



## **PARKS & RECREATION COMMISSION MEETING**

### **SPECIAL MEETING**

**City Council Chambers  
200 H Street  
Antioch, CA 94509**

**Thursday  
June 4, 2015  
7:00 p.m.**

### **AGENDA**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. PUBLIC COMMENTS**

Residents are given the opportunity to address the Commission on Park and Recreation issues not on the regular agenda.

**V. BUSINESS**

1. Review and Recommend to Antioch City Council Conceptual Plans for Prewett Community Park Final Phase Development.

**VII. COMMUNICATIONS (Announcements and Correspondence)**

1. Staff
2. Commission Communication

**VIII. ADJOURNMENT**

*The meetings are accessible to those with disabilities. Auxiliary aides will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081. Agenda and related writings provided to Committee members are available for viewing by the public during normal office hours at the City Clerk's Office, located on the 3RD Floor of City Hall, 200 H Street, Antioch, CA 94509, as well as at the Committee meeting.*



## STAFF REPORT TO THE PARKS AND RECREATION COMMISSION

**DATE:** Special Meeting of June 4, 2015

**TO:** Parks and Recreation Commission

**SUBMITTED BY:** Nancy Kaiser – Director of Parks and Recreation *Nancy Kaiser*

**APPROVED BY:** Ron Bernal, Director of Public Works/City Engineer

**SUBJECT:** Review and Recommend to Antioch City Council Conceptual Plans for Prewett Community Park Final Phase Development Project.

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### **RECOMMENDED ACTION**

It is recommended that the Parks and Recreation Commission review and recommend to the Antioch City Council conceptual plans for Prewett Community Park, Final Phase Development Project.

### **STRATEGIC PURPOSE**

**Long Term Goal J: Parks and Recreation.** Provide outstanding facilities and programs for the community.

- **Strategy J-4:** Use remaining Mello-Roos Funds to expand and enhance Antioch Water Park with an all abilities water attraction.

### **FISCAL IMPACT**

The final phase of development for Prewett Community Park will be funded through the Community Facilities District 89-1. This fund has a balance of approximately \$2 million dollars dedicated for the development of Prewett Community Park.

### **DISCUSSION**

During the City Council meeting of April 14, 2015, the Council approved an Agreement with Royston Hanamoto Alley & Abey Landscape Architecture and Planning (RHAA) to provide design services for the final phase of development at Prewett Community Park.

Developing the final phase of Prewett Community Park includes key features that were prioritized by City Council on December 12, 2014. The priority features address key themes that emerged from community meetings including a need for a new amenity in the water park, access to facilities that do not have a fee for use, enhancing existing

facilities for community use, enhancing programs and facilities for older children and security and safety. The priority features are ranked as follows:

1. Spray park/splash pad-pool
2. All access playground
3. Lighted sport courts
4. Security cameras
5. Group picnic areas/shade
6. Monument / digital sign – pending location and cost

City staff met with the design team on two occasions to develop a vision and concept for these proposed park elements. Staff discussed themes, features and operational uses of the above listed amenities. The project focus is to develop a project that is high quality, meets the needs of several audiences, improves the potential for revenue generation within the water park and is within the project budget. Based upon cost estimates provided by RHAA, staff and the design team have identified the following facilities for consideration:

1. Spray park/ splash pad-pool
2. All access playground/picnic shade area - combination
3. Lighted sport courts
4. Security cameras

#### Security camera phase #1

This portion of the project has begun; staff is anticipating the first phase to be completed by July 1, 2015.

#### **Current Project Budget**

**\$128,000.00**

#### Spray Park/Splash Pad-Pool

The spray park area will be located inside the Antioch Water Park and will provide recreation, health, and social development opportunities for children under six, as well as all children who are unable to experience swimming because of a physical disability. The new feature will enhance the overall water park experience for families by providing interactive water play for the youngest members while older children enjoy the attractions and programs.

#### **Current Project Budget**

**\$850,000.00**



### All Access Playground, Picnic Area and Lighted Sport Court

A playground designated as "all access" will provide quality outdoor experiences for children of all ages within the community. This park improvement is a highly valued element and to improve the family experience, staff recommends that a casual picnic area be integrated into the playground development to enhance the total family visit at the park. A separate and formal group picnic area further from the playground does not accomplish the goal to enrich the family experience.

This approach to the playground and picnic area is also more favorable based upon the projected cost estimates for a separate playground and formal group picnic area. The budget can accommodate a robust playground with a casual, flexible picnic alternative for park visitors.

The lighted sport court, or basketball area, was discussed at length from both a programmatic and security perspective. The police department has identified this particular element as an area of "concern". Their opinion is that this feature creates a mixed use of non-complimentary age groups in close proximity to one another and increases opportunities for intimidating parents with smaller children. They were also concerned the lighting of this feature would encourage the users to be in the park without some degree of supervision, perhaps increasing the opportunity for vandalism at the facility.

This "all access" playground is a significant financial investment for the community and should be protected for everyone's enjoyment. The police department is very supportive of safe afterschool activities for teens and there is concern that these two "non-complimentary" purposes in close proximity could create safety issues.

### ***Playground, Picnic area, sport court***

<b>Current Project Budget</b>	<b>\$500,000.00</b>
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### Project Estimate – Option Comparison

• Option A - <i>Expanded Playground/ Picnic area</i>	<b>\$550,000.00</b>
○ <i>Sport court</i>	<b><u>\$120,000.00</u></b>
<b><i>Subtotal</i></b>	<b>\$670,000.00</b>
• Option B - <i>Limited Playground/ Picnic area</i>	<b>\$450,000.00</b>
○ <i>Sport court</i>	<b><u>\$120,000.00</u></b>
<b><i>Subtotal</i></b>	<b>\$570,000.00</b>

<b>Total Project Budget</b>	<b>\$2,038,000.00</b>
<b>1. Design, project management, staff time</b>	<b>\$450,000.00</b>
<b>2. Construction contingency</b>	<b>\$110,000.00</b>
<b>3. Security Cameras</b>	<b>\$128,000.00</b>
<b>4. Spray Park/Splash Pad-Pool</b>	<b>\$850,000.00</b>
<b>5. Funding Available for option selected</b>	<b>\$500,000.00</b>
<b>a. Option A</b>	<b>\$670,000.00</b>
<b>b. Option B</b>	<b>\$570,000.00</b>

**Project shortfall**

<b>Option A</b>	<b>&lt;\$170,000.00&gt;</b>
<b>Option B</b>	<b>&lt;\$ 70,000.00&gt;</b>

**Marquee signage**

Currently, the total projected budget for the final phase of development does not have the capacity to include this amenity as part of the project.

The project is scheduled to move through design and construction in an expeditious manner based upon City Council direction to have these new amenities available to the community beginning in the summer of 2016 for the spray pad/splash park and the fall of 2016 for the other park features.

The City Council will review and approve the conceptual plan for the final park developments during their regular meeting scheduled for June 9, 2015. The recommendation of the Parks and Recreation Commission will be included in the staff and consultant comments and presentation during the meeting.

RHAA will provide a detailed presentation of the conceptual plans during the Commission meeting June 4, 2015 and Lonnie Karste, Project Manager, will be available for discussion.