Dog Park

Since May 13, 2021, City Council has asked Community Services & Parks (CSP) staff to explore the possibility of providing a dog park in one of the existing City parks or city-owned open space areas.

On March 7, 2023, Council approved the hiring of a consultant, RJM Design Group, to evaluate the feasibility of developing a dog park at three additional potential locations and to hold off on approving a contract to design Parking Lot 11 until the Dog Park Feasibility Study is completed. In May 2023, staff kicked off the Dog Park Feasibility Study.



Project Manager: Joseph Gonzalez

Status Update:

In September 2023, RJM Design Group completed the evaluation of the feasibility of developing a dog park at three additional, potential locations, which include:

- North Glendale, Brand Park - South of the Tea House
- South Glendale, Palmer Park - Community Garden
- South Glendale, Glendale Community College - Garfield Campus

The Dog Park Feasibility Report consists of five elements; 1) **Dog Park Minimum Qualifications** based on size, accessibility, availability of utilities, parking, and transportation, 2) **Existing Conditions**, 3) **Community Outreach** campaign that included an online community survey, in-person workshops, an open-ended online feedback survey, numerous public announcements, 4) **Site Assessment** for suitability of a new dog park based on the minimum qualifying elements as well as the community's input, and 5) **Recommendation/Conclusion** that due to the constraints of the three sites, no one site will be suitable to serve the overall demand of the community.

At their September 18, 2023, the Parks, Recreation and Community Services Commission, approved the feasibility study, and recommended that the City Council move forward with developing either Lot 11 or the Glendale Community College –Garfield Campus site as a dog park, and opposed the development of a dog park at Brand Park and Palmer Park.

At the December 5, 2023, Council Meeting, Council provided direction to engage Glendale Community College and negotiate a site agreement to develop a dog park at their Garfield Campus, if possible, to evaluate the potential for a temporary dog park at Palmer Park, and continue to look at other possible sites in the City to develop dog parks.

CAPITAL IMPROVEMENT PROJECTS APPROVED FOR FISCAL YEAR 2023-2024 THAT ARE STILL PENDING UPDATES

Project Name	Project No.	Budget	Fund	Lead Department
Land Acquisition for New Park	CSP00422AN	\$2,000,000	CIP	CSP
Adam Square Playground Replacement	New	\$500,000	Measure A	CSP
Cerritos Splash Pad/Restroom Replacement	New	\$150,000	Measure A	CSP
Civic Auditorium Wood Floor Replacement	New	\$850,000	Measure S	PW

FISCAL IMPACT

N/A

ALTERNATIVES

N/A

EXHIBITS

N/A