



AGENDA REPORT

Meeting Date: June 16, 2009
Item Number: E-4
To: Honorable Mayor & City Council
From: Steve Zoet, Assistant Director of Community Services/Recreation and Parks
Alan Schneider, Director of Project Administration
Subject: Community Services Capital Projects Status Reports –
Greystone Mansion Catering Kitchen & Hamel Mini-Park
Attachments: 1. Project Illustrations

INTRODUCTION

This report is to provide a status on two capital projects for the Community Services Department as part of the approved fiscal year 08-09 Capital Improvement Program (CIP). Staff plans to initiate the public bidding process unless directed otherwise by the City Council.

DISCUSSION

Greystone Mansion Catering Kitchen Improvement

The proposed project is to construct a catering kitchen at Greystone Mansion. This enhancement to the facility was described in a Greystone Marketing Study performed for Community Services to evaluate potential uses of the Mansion for functions and events. A catering kitchen will better facilitate these events and enable continued service, as well as new opportunities as directed by the City Council. Staff believes that having such a functional amenity on site greatly expands the facility's use options and capabilities and translates into greater revenue generating capacity.

As part of the FY 08-09 budget process, a capital project was submitted by the Community Services Department, and approved for the Greystone Mansion catering kitchen. The consultant firm, Melvyn Green & Associates was engaged to provide the design services for the project.

The design of the kitchen has included input from three significant local restaurateurs, each of whom may be interested in responding to a future Request for Proposal to provide food catering services at Greystone. The project specifications have been prepared such that the base bid work is inclusive of all building modifications, utility infrastructure and major equipment (such as the exhaust system and refrigeration). The balance of the kitchen equipment has been specified, and will be bid as an alternate bid item to permit the City options in awarding a contract. A copy of the Mansion plans is attached to illustrate the design of the kitchen, located at the eastern end of the servant's wing on the first floor.

The consultant's final estimate for the project is \$750,000 for the base bid work, and an additional \$350,000 for the kitchen equipment under the alternate bid. These estimates are based on the current favorable bidding environment.

At present, the plans and specifications have been completed and are ready to be issued for public bidding. Subject to the bids received, an award of contract is anticipated in August 2009, and the work would commence in September 2009. Completion of the project would be in February 2010.

Hamel Mini-park Restoration

Hamel Mini-park is a neighborhood park, located at 214 South Hamel Drive that was developed many years ago and has not been significantly renovated or improved in over 60 years.

In 2005, the landscape architectural firm, Withers & Sandgren was engaged to prepare conceptual design drawings illustrating a proposal for restoration of the park grounds. The plan was presented to the neighboring community, and overwhelmingly supported. Funding availability and other park projects in need of improvements, such as Arnaz Park resulted in the restoration of Hamel being deferred to this time.

The proposed scope of work is for the restoration of the park includes selective demolition, new hardscape and landscape, irrigation system, and site amenities. A copy of the architect's planting plan for the park is attached to illustrate the design.

Staff estimates the project cost in the range of \$350,000 to \$400,000 based on a similar scope for the completed Arnaz Park in 2008. However, based on a positive bidding environment the bids could actually come in at a lower cost.

Plans and specifications have been completed and are ready to be issued for public bidding. Subject to the bids received, an award of contract is anticipated in August 2009, and the work would commence in September 2009. Completion of the project would be in March 2010.

FISCAL IMPACT

Funding for these projects is available in the FY 08-09 CIP budget from the Parks and Recreational Fund 16 as follows:

- Project #0422: \$2,900,000 in the Greystone Park Improvements CIP
- Project #0315: \$500,000 in the Parks Maintenance & Improvements CIP

RECOMMENDATION

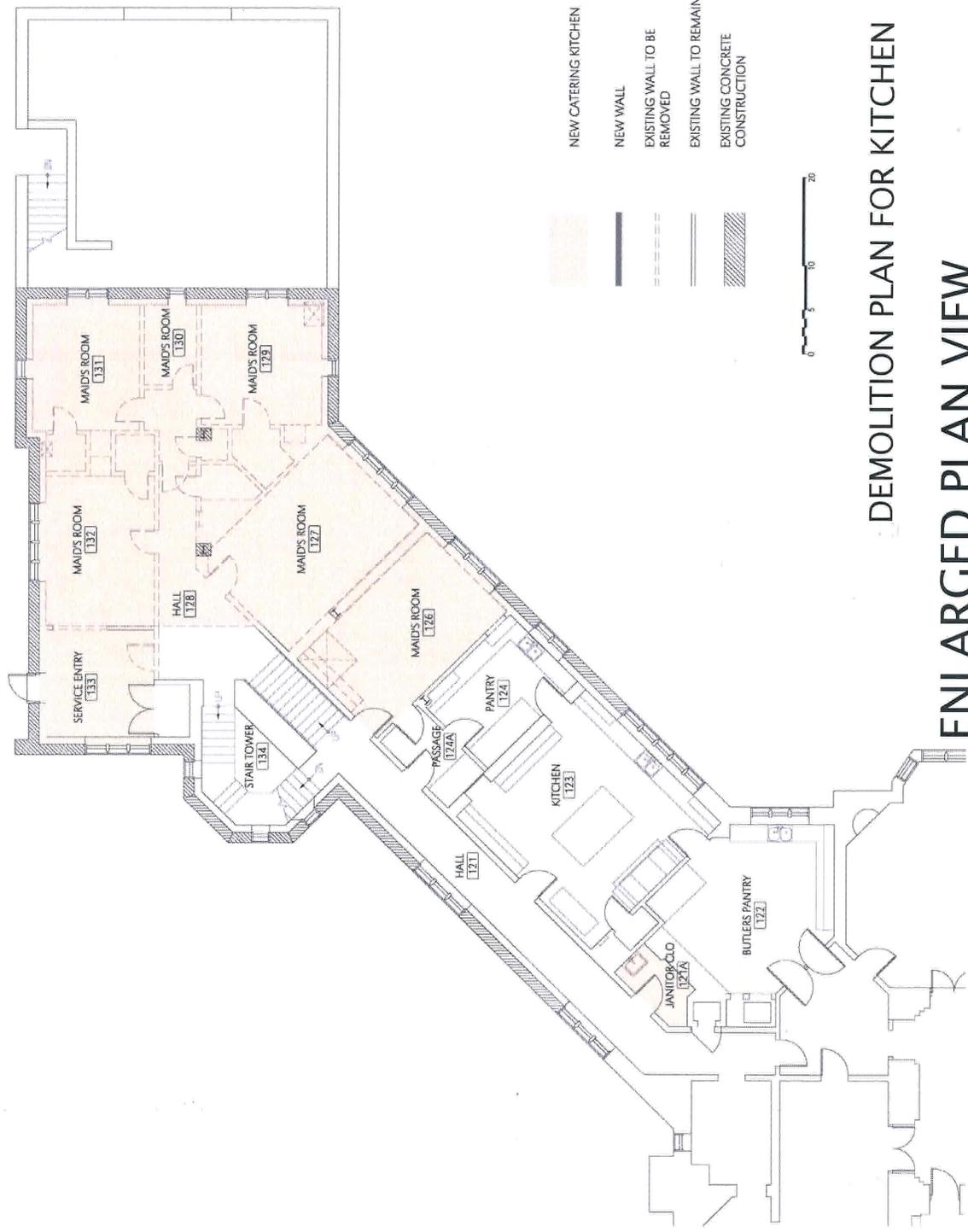
Unless directed otherwise by the City Council, staff will proceed to advertise the projects for bidding and return to the City Council with recommendations for award of contract for the Greystone Mansion Catering Kitchen and Hamel Mini-park Restoration projects.

Steve Miller
Approved By





Greystone Mansion Catering Kitchen

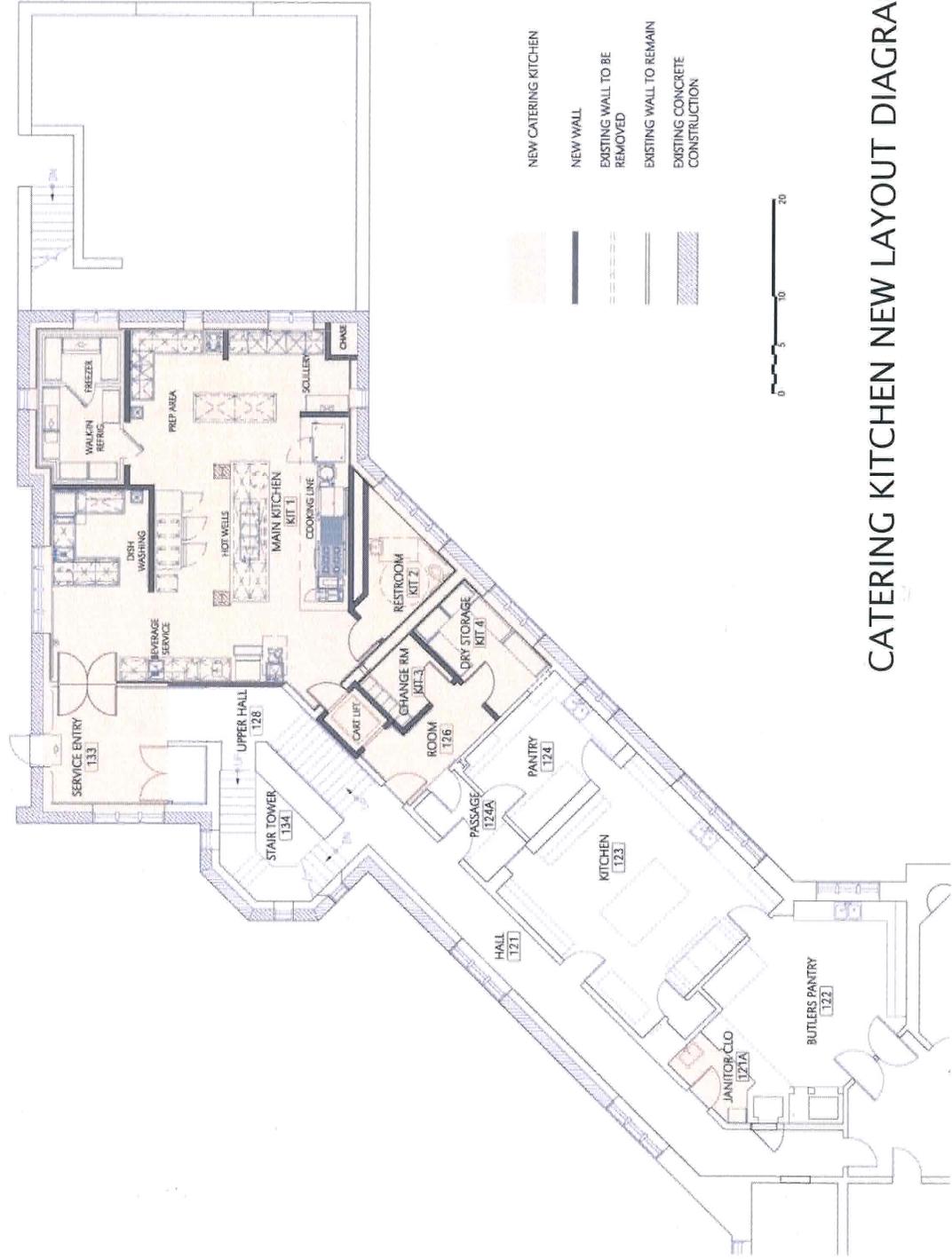


DEMOLITION PLAN FOR KITCHEN

ENLARGED PLAN VIEW



Greystone Mansion Catering Kitchen



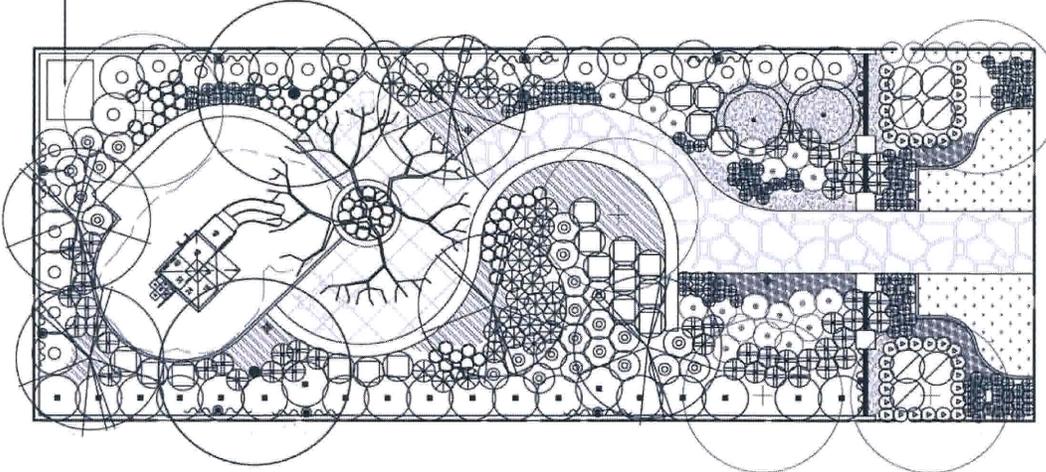
CATERING KITCHEN NEW LAYOUT DIAGRAM

ENLARGED PLAN VIEW



Hamel Mini-Park Renovation

PLANTING TO BE ADJUSTED IN FIELD TO ACCOMMODATE NEW VAULT LOCATION



SYM KEY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
	AGONIA FLEXUOSA / PEPPERMINT TREE	36" BOX	STAKE PER DETAIL
	TABEBUJA CHRYSOTRICHIA / GOLDEN TRUMPET TREE	48" BOX	STAKE PER DETAIL
	MELALEUCA QUINQUENERVIA / PAPERBARK TREE	36" BOX	STAKE PER DETAIL, TWO MULTI-TRUNK
	EXISTING TREE		
	ANIGOZANTHOS 'YELLOW' / YELLOW KANGAROO PAW	5 GAL	
	BOUGAINVILLEA TAHITIAN DAWN / BOUGAINVILLEA	5 GAL	REMOVE STAKE. ATTACH TO WALL
	CLIVIA MINIATA / KAFFIR LILY	1 GAL	
	HEMEROCALLIS 'CORDON ROUGE' & 'JOG ON' / DAYLILY (60% EACH)	1 GAL	
	LEPTOSPERMUM LAEVIGATUM / AUSTRALIAN TEA TREE	1 GAL	AVAILABLE FROM CAL BLEND (800) 425-9831
	LOROPETALUM CHINENSE SP / LOROPETALUM	15 GAL	
	MYRTUS COMMUNIS 'VARIGATA' / VARIGATED MYRTLE	5 GAL	
	PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY	5 GAL	
	PITTOSPORUM CRASSIFOLIUM 'COMPACTUM' / DWARF KARO	1 GAL	
	PITTOSPORUM TOBIRA / MOCK ORANGE	5 GAL	
	RHAMNUS CALIFORNICA / COFFEEBERRY	15 GAL	
	POLYSTICHUM MUNITUM / SWORD FERN	5 GAL	
	ROSA 'KALEIDOSCOPE' / SHRUB ROSE	5 GAL	
	SENECIO MANDRILISCAE / NCN	1 GAL	PLANT 1' ON CENTER
	AJUGA REPTANS 'PURPUREA' / CARPET BUGLE	1 GAL	PLANT 15" ON CENTER
	LIRIOPE MUSCARI / BIG BLUE LILY TURF		
	TURF / ST. AUGUSTINE SOD	500	

Proposed Planting Plan

214 Hamel Drive

PROJECT ADMINISTRATION DIVISION AND COMMUNITY SERVICES DEPARTMENT