



Agenda Report

18-1120

Agenda Date: 10/9/2018

REPORT TO COUNCIL

SUBJECT

Follow Up to a Written Petition and Potential Action on Central Park Lawn Bowl Clubhouse Refurbishment

BACKGROUND

The existing Central Park Lawn Bowl clubhouse trailer ("Clubhouse") was installed in its current location on the west side of the Lawn Bowls Green in Central Park in 2007 as discussed in the 2017 staff report titled "Santa Clara Lawn Bowling Information" (Attachment 1). In August 2017, the City's Building Division inspected the Clubhouse and found the conditions acceptable for occupancy. On June 12, 2018 as part of the annual budget adoption, Council allocated \$175,000 in Capital Improvement Project (CIP) funding for the repair and maintenance of the Clubhouse. The allocated funding will provide for new sub/flooring, painting, weather proofing, exterior enhancements, HVAC and other aesthetic improvements.

On July 17, the City Council considered a Written Petition from Jerry Patrignani requesting a permanent build-in Club House for the Santa Clara Lawn Bowls Club (Attachment 2) and directed staff to bring forth an analysis in response to the written petition. The Lawn Bowl Club has requested that the City reconsider refurbishment and instead allocate funding for the construction of a new facility, citing the 2004 schematic design by Marcy Wong Architects (Attachment 3) that was proposed to be located on the east side of the Lawn Bowls Green close to parking.

As previously reported, the low bid for that design in October 2004 was over \$1.0 million. Staff has not updated the \$1.0 million cost, however based on the age of the bid (14 years old), current construction activity, and cost escalation staff anticipates that the current cost would be closer to \$2.0 million.

DISCUSSION

In 2017, the City completed a Parks Facility Condition Assessment (Kitchell 2017) which indicated that there are over \$25 million of building features/systems, and \$2.5 million in park features/systems that need to be addressed on the east side of Central Park in the near term. On August 23, 2018 Council adopted the Central Park Master Plan (Plan) guiding principles. The Plan, when complete, will help the City have a holistic plan to: maximize green space within the park; improve access, circulation and parking; and over time, include new park facilities and recreation elements that will serve all ages, abilities and interests. The updated Central Park Master Plan will include a list of proposed projects, estimated costs and sequencing/timeline that will provide guidance on the size, location, and functions of proposed future park improvements in context of the whole park, in relation to best practices and design principles, that ultimately will help support multiple park user groups, interests and needs given the limited space and funding. In the interim, the City allocated \$175,000 as part of the FY 2018/19 Adopted Budget to refurbish the existing Clubhouse.

Given the written petition received, in response to Council direction, staff is providing several rehabilitation options.

Funded Alternative

Alternative 1. The Clubhouse is 12 years old and in need of refurbishment (Attachment 4). The estimated Project cost for the renovation of the existing Clubhouse in its current location is \$175,000 and would include new sub/flooring, painting, weather proofing, exterior enhancements, HVAC and other aesthetic improvements. This Project was funded by City Council on June 12, 2018.

Unfunded Alternatives

Santa Clara Lawn Bowls Request

Alternative 2. Santa Clara Lawn Bowls has met with City Staff and expressed dissatisfaction with the proposed project to refurbish the Clubhouse. Staff met with Mr. Jerry Patrignani representing the Santa Clara Lawn Bowls Club to discuss the currently funded Project. During the meeting, Mr. Patrignani stated that the Lawn Bowls Club did not want the existing trailer to be fixed nor to have a new modular facility, but wanted the City to fulfill its promise to build a new, larger (2,206 square foot) clubhouse as designed in 2004. Based on current construction activity and cost escalation since 2004, staff anticipates that the Santa Clara Lawn Bowls' request would cost in the range of \$2.0 million, which is not funded.

Additional Alternatives

Alternative 3. Over the past few years, and in 2018 as part of the Master Plan update, concerns were raised about the Clubhouse's condition, location and its effect on park aesthetics, view corridors, and access to parking. In response, a schematic design option and cost estimate has been developed. This option proposes to relocate the site of the Clubhouse to the east side of the Green adjacent to parking (See Attachment 5) consistent with the proposed 2004 location. This option proposes to replace the existing trailer with a new, approximately 720 square foot modular building appropriate for a single use recreation facility. While the location provides improved accessibility, visibility, and proximity to utility connections, the Project cost would be an estimated \$566,000, substantially more funding than the currently allocated \$175,000 budget and increase the timeline for completion by up to one year for purchase, design/installation, site work, and permitting.

Alternative 4. The Lawn Bowls Club has also previously requested the inclusion of a restroom and kitchen in the 2004 design. The addition of a restroom, kitchenette and utility connections, would cost an additional \$34,000, bringing the total cost to an estimated \$600,000.

It is important to note that Alternative 3 and 4 are for a modular facility, and Santa Clara Lawn Bowls has expressed that they are not interested in modular solutions.

Funding Environment

Given other priority park projects currently planned and underway, allocation of new funds to the Lawn Bowls Clubhouse renovation Project would compete with, and potentially delay initiation of, other identified priority park projects including:

- Montague Park Rehabilitation (\$3.1 million - funded),
- Agnew Park Playground (\$557,000 - partially funded),
- Fuller Street Sport Court (\$225,000 funded),
- Playground renovation at other City parks (approximately \$750,000 per playground, 10 need

- to be upgraded - 10 unfunded)
- Ray Gamma Dog Park turf and site upgrades (TBD - unfunded)
- Central Park
 - Swim Center repairs (TBD - unfunded)
 - Replacement of the Arbor Playground (\$1 million - funded, all-inclusive playground unfunded)

If the Council directs to implement one of the unfunded alternatives, staff will have to return with a budget action to implement Council direction.

ENVIRONMENTAL REVIEW

The action being considered is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines sections 15301 “Existing Facilities”, 15302 “replacement or reconstruction”, and 15303 “new construction or conversion of small structures” as the activity consists of the operation, repair, maintenance, permitting or minor alteration of existing public facilities or topographical features involving negligible expansion of use beyond that existing at the time of the lead agencies determination..

FISCAL IMPACT

Currently, there is \$175,000 allocated for the Central Park Lawn Bowls Clubhouse renovation.

COORDINATION

This report has been coordinated with City Attorney’s Office and Finance Department.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City’s official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City’s website and in the City Clerk’s Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk’s Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

ALTERNATIVES

- Alternative 1 - Take no action, note and file the report, and continue with current approved renovation of the existing Clubhouse in current location in an amount up to \$175,000. This option includes replacement of interior and exterior walls, windows and doors, lighting, outlets, flooring, HVAC and filters, T-bar and ceiling tiles, studs, subfloor, existing ramp repairs. The Project timeline would be three months.
- Alternative 2 - Do not proceed with renovation of existing facility and direct staff to develop a new Capital Improvement Project and cost estimate for consideration based on the 2004 Lawn Bowls Clubhouse design. That facility was a 2,206 square foot facility with men’s and women’s restrooms, locker room, meeting room, kitchen and storage located on the east side of the Lawn Bowls Green. There is currently no funding or timeline for planning, design, engineering, construction, inspection and permitting. It is estimated that this alternative would cost up to \$2.0 million.

- Alternative 3 - Remove and replace Clubhouse with modular building adjacent to the parking lot on the East side of the Lawn Bowls Green, for an estimated \$566,000 (requires allocation of an additional \$391,000). This option would provide for purchase, design/installation, site work, and permitting. Project timeline would be eight to 12 months.
- Alternative 4 - Same as Alternative 3 (remove and replace Clubhouse with modular building adjacent to the parking lot on the east side of the Lawn Bowls Green) with the addition of utility connections for restroom and kitchenette, for an estimated \$600,000 (requires allocation of an additional \$425,000). Project timeline would be approximately 12-13 months.
- Alternative 5 - Do not proceed with a project and defer to future FY2020/21 Capital Improvement Improved Budget Process so the project can be evaluated with all other City unfunded needs.

RECOMMENDATION

Note and file the report.

Reviewed by: James Teixeira, Director, Parks & Recreation

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Council Agenda Item 13.D 08-22-17
2. Lawn Bowls Clubhouse 2004 Site Plan
3. Existing Lawn Bowl Clubhouse
4. Lawn Bowls Clubhouse Alternate Location(s)
5. Written Petition- Patrignani