ITEM NO. 7

STAFF REPORT

CITY OF OCEANSIDE

DATE: February 20, 2007

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **APPROVAL OF PLANS AND SPECIFICATIONS FOR THE OCEANSIDE SKATEPARKS PROJECT AT BISHOP AND MLK PARKS AND AUTHORIZATION FOR THE CITY ENGINEER TO CALL FOR BIDS, INCLUDING A REQUEST FOR PRE-QUALIFICATION OF BIDDERS**

SYNOPSIS

Staff recommends that the City Council approve plans and specifications for the Oceanside Skateparks project located at Bishop and MLK Parks, and authorize the City Engineer to call for bids, including a request for pre-qualification of bidders.

BACKGROUND

The Oceanside skatepark system is unique, formally established in December of 2001, with the opening of the Temporary Downtown Skatepark. Since then, the Parks & Recreation Division and Public Works built three more neighborhood skateparks expanding upon the original concept. In April of 2002, City Council approved a Skatepark Development Plan at a workshop, which outlined three neighborhood skateparks located at Joe Balderrama, John Landes and Libby Lake Parks. These skateparks were opened in June 2003.

In 2005, the Temporary Downtown Skatepark and the Joe Balderrama Park Skatepark were removed from the system. The Downtown Park, which was constructed out of wood, was demolished and the materials were recycled. The Joe Balderrama Skatepark was relocated to John Landes Park and integrated into the existing skatepark.

With the removal of the Downtown Park and the Balderrama Skatepark, the Oceanside Skatepark system currently has two of the original four skateboarding facilities remaining. The loss of the two skateparks has created a gap in service within Oceanside. The Parks and Recreation Commission's FY 2005-06 Workplan has identified the placement of additional skatepark elements within current City parks as a way to close the gap in service, and satisfy the need for additional skateboarding areas.

During the summer of 2006, staff, in conjunction with the Youth Commission and the Parks and Recreation Commission's Skatepark Ad Hoc Committee, completed the community outreach meetings soliciting input on proposed skatepark sites. Based on

community input, staff, with support of the Skatepark Ad Hoc Committee, made the recommendation to develop smaller skateparks at Melba Bishop Park (Bishop Park), Martin Luther King Jr. Park (MLK Park) and the Alex and Foussat Road site (Alex Road), with the goal to provide a comprehensive skatepark as part of the El Corazon development.

On November 15, 2006, City Council approved the site selection for the development of neighborhood-based skateparks at Bishop, MLK, and the Alex Road site.

On April 4, 2007, City Council approved a professional services agreement with Grindline Skateparks, Inc., for the design of Bishop Park, MLK Park, and the Alex Road site.

ANALYSIS

The preliminary design process involved Skatepark Designers, a Landscape Architect, City staff and the Skatepark Ad-Hoc Committee. As part of the preliminary design process an opportunities and constraints study was conducted for each site. The opportunities and constraints study allowed the skatepark working group to determine where and what type of skatepark could be accommodated at each site. The generally level site at Bishop Park was determined to be a perfect match for a "street" style skatepark which would be located on the eastern edge of the park. The eastern location allows for efficient access to and from the skatepark, provides visibility from the parking lot, the recreation center, and Leon Street. The street-style skatepark design elements are primarily based on level concrete forms that include ledges, banks, stairs, handrails and a few transitional features which are commonly found in urban settings. The unique design will allow for multiple users and provide challenges for all skill levels. At MLK Park with its contoured grass areas and elevation changes, the site allowed for a "flow" style skatepark that will be located between the center restroom/snack bar building and the roller hockey rink. The central location allows for efficient access to and from the skatepark, provides visibility directly from the parking lot and will allow proper drainage. A flow-style skatepark design elements are based on concrete vertical transitions that will include a below-grade bowl and shallower transitional area that resembles most common concrete skateparks. The design for MLK will also accommodate multiple users and provide challenges for all skill levels.

A more detailed project description for the Bishop Skatepark is the construction of a concrete, street-orientated skatepark approximately 8,200 square feet in size. The project also includes a separate walkway from the existing parking lot, landscape and irrigation improvements. By enhancing landscaping and the use of mounding, the exterior skatepark surfaces will be hidden and will create natural separations between the park use areas. The intent of this is to integrate the skatepark into the property and reduce user conflict with non-skatepark users.

The MLK Skatepark involves construction of a concrete, flow-style skatepark approximately 6,300 square feet in size. The project includes a new walkway from the existing parking lot, landscape, irrigation, and drainage improvements. The central

location of the skatepark uses the existing natural barriers and grade separations to reduce use conflicts and define the skatepark area. The MLK skatepark will use materials and finishes to complement the existing park theme and will include a decorative guardrail surrounding the below-grade bowl.

FISCAL IMPACT

The Parks CIP 598.845650 fund will provide a total of $770,567 available for Bishop and MLK Skateparks. The estimated cost of construction is $732,407.24. Therefore sufficient funds are available for this project.

INSURANCE REQUIREMENTS

The City's standard insurance requirements will be met.

COMMISSION OR COMMITTEE REPORT

The Skatepark Ad-Hoc Committee has endorsed the design; and, at its regularly scheduled meeting on October 11, 2007, the Parks and Recreation Commission reviewed the project.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council approve plans and specifications for the Oceanside Skateparks project located at Bishop and MLK Parks, and authorize the City Engineer to call for bids, including a request for pre-qualification of bidders.

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