CITY OF ORANGE COMMUNITY SERVICES DEPARTMENT
PARK PLANNING AND DEVELOPMENT COMMISSION
Minutes of Regular Meeting Held May 11, 2006
300 East Chapman Avenue

I. CALL TO ORDER

Vice-Chair Remland called the meeting to order at 5:30 p.m.

1.1 Pledge of Allegiance

Commissioner Hairston led the Pledge of Allegiance.

1.2 Roll Call

Present
Vice-Chair Gary Remland
Commissioner, Lisa Blanc
Comissioner, Mike Hairston

Absent:
Chair Tom Gilmer
Commissioner Jack Selman

1.3 Adoption of Agenda

Motion: Commissioner Blanc
Second: Commissioner Hairston
Ayes: Remland, Blanc, Hairston,

1.4 Approval of the Minutes for the regular meeting of April 13, 2006

Motion: Commissioner Hairston
Second: Commissioner Blanc
Ayes: Remland, Blanc, Hairston,

II. PUBLIC COMMENTS

None.

III. REPORTS FROM COMMISSIONERS

Commissioner Blanc reported that she worked at the Foundation Games on April 29, 2006, and that the event was a huge undertaking. She congratulated Stu Livingstone and Thom Confer for all their efforts in making this event a success, and for the support of the Orange Community Foundation.

IV. ORAL REPORTS FROM STAFF

4.1 Review of Bid Rejection and Re-evaluation of Hart Park Softball Field Renovation Project

Ms. Galera reported that the City's intention was to complete the renovation of softball fields two and three. The main project was to separate fields two and three so the home plates would be farther apart to accommodate today's consecutive adult play. Other project elements were to alleviate the compaction of the play surface, and replacement of the irrigation system and ball field lighting. RJM Design Group estimated construction to be $1.5 million dollars.

Staff advertised for bid according to the City's standard bid process on March 16, 2006. Thirteen firms pulled plans. The bid opening was held on April 6, 2006. Only one responsive bid was received with a base price of $2.2 million dollars. Staff surveyed some of those who pulled plans and found that the three top reasons for not bidding the project included:

- It was a busy time of year for contractors.
- The project encompassed a lot of trades and therefore several subcontractors would be required.
- Smaller contractors were unable to secure the bonds for such a large project.

Based on receiving one bid, which was significantly over budget, the Department is recommending that City Council reject all bids at the City Council meeting of May 23, 2006.

Staff is working with the consultant construction management firm TransSystems to re-evaluate the key elements of the project and repackage each discipline separately. The end result will be a much smaller scale renovation to include the following elements:

- Electrical Upgrades: replacement of the electrical panel and switchgear, security and sports field lighting upgrades, and additional Edison meter for off peak electrical use
- Field Renovation – upgrade the irrigation system, recondition turf and infields
- Fencing Upgrades
- Batters Eye.

Staff has communicated with Chapman University and Major League Softball, the City's full-service adult softball contractor, to discuss the situation and receive main user group input.

Chapman University's women's softball program will be relocating their program to El Camino Real Park once the El Camino Real Park's renovation is complete. El Camino's renovation is anticipated to be ready for play in January 2009.

Staff is presently completing a revised scope, budget, and schedule for the smaller critical elements of this project. The Department will return to Council with this information and request authorization to bid June or July, 2006. The electrical, field and fencing upgrades will be bid separately to allow for less subcontractors and low overhead fees. The electrical and fencing upgrades should be completed prior to the start of field renovations. Staff will be able to reuse the current construction documents to reformat these bid packages.

Commissioner Blanc asked what group would utilize the field once Chapman's girls softball teams are relocated to El Camino Real Park. Ms. Galera said that the fields at Hart Park would be utilized for adult play. Ms. Hagan added that the fields are also used for Community rent and several local high schools rent the fields three or four times a year.

Vice-Chairman asked what the renovation of the fields would entail. Ms. Galera responded that the field renovation encompassed a lot of demolition which was one of the reasons why the costs were so high. The plan was to demolish all the concrete and sidewalks, take out the backstop, level and reset the fields and space the two fields 40 ft. farther apart. Field two entailed pushing the field into the hill and that would have required installing a retaining wall.

4.2 Progress of Hart Park Pool Building Renovation

Ms. Galera reported that the Hart Park Pool Building Renovation was proceeding as scheduled. Rengal Archtiects completed the design and they are also serving as construction manager on this project. The contract was awarded to ABEAM Construction for $642,106.00. Construction began on February 15, 2006.

Although lead testing was completed prior to design, additional lead and asbestos was found in the window frames, window putty and pipe insulation and required abatement. Other change orders were required for the following reasons:

- failing piping and wiring required replacement
- repairs associated with termite damage
- structural seismic retrofit, sewer line connections and ceiling notching for fire sprinkler installation were required because record drawings were not accurate
- upgrades to the flooring for slip resistance
- additional hose bibs
- additional lighted exit signs.

Current change orders are $70,905.18 which is 11%. Additional items are being negotiated with the contractor at this time.

The Contractor has completed all demolition, seismic retrofits, window frame conditioning, fire sprinkler system installation, and is now completing the floor and wall finishes, replacement of window panes, light fixture installation, millwork, installation of lockers, benches, changing rooms and restroom fixtures.

Vice-Chair Remland asked where the 11% would be coming from. Ms. Galera said that it would be portioned out of Proposition 12 monies, Roberti Z-berg funds, and 511 funds. The amount is approximately $83,000.

4.3 Review of Consultant Services and Schedule for the Santiago Creek Bike Trail

Ms. Galera reported, on May 9, 2006, the City Council awarded the Consultant Services Agreement to Hall & Foreman, Inc. in the amount of $242,000, to complete the engineering, environmental technical studies, right-of-way activities and regulatory agency permits required for the re-scope of the Santiago Creek Bike Trail, Tustin Street to Collins Avenue, formally known as the Tustin Branch Trail (C.I.P. #6100).

The Preliminary Environmental Study (PES) has been approved by Caltrans. The Request for Proposal (RFP) could not be released until the PES was approved. The City released the RFP according to federal standards on March 2, 2006. SCS Engineers has completed the Hazmat study and it is being resubmitted to Cal Trans, and Hall & Forman will begin the technical studies.

City Staff will draft the Mitigated Negative Declaration (MND) required under the California Environmental Quality Act (CEQA), CalTrans is the lead agency under the National Environmental Policy Act (NEPA).

The consultant will apply for resource agency permits from the California Department of Fish and Game (CDFG), Army Corps, of Engineers (ACOE), Orange County flood control District (OCFCD), and the Regional Water Quality Control Board (RWQCB) once the environmental is certified by the City Council, estimated in early 2007.

The next step will be the acquisition of several small portions of five (5) privately owned properties. Right-of-Way (ROW) acquisition cannot begin until CalTrans approves the environmental documents, preliminary design plans, and authorizes staff to begin the ROW process. Beginning ROW acquisition prior to these steps is in violation with federal guidelines and can potentially jeopardize federal funding. The consultant will also obtain encroachment permits from public entities such as the County Flood Control District and Cal Trans for property under the SR-55.

After the ROW is obtained and certified, the California Transportation Commission (CTC) will be asked to obligate the funds. The current deadline for this obligation is April 2007. Staff is making every effort to accelerate the project schedule.

4.4 Update on Process of Prioritization of Trail Projects

Ms. Galera said that staff is working to prioritize trail projects as requested by the Commission. A meeting has been scheduled in which representatives of the community will attend. Some of those members attended the Park Planning and Development Commission meeting on April 13, 2006. Some of the participants that are scheduled to attend are: Tom Davidson (President of Orange Park Acres), John Moore (President Santiago Creek Greenway Alliance), Peter Wetzel (recreational trail user), Jan McGovney (Commuter), Roy Shahbazian (Better Commute), Sherri Miller (County of Orange Bikeways Coordinator). City staff: Doug Keys, Traffic Engineer, Mark Winters, Property Acquisition, Ed Knight, Principal Planner.

Formulation of prioritization criteria:

- ►Trail importance based on
    - Loops,
    - Missing Links (regional trails)
    - Destination Links to like schools, parks, retail, business, regional trails
- ►Viability (engineering opportunities and constrains)
- ►Ownership (private/public ownership and permits/easements)
- ►Cost (to implement and maintain)
- ►Funding
    - Grants (transportation, recreation, restoration)
    - Developers
- ►Community Support

Staff will return to the Commission in June for comment and review of the draft priority of trail projects. The Commission can then choose to include these projects in the prioritization of the Community Services projects next fall in preparation for the Capital Improvement Plan (CIP).

4.5 Status of Consultant Services for the Construction Documents for the Grijalva Gymnasium Sports Center

Ms. Hagan reported that staff sent out an RFP for an architectural firm. The City received (2) two proposals: LPA and Rengal Architects. Staff has put together a project team consisting of two members of Public Works, Pamela Galera, Bonnie Hagan, Michael Wolfe, Project Manager from our consultants for evaluating our selection. Staff is still in the process of checking references. Staff is planning to select an architect within in the next two weeks. Staff will bring this to the City Council on June 19, 2006 for the award of one of the firms.

Ms. Hagan noted that she would be working with the Community Foundation on community contacts for funding.

Commissioner Blanc asked if staff was on schedule with the First Shovel Ceremony. Ms. Hagan confirmed that the ceremony was still on schedule for July and she would have an exact date for the Commission in June.

4.6 Update on the Construction of the Santiago Creek Bike Trail Bridge

Ms. Galera reported that all of the construction is done prior to setting of the bridge. The setting of the bridge is scheduled for the week of May 22, 2006. The sidewalk and trail is completed up to the portion of the bridge. Once the bridge is set, it will be completed in one day, and then the contractors will pour concrete up to the bridge.

4.7 Progress of the Shaffer Park Picnic Shelter Renovation

Ms. Galera said that on March 16, 2006, the City received (10) ten formal bids for the Shaffer Park Shelter Renovation. On April 11, 2006, the City awarded the project to the Hondo Company. The contractor has already sent in the required submittals. The shelter is a prefabricated structure. The contractor is providing the calculations for the shade structure. Presently, the furniture is being ordered i.e., benches, barbeques, tables, etc. Columns will be built onto the structure to match the other posts within the park.

4.8 Status of Yorba Park landfill; the Methane Monitoring System

Mr. Robertson noted that the City received a report last month from local enforcement authorities for public health that the City is in violation for methane levels that had increased at Yorba Park. This problem was corrected by the City before the notification. In addition, they noted an area of concern in reference to the grading of the site. The City is required to keep water off of the site and to eliminate ponding. In its current condition, the site does have some ponding. Staff is looking at options which includes some upgrades to the methane monitoring recovery system, and long term plans for grading of the site. Initially, the City wants to comply with the requirements of LEA. and then staff will look to implementing a long-term grading plan.

Commissioner Blanc commented that in passing Yorba Park recently she had noted the unevenness of the ground caused by its settling, and felt that was one of the reasons why the City decided against spending a lot of money on renovating the Park.

V. DEPARTMENT REPORTS

None.

VI. NEW BUSINESS

6.1 Potential dedication of an all-purpose trail from La Veta to Fairhaven as part of the proposed Pacific Grove Development

Ms. Hagan reported that the City has been approached by a local developer who wants to build

six single family homes located in the area between La Veta Avenue and Fairhaven Street. Each home would have two stories with a mezzanine. Ms. Hagan referred to maps of the area that had been given out in the Commissioners packets. She pointed out a trail that was owned by a single developer and said that the developer was looking to fully improve the trail and they wanted to dedicate the lower part of the trail over to the City to maintain and allow community access. The upper part of the trail would be maintained by a Home Owners Association.

These trails are listed on our Master Plan of Trails. Staff met with the developer to discuss conditions that the City would accept that portion of the trail. The City responded in writing that the trail would need to be fully improved: allowance for a (10) ten ft. wide trail, with a (6) six inch concrete curb on each side, and all the greens and trees would have to be removed along the path. According to the Master Plan of Trails, there should be an allowance for a dual trail if the City should decide to build one in the future; a paved bike trail might be a viable option. A vehicle access would be provided for City vehicles.

At present, the development project has not been approved and is in the environmental stage and going through the process. Pacific Grove Development has not sent the City a letter to say they agree to improving the trail as proposed.

Vice-Chair Remland asked if staff thought the project had merit. Ms. Hagan and Ms. Galera both concurred that the project had potential.

VII. ANNOUNCEMENTS

7.1 Commissioner Blanc announced that she would be unable to attend next month's regularly scheduled meeting on Thursday, June 8, 2006. .

IX. ADJOURNMENT

Motion: Commissioner Hairston
Second: Vice-Chair Remland
Ayes: Remland, Blanc, Hairston

The next Regular Meeting will be Thursday, June 08, 2006.

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Bonnie Hagan
Park Planning and Development Commission

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Tom Gilmer, Chairman
Attested on

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