Six City of Rialto Parks ADA Transition Plan

PROJECT DESCRIPTION

Provide Americans with Disabilities Act (ADA) and path of travel improvements to six (6) City Parks, including:

Repair, remodel or replace existing single or multi-purpose park buildings

(restroom/ concession/ storage/ press, etc.)

Parking lot improvements

Assessing and providing ADA compatible public viewing areas

All site renovations necessary to accommodate current ADA.

PROJECT LOCATIONS

1. Birdsall Park
2. Andreson Park
3. Flores Park
4. Rialto City Park
5. Jerry Eaves Park
6. Fergusson Park

GENERAL IMPROVEMENT NEEDS

- ✓Minimum path of travel
- ✓Construct new walkways to park facilities with no ADA access
- ✓Maximum path of travel considerations
- ✓Existing building ADA improvements (repair or replace)
- ✓Maintenance of non-ADA repairs (optional)

MINIMUM PATH OF TRAVEL RECOMMENDATIONS

- ✓ Reconstruct non-compliant
  - ✓ Access ramps, sidewalks, parking lot parking stalls, etc.
- ✓ Reconstruct/ replace select facilities
  - ✓ Playground equipment, picnic tables, drinking fountains, stage access
- ✓ New walkways to facilities with no access
  - ✓ To picnic tables in dog park areas, to baseball and football fields, to playgrounds
  - ✓ Walkways with non-compliant slopes, walk level gap, concrete damage
- ✓ Optional--additional walkways provide enhanced ADA path of travel circulation beyond minimum required
- ✓ Maintenance, non-ADA optional work – replace tree well covers, damaged curb, damaged planters-minimize trip/ fall hazard

BUILDING ADA IMPROVEMENTS

- Repair the building--Relatively minor building repairs only; where life cycle costs support expenditure—repair/ replace leaking/ broken pipes, plumbing, fixtures, etc.
- Remodel the building--A portion of interior or exterior of building does not meet ADA, while keeping structure intact, with tradeoffs from extending lifespan of building elements—moving partitions or fixtures, increasing walkway widths to accommodate ADA, light fixtures, etc.
- Replace the building--Building needs significant repair, is past its lifecycle, or cost to repair/ remodel exceeds 40% or more of replacement (Or, building's character does not contribute to a positive community impression)—significant plumbing/ structural condition or ADA clearance/ path of travel issues.

FUNDING

- Project budget $1.8M
- Depending upon options, site improvements total between $3.3M (minimum ADA only repair work) to $3.4M (min ADA only repair work, and non-ADA maintenance work).
- Depending upon magnitude of replacement vs. repair, building improvements total between $2.2M (for repair/ fix), and $6.5M for replace all existing buildings.
- Total project cost, depending upon work at each respective park, totals from $5.4M (minimum site improvements and repair all existing buildings) to $9.9M (all site ADA and maintenance work, and replace all buildings)

ASSUMPTIONS & CONSTRAINTS

- Park roadway frontage (access ramps, driveway approaches and sidewalk) are excluded from project;
- City maintenance forces may implement portions of work, pending self-work limits and timing;
- Suggest if building repair costs are +/- 40% or more of replacement, recommend replacement;
- A 25% contingency has been applied to estimated work cost, reflecting preliminary project scoping;
- Rialto City Park includes costs to replace existing concessions/ office/ restroom at football field (s/e corner of park);

BIRDSALL PARK—SITE IMPROVEMENTS

Construct new walkways where none exist to provide minimum ADA circulation throughout the park

Replace existing walkways that are non-compliant

Replace non-compliant ramps and construct new ramps where none exist

BIRDSALL PARK BUILDING IMPROVEMENTS

- Masonry block snack bar/restroom, 911 SF, built in 1988
- Majority of building's interior & utilities past design life due to heavy use
- The building's character does not contribute positively to the community
- Suggest replacement with prefab building

BIRDSALL PARK RECOMMENDATIONS

Site Improvements:

Construct new walkways where they don't exist, replace existing non-compliant sidewalk throughout the park, replace non-compliant ramps, and construct new ramps.

Building:

The recommendation is to **REPLACE** the building. The building is in need of significant repairs and is past its lifecycle. If funding is not immediately available, remodeling is an option.

Cost Analysis:

- Site Improvements $450,000
- Building Replacement $800,000
- Building Renovation $340,000
- Building Renovation/Replacement $340,000/$800,000 = 42.5%
- Budget for Site Improvements and Building Replacement: $1,250,000

ANDRESON PARK SITE IMPROVEMENTS

Construct new walkways where none exist to provide minimum ADA circulation throughout the park

Replace existing walkways that are non-compliant

Replace non-compliant ramps and construct new ramps where none exist

ANDRESON PARK RECOMMENDATIONS

Site Improvements:

Construct new walkways where they don't exist, replace existing non-compliant sidewalk throughout the park, replace non-compliant ramps to parking lot with new ramps.

Cost Analysis:

- Site Improvements $350,000

FLORES PARK SITE IMPROVEMENTS

Construct new walkways where none exist to provide minimum ADA circulation throughout the park

Replace existing walkways that are non-compliant

Replace non-compliant ramps and construct new ramps where none exist

FLORES PARK BUILDING IMPROVEMENTS

- Masonry block snack bar/restroom, 480 SF, built in 1986
- Majority of building's interior & utilities past design life due to heavy use
- The building's character does not contribute positively to the community
- Suggest replacement with prefab building

FLORES PARK RECOMMENDATIONS

Site Improvements:

Construct new walkways where they don't exist, replace existing non-compliant sidewalk throughout the park, replace non-compliant ramps, and construct new ramps.

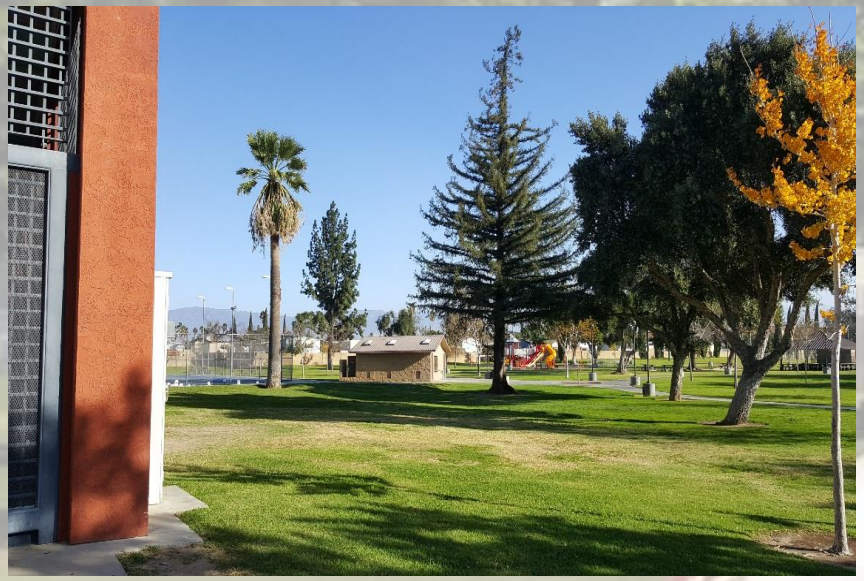
Building:

The recommendation is to **REPLACE** the building. The building is in need of significant repairs and is past its lifecycle. If funding is not immediately available, remodeling is an option.

Cost Analysis:

- Site Improvements $300,000
- Building Replacement $480,000
- Building Renovation $220,000
- Building Renovation/Replacement $220,000/$480,000 = 45.8%
- Budget for Site Improvements and Building Replacement $780,000

RIALTO CITY PARK SITE IMPROVEMENTS



Construct new walkways where none exist to provide minimum ADA circulation throughout the park

Replace existing walkways that are non-compliant

Replace non-compliant ramps and construct new ramps where none exist

RIALTO CITY PARK BUILDING IMPROVEMENTS – BUILDING 1

- Masonry block concession/restroom, 819 SF, built in 2001
- Building has not passed its lifecycle but has been heavily used
- The building's character does not contribute positively to the community
- Suggest remodeling the interior and keeping the exterior intact; repaint to match local standards

RIALTO CITY PARK BUILDING IMPROVEMENTS (BASEBALL)– BUILDING 2

- 2 story masonry block snack bar/restroom, 1338 SF, built in 2001
- Building has not passed its lifecycle but has been heavily used
- The building's character does not contribute positively to the community
- Suggest remodeling the interior, address ADA access, and keeping the exterior intact, repaint to match local standards

RIALTO CITY PARK BUILDING IMPROVEMENTS (FOOTBALL)– BUILDING 3

- 1 story masonry block snack bar/restroom, 1230 SF, unknown year built; two buildings with one common wall
- Building appears to have passed its lifecycle; heavily used. Both bathroom and concessions areas need significant upgrade
- The building's character does not contribute positively to the community
- Suggest replacement with prefab building—has already been designed by CWDG under separate contract

RIALTO CITY PARK RECOMMENDATIONS

Site Improvements:

Construct new walkways where they don't exist, replace existing non-compliant sidewalk throughout the park, replace non-compliant parking lot ramps.

Building:

Recommendation is to **REMODEL** buildings 1 & 2, and replace building 3.

Cost Analysis:

- Site Improvements $590,000
- Building 1 & 2 Renovations, total $690,000
- Building 1 & 2 Renovation/Replacement $690,000/$1,680,000 = 41.0%
- Building 3 Replacement for $810,000
- Budget Site Impvts, 2 Bldg Reno & 1 replacement: $2,090,000

JERRY EAVES PARK SITE IMPROVEMENTS

Construct new walkways where none exist to provide minimum ADA circulation throughout the park

Replace existing walkways that are non-compliant

Replace non-compliant ramps and construct new ramps where none exist

JERRY EAVES PARK BUILDING IMPROVEMENTS – BUILDING 1

- Masonry block snack bar/restroom, 1527 SF, built in 1991
- Majority of building's interior & utilities past design life due to heavy use and it's past it's lifecycle
- The building's character does not contribute positively to the community
- Suggest replacement with prefab building

JERRY EAVES PARK BUILDING IMPROVEMENTS – BUILDING 2

- Masonry block restroom, 253 SF, built in 2008
- Building is one of the newest and it's exterior character can be kept intact.
- Suggest doing minor interior repairs

JERRY EAVES PARK RECOMMENDATIONS

Site Improvements:

Construct new walkways where they don't exist, replace existing non-compliant sidewalk throughout the park, replace non-compliant ramps, and construct new ramps.

Building:

The recommendation is to **REPLACE** Building 1 and **REMODEL** Building 2

Cost Analysis:

- Site Improvements $850,000
- Building 1 Replacement $1,100,000; Building 1 Renovation $351,000
- Building 2 Replacement $280,000; Building 2 Renovation $99,000
- Building1 Renovation /Replacement $351,000/$1,100,000 = 31.9%
- Building 2 Renovation / Replacement $99,000 / $280,000 = 35.4%
- Budget for Site Improvements & New Building / Renovation $2,049,000

FERGUSSON PARK SITE IMPROVEMENTS

Construct new walkways where none exist to provide minimum ADA circulation throughout the park

Replace existing walkways that are non-compliant

Replace non-compliant ramps and construct new ramps where none exist

FERGUSSON PARK BUILDING IMPROVEMENTS – BUILDING 1

- Masonry restroom, 639 SF, built in 1995
- Majority of building's interior & utilities past design life due to heavy use and it's past it's lifecycle
- The building's character does not contribute positively to the community
- Suggest replacement with prefab building

FERGUSSON PARK BUILDING IMPROVEMENTS – BUILDING 2

- Masonry block snack bar/restroom, 932 SF, built in 2010
- Building is one of the newest and it's exterior character can be kept intact.
- Suggest doing minor interior repairs

FERGUSSON PARK RECOMMENDATIONS

Site Improvements:

Construct new walkways where they don't exist, replace existing non-compliant sidewalk throughout the park, replace non-compliant ramps, and construct new ramps.

Building:

The recommendation is to **REPLACE** Building 1 and **REMODEL** Building 2

Cost Analysis:

- Site Improvements $870,000
- Building 1 Replacement $494,000; Building 1 Renovation $331,000
- Building 2 Replacement $806,000; Building 2 Renovation $139,000
- Building1 Renovation /Replacement $331,000/$494,000 = 67.0%
- Building 2 Renovation / Replacement $139,000 / $806,000 = 17.3%
- Budget for Site Improvements & New Building / Renovation $1,503,000

Six City Park ADA and Path of Travel Improvements--City of Rialto

18-Oct-18

Park	ADA Site Improvements		Existing Building Improvements		Totals		Park Specific Comments/ Notes/ Issues
	A	B	C	D	E	F	
	Minimum ADA Work Required	Additional, non-ADA Repairs necessary	Repair Buildings	Replace Buildings	Minimum Total Work (E = A + C)	Maximum Total Work (F = A+B+D)	
Birdsall Park	$ 430,000	$ 20,000	$ 340,000	$ 800,000	$ 770,000	$ 1,250,000	Addresses one existing building
Andreson Park	$ 320,000	$ 30,000	$ -	$ -	$ 320,000	$ 350,000	Existing restroom building replaced in 2018 under separate contract.
Flores Park	$ 280,000	$ 20,000	$ 220,000	$ 480,000	$ 500,000	$ 780,000	Addresses one existing building
Rialto City Park	$ 580,000	$ 10,000	$ 690,000	$ 1,680,000	$ 1,270,000	$ 2,270,000	Addresses two existing buildings
Rialto City Park[1]	$ -	$ -	$ -	$ 810,000	$ -	$ 810,000	Replace existing closed restroom, and concessions building, serving football field, in se'ly portion of the park
Jerry Eaves Park	$ 810,000	$ 40,000	$ 450,000	$ 1,380,000	$ 1,260,000	$ 2,230,000	Addresses two existing buildings
Fergusson Park	$ 830,000	$ 40,000	$ 470,000	$ 1,300,000	$ 1,300,000	$ 2,170,000	Addresses two existing buildings
Subtotals:	$ 3,250,000	$ 160,000	$ 2,170,000	$ 6,450,000	$ 5,420,000	$ 9,860,000	

Note 1: Plans separately designed by CWDG, shelf-ready.

ESTIMATED COST COMMENTS AND NOTES

- Includes both ADA and path of travel improvements and repair/ replace buildings
- "Minimum": park site ADA and path of travel work to be done
- "Additional Non-ADA repairs": repair, maintenance and improvement work that eventually needs to be done
- "Repair Building": fix or repair cost for exist buildings, if kept in place
- "Replace Building": replacement costs assuming pre-fab buildings, same size/ function & location.
- CWDG's design P&S to replace Rialto Park's existing Football restroom and concessions building
- Costs based upon ~35% conceptual design and include customary 25% contingency, reflecting design work to date.

RECOMMENDATIONS:

- **Suggested construction work phasing using available budgeted funds, in this order:**

- Birdsall Park—full recommended (max) improvements (path of travel and one building replacement)
- Andreson Park—minimum required ADA path of travel improvements—no building work necessary
- Flores Park—minimum required ADA path of travel improvements

RECOMMENTATIONS, CONT.

- **Phasing of follow up construction contract(s), as suggested below, over multiple years and/ or as funding becomes available:**

- Rialto City Park—minimum required ADA path of travel improvements
- Jerry Eaves Park— minimum required ADA path of travel improvements
- Fergusson Park— minimum required ADA path of travel improvements
- Rialto City Park – restroom/concession building repair or replacement (three buildings),
- Flores Park – restroom building replacement (one building)
- Jerry Eaves Park - restroom/concession building repair or replacement (two buildings)
- Fergusson Park— restroom/concession building repair or replacement (two buildings)

SUGGESTED NEXT STEPS…

- Address recommendations & comments from Recreation & Parks Commission
- Update project data and PowerPoint
- Present PowerPoint to City Council for approval and guidance on Phase II design
- Initiate Phase II design as directed by City Council
- Pursue grant funding, through local, state and federal sources
- Construct project in phases as funding allows, over multiple years

QUESTIONS/ COMMENTS?

THANK YOU