



## MEMORANDUM

Public Works Department

**DATE:** May 19, 2015

**TO:** City Council

**FROM:** Jacqueline Solomon, Assistant Public Works Director  
Michael A. Fuller, Public Works Director

**VIA:** Daniel H. Rich, City Manager

**SUBJECT:** Rengstorff Park Master Plan (CIP 09-24)

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### Background

The City Council adopted the Rengstorff Park Master Plan on March 4, 2014 with the following major elements:

1. Community Center Renovation and Expansion
2. Aquatics Center Building Renovation and Pool Replacement
3. New Teen Center "The View"

### *Community Center Renovation and Expansion*

Design is underway for expansion and renovation of the Community Center, including updating the architectural character of the building, improving accessibility and functionality, increasing the capacity of the Social Hall, adding three multipurpose rooms, and replacing aging mechanical and plumbing systems. Upgrades will incorporate Leadership in Energy and Environmental Design (LEED) Silver green building criteria. City Council review of the conceptual design is tentatively scheduled for June 16, 2015.

### **CURRENT STATUS:**

The design of the Community Center (CIP 15-43) is currently underway and is expected to be completed near the end of calendar year 2016.

The construction of the Community Center is proposed to be funded in Fiscal Year 16-17.

### ***Aquatics Center Building Renovation and Pool Replacement***

The Aquatics Center building was opened in 1959. The layout is outdated and many building systems are beyond their useful life. The current concept for renovation keeps the same square footage, but modernizes building mechanical, electrical and plumbing systems and updates the interior layout to better serve current programs. The renovations will improve the shower/locker rooms, lobby, office, and exterior park restrooms, as well as include an area for lifeguard training and shade structures for the pool deck. The reconfiguration of the parking lot will also be included in the renovation to more efficiently use the space to provide additional parking spaces and improve vehicle circulation.

The replacement of the existing pools is also part of the Master Plan. The existing, shallow L-shaped pool will be replaced with a 25-meter, eight-lane pool that can be used for year-round programming. The wading pool will also be replaced with a zero-depth entry pool for handicap accessibility. Water play structures will be included with the new pools. The preliminary cost estimate for the building renovations is \$8.4 million and for the pool replacement is \$3.3 million

#### **CURRENT STATUS:**

The Aquatics Center improvements are not currently funded in the proposed five-year CIP. These improvements are on the CIP Unscheduled Project List. Staff considers them a high-priority and will request funding in upcoming CIPs as Park Land Funds or other funding become available. (US-33 and US-34)

### ***Teen Center "The View"***

The Teen Center at 263 Escuela Street opened in November 2014.

#### **CURRENT STATUS:**

The Teen Center was completed in 2014. One additional CIP to improve drainage at the site is included in the proposed CIP (16-43).

The following are other elements included in the Master Plan that involve less prominent facilities within the park.

1. Relocation of the Maintenance Operation Building and Restrooms
2. Improved Pathway Lighting
3. Americans with Disabilities Act (ADA) Park Upgrades
4. New Tennis Restroom and Storage Building

### ***Relocation of the Maintenance Operation Building and Restrooms***

The maintenance/restroom building located at the easterly end of the Community Center parking lot (adjacent to the outdoor exercise equipment area) will be removed as part of the Master Plan and a new maintenance building and public restrooms will be constructed near the group picnic area. This will provide both an operational efficiency and improved customer service by bringing the rangers and public restrooms closer to the picnic grounds. The location of the old Maintenance Building will be converted to additional parking for the Community Center and will open up a clear vista from the Community Center into the park. The preliminary cost for these improvements is \$3.75 million.

#### **CURRENT STATUS:**

This project is also on the CIP Unscheduled Project List at this time. (US-35)

### ***Improved Pathway Lighting***

Additional light fixtures will be installed along various pathways to increase lighting in the park. A new electrical service to the park may be needed to support this work and for future upgrades to existing buildings in the park. The preliminary cost for these improvements is \$750,000. The City has received two grants to help fund a large portion of this work; a Community Development Block Grant (CDBG) of \$350,000; and a Park Related Housing Grant (PRHG) of \$305,225.

#### **CURRENT STATUS:**

This project is currently in the design phase and installation should occur prior to Summer 2016. Improvements to the existing electrical systems for the entire property are being reviewed with this project to update the system for the renovation of the Community Center and in anticipation of completing the other elements of Master Plan.

### ***Americans with Disabilities Act (ADA) Park Upgrades***

The City's 2005 *Americans with Disabilities Act (ADA) Assessment Report* and the 2002 Access Compliance Survey identified accessibility deficiencies. While some Rengstorff Park Master Plan improvements have been made, work will continue in conjunction with the Master Plan projects. The preliminary cost estimate for these improvements is \$250,000.

**CURRENT STATUS:**

The majority of ADA upgrades required outside of the other proposed elements have been addressed. ADA standards will be met in all new projects.

*New Tennis Restroom and Storage Building*

The Tennis Building is not well utilized for current tennis programs. A new restroom/storage building would better serve users of the tennis center and the southerly portion of the park. The preliminary cost estimate for these improvements is \$1.85 million.

**CURRENT STATUS:**

This project is also on the CIP Unscheduled Projects List. (US-36)

- References
1. March 4, 2014 Staff Report
  2. Rengstorff Park Master Plan-March 4, 2014