



City of Sacramento City Council

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915 I Street, Sacramento, CA, 95814
www.CityofSacramento.org

Meeting Date: 11/13/2012

Report Type: Consent

Title: Capital Improvement Program: McKinley Park Playground Rebuild (L19137400)

Report ID: 2012-00901

Location: 601 Alhambra Boulevard, District 3

Recommendation: Pass a Resolution: 1) establishing a new Capital Improvement Program (CIP) for the McKinley Park Playground Rebuild (L19137400) project; 2) appropriating \$323,379 from the General Fund (Fund 1001) to L19137400; 3) reimbursing \$323,379 from the Risk Management Fund (Fund 6502) to the General Fund (Fund 1001); 4) appropriating \$36,000 from Community Plan Area 1, Park Development Impact Fees (Fund 3204) to L19137400; 5) appropriating \$83,000 from Community Plan Area 1, Quimby Act Fees, (Fund 2508) to L19137400; 6) appropriating \$196,000 from Community Plan Area 6, Park Development Impact Fees (Fund 3204) to L19137400; 7) appropriating \$9,000 from Community Plan Area 6, Quimby Act Fees (Fund 2508) to L19137400; 8) transferring \$18,000 of Citywide Landscape and Lighting District Funds (Fund 2232) from the CD 3 Park Projects (L19000200) to L19137400; and 9) transferring \$21,000 of Citywide Landscape and Lighting District funds (Fund 2232) from the Sports Court Rehab (L19003000) project to L19137400.

Contact: Dennis Day, Associate Landscape Architect, (916) 808-7633; J.P. Tindell, Park Planning & Development Manager, (916) 808-1955, Department of Parks and Recreation

Presenter: None.

Department: Parks & Recreation Department

Division: Park Development Services

Dept ID: 19001121

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Location Map
- 4-Master Plan
- 5-Resolution

City Attorney Review

Approved as to Form
Sheryl Patterson
11/7/2012 11:43:49 AM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
10/26/2012 12:59:28 PM

Approvals/Acknowledgements

Department Director or Designee: Jim Combs - 11/2/2012 5:09:06 PM



Description/Analysis

Issue: On Saturday, July 28, 2012, early in the morning, a suspected arson fire destroyed approximately one-third of the community designed and 2,500 volunteer built wooded playground at McKinley Park. In a matter of hours after the fire, the community began to mobilize to begin a process to rebuild the playground. There has been an outpouring of support from community members wanting to help by donating funds and/or volunteering their time. Those attending community meetings are supportive of rebuilding the entire playground with a similar style community designed and built playground, and to include enhancement to the playground to improve accessibility and added security measures such as security lighting and fire sprinklers. The remaining wood structures are close to the end of their useful and safe lifespan and the entire playground needs to be replaced. In order to proceed with the playground rebuilding project, staff is requesting a new Capital Improvement Program (CIP) be established for the McKinley Park Playground Rebuild (L19137400) project and that a total of \$686,379 be allocated to L19137400.

McKinley Park is a 31.94-acre community park located at 601 Alhambra Boulevard in the Central City Community Plan Area (PA1) and lies adjacent to the East Sacramento Community Plan Area (PA6).

Long-term designs of public facilities are reviewed and approved by City Council and City Council's approval is required to establish CIP projects and make appropriation changes (increases or decreases) in excess of \$100,000 to operating and capital budgets.

Policy Considerations: The recommended actions require City Council approval per City Council Resolution 2012-185, Sections 4.1 and 10.2.

- 4.1. All appropriation changes (increases or decreases) in excess of \$100,000 to operating and capital budgets shall be approved by the City Council by resolution.
- 10.2 City Council approval is required for the establishment and/or cancellation (without completion) of a CIP.

This is part of the Park Development Process for park planning as stated in the *Parks and Recreation Master Plan 2005-2010*.

Utilizing Quimby Act Fees (Fund 2508) for improvements to a park is consistent with Sacramento City Code Section 16.64.060 as these funds will be used for the “. . . improvement, and expansion of the public parks, playgrounds and recreational facilities” in a park that serves both PA1 and PA6.

Utilizing Park Development Impact Fees (PIF) (Fund 3204) to augment project budgets is consistent with Sacramento City Code Section 18.44.160 as these funds will be “expended on park facilities within the planning area in which the development project paying the fee is located; provided, however, that the revenue may be expended in an adjacent planning area if the park facility is ... a community park within five miles of the development project.”

Economic Impacts: None.

Environmental Considerations:

California Environmental Quality Act (CEQA): This report concerns administrative activities that will not have a significant effect on the environment, and does not constitute a “project” as defined by Sections 15061(b)(3) and 15378(b)(2) of the CEQA Guidelines (Title 14 Cal. Code Reg. § 15000 et seq.). In addition, reconstruction of structures located at the same site with substantially the same capacity is exempt from environmental review under CEQA Guidelines Section 15302.

Sustainability Considerations: The McKinley Park Playground Rebuild project has been reviewed for consistency with the goals, policies, and targets of the City Sustainability Master Plan (SMP) and the Parks and Recreation Sustainability Plan (PRSP). The proposed project, when complete, will advance the goals of these plans by reducing greenhouse gas emissions and air pollution through the addition of trees and other plantings and improving the health of residents through access to a diverse mix of wellness activities. The park development will be consistent with sustainable design and development standards now applied to City park design to incorporate recycled materials, low-water use planting and shade trees, and shade coverings for less heat gain.

Rationale for Recommendation: Staff is recommending allocating funding to rebuild the playground at McKinley Park destroyed as a result of a suspected arson fire. The damaged section of the playground needs to be rebuilt and the remaining wood structures are close to the end of their useful and safe lifespan; therefore, it is recommended the entire playground be replaced. The community is supportive of rebuilding the entire playground with a similar style community designed and built playground, and to include enhancement to the playground to improve accessibility and added security measures such as security lighting and fire sprinklers.

Providing parks and recreation facilities is consistent with the City’s strategic plan to enhance livability in Sacramento’s neighborhoods by expanding park, recreation, and trail facilities throughout the City.

Commission/Committee Action: The Parks and Recreation Commission supported the community's desire to rebuild the McKinley Park playground at their October 4, 2012 meeting.

Financial Considerations: The estimated budget for the McKinley Park playground rebuild is \$686,379. Staff recommends that City Council authorize the establishment of the McKinley Park Playground Rebuild CIP project (L19137400) and allocate funding as follows:

- Appropriate \$323,379 from the General Fund (Fund 1001) to L19137400.
- Reimburse \$323,379 from the Risk Management Fund (Fund 6502) to the General Fund (Fund 1001). The Risk Management funding comes from the self-insured property deductible (\$100,000) and from the property insurance claim (\$223,379 is the estimated recovery from the City's property insurer).
- Appropriate \$36,000 from Community Plan Area 1, Park Development Impact Fees (Fund 3204) to L19137400.
- Appropriate \$83,000 from Community Plan Area 1, Quimby Act Fees, (Fund 2508) to L19137400.
- Appropriate \$196,000 from Community Plan Area 6, Park Development Impact Fees (Fund 3204) to L19137400.
- Appropriate \$9,000 from Community Plan Area 6, Quimby Act Fees (Fund 2508) to L19137400.
- Transfer \$18,000 of Citywide Landscape and Lighting District Funds (Fund 2232) from the CD 3 Park Projects (L19000200) to L19137400.
- Transfer \$21,000 of Citywide Landscape and Lighting District funds (Fund 2232) from the Sports Court Rehab (L19003000) to L19137400.

McKinley Park is a community park located in the Central City Community Plan Area (PA1) and is on the boundary of the East Sacramento Community Plan Area (PA6), and serves both communities. Under City Code Section 18.44.160B, Park Development Impact Fees can be used for improvements in community parks within five miles of the community plan boundary. Section 16.64.060 allows for use of Quimby Act Fees for park facilities that will serve residents of new subdivisions and McKinley Park is a destination park which serves residents in both community plan areas.

Gifts to Share, Inc. has also opened an account for private contributions to rebuild the playground. The Park Volunteer Coordinator is registering volunteers interested in participating in the community build playground, and other in-kind donated services are expected.

There are sufficient funds available to appropriate and transfer funds as outlined above for this project. The funding will be used to rebuild the playground at McKinley Park.

Emerging Small Business Development (ESBD): The selection of contractors for this project will follow City established guidelines for inclusion of ESBD firms.



Background

McKinley Park is an existing 31.94 acre community park located at 601 Alhambra Boulevard in the Central City Community Plan Area (PA1) and lies on the boundary of the East Sacramento Community Plan Area (PA6). Early Saturday morning, on July 28, 2012, a suspected arson fire destroyed about one-third of the community designed and 2,500 volunteer built wooden playground. In a matter of hours after the fire, the community began to mobilize a process to rebuild the playground. There has been an outpouring of support from community members wanting to help by donating funds and/or volunteering their time. Staff contacted the City's Risk Management staff to determine that funds would be available from the City's property insurer for the demolition and partial reconstruction of the playground.

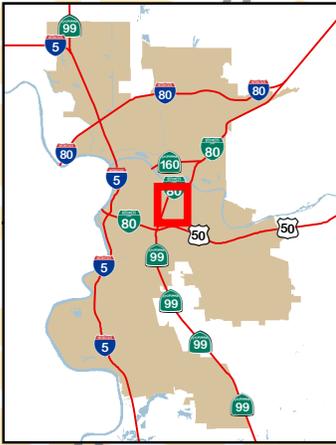
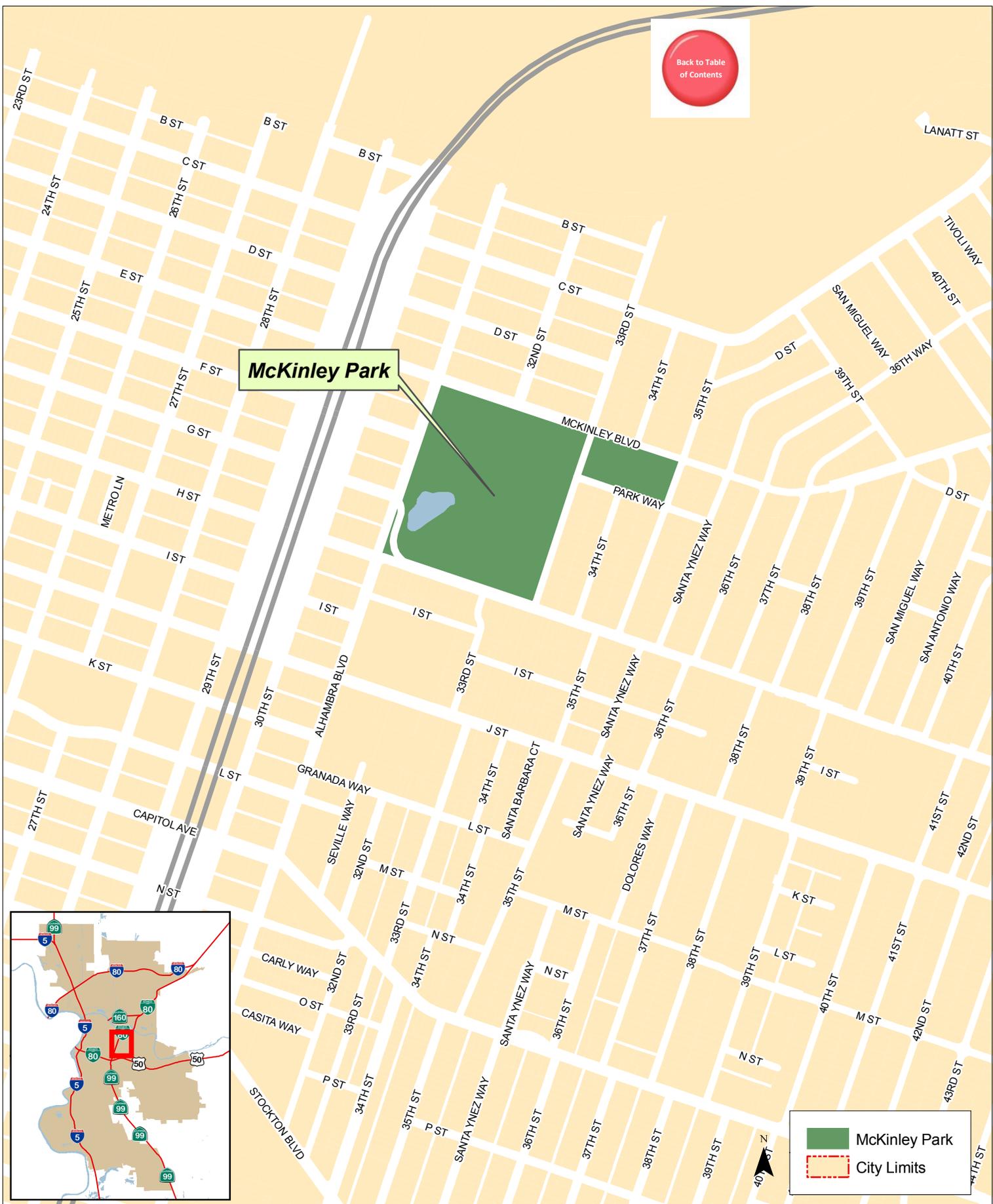
Councilmember Cohn and Parks and Recreation staff hosted a community meeting on September 6, 2012 to obtain feedback on potential rebuilding plans and to recruit volunteer Steering Committee members to lead the community design and build process for this major playground rebuilding effort. Those in attendance at the meetings were supportive of rebuilding the entire playground with a similar style community designed and built playground, and to include enhancement to the playground to improve accessibility and added security measures such as security lighting and fire sprinklers. The remaining wood structures are close to the end of their useful and safe lifespan; the entire playground needs to be replaced.

The Steering Committee has held two meetings, on October 4 and October 11, 2012. The Committee was given presentations from staff and various playground design options and also the general coordinator of the community built Fort Natomas playground. The Steering Committee has determined the type/style of community build playground they want. After hearing presentations from two companies specializing in community design and build playgrounds, the Steering Committee selected one company to work with to design and construct a unique, creative and cost effective volunteer community built playground. The City's Risk Management Division filed a claim with the City's property insurer for the playground damage caused by the fire. Funding from insurance recovery through Risk Management (Fund 6502) is \$323,379. The Risk Management funding comes from the self-insured property deductible (\$100,000) and from the property insurance claim payout (\$223,379) is the estimated amount from the City's property insurer.

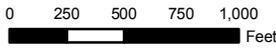
Gifts to Share, Inc., has also opened an account for private contributions to rebuild the playground. There have been various donations and community fundraisers, including raffle ticket sales, a fun run by Capital Road Race Management's 'Run for the Playground' on Sept 8, which raised \$25,000, music performances at local coffee shops, and a food truck event. Several locally owned restaurants in Old Sacramento have donated their proceeds for a week in the amount of \$25,000 donation, and two local Old Sacramento cafes donated a portion of their proceeds for a month long promotion to rebuild the playground.

The Park Volunteer Coordinator is also registering volunteers interested in participating in the community build playground, and other in-kind donated services are expected. Staff is working with the Steering Committee to determine the scope, budget and timeline for rebuilding. The playground is currently expected to be rebuilt in 2013.

Additional information on this project can be found at the McKinley Park Playground Rebuild website -<http://www.cityofsacramento.org/rebuildmckinley/>



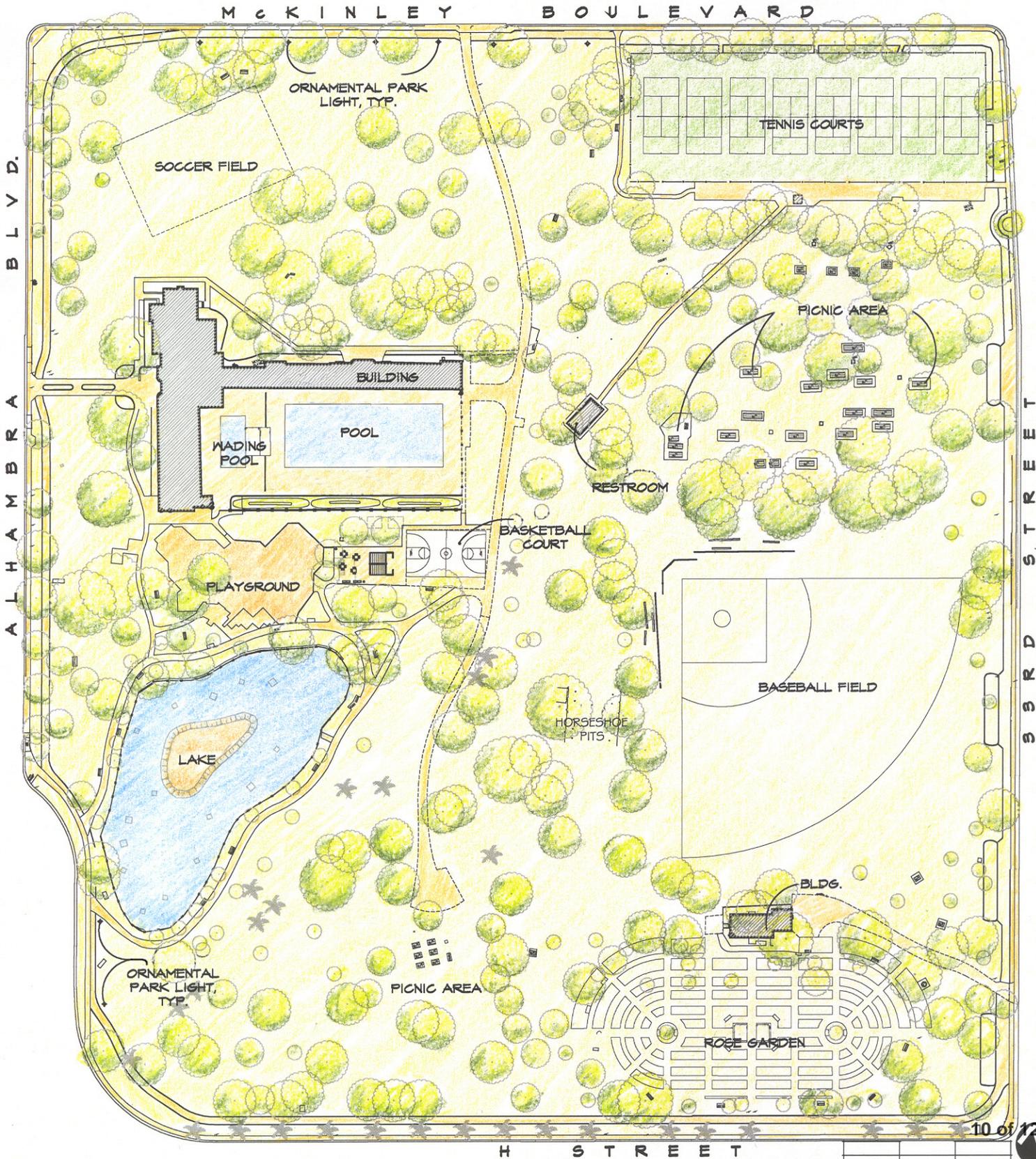
 McKinley Park
 City Limits



City of Sacramento
Department of Parks and Recreation
McKinley Park



Master Plan for
McKinley Park 31.9 acres
City of Sacramento





RESOLUTION NO. 2012-

Adopted by the Sacramento City Council

APPROVING A CAPITAL IMPROVEMENT PROGRAM (CIP) FOR MCKINLEY PARK PLAYGROUND REBUILD (L19137400)

BACKGROUND

- A. McKinley Park is a 31.94-acre community park located at 601 Alhambra Boulevard in the Central City Community Plan Area (PA1) and lies adjacent to the East Sacramento Community Plan Area (PA6).
- B. On July 28, 2012, a suspected arson fire destroyed a portion of the community designed and 2,500 volunteer built wood playground at McKinley Park. The community agrees that a rebuild of the entire playground is needed.
- C. Staff is recommending City Council appropriate and transfer funding to McKinley Park Playground Rebuild (L19137400) to rebuild the McKinley Park playground destroyed by an arson fire.
- D. City Council Resolution 2012-185, Section 4.1, requires City Council approval to appropriate funds in excess of \$100,000 of operating and capital budgets, and Section 10.2, requires City Council approval to establish a Capital Improvement Program (CIP) project.
- E. Utilizing Quimby Act Fees (Fund 2508) for improvements to a park is consistent with Sacramento City Code Section 16.64.060 as these funds will be used for the “. . . improvement, and expansion of the public parks, playgrounds and recreational facilities” in a park that serves both PA1 and PA6.
- F. Utilizing Park Development Impact Fees (PIF) (Fund 3204) to augment project budgets is consistent with Sacramento City Code Section 18.44.160 as these funds will be “expended on park facilities within the planning area in which the development project paying the fee is located; provided, however, that the revenue may be expended in an adjacent planning area if the park facility is . . . a community park within five miles of the development project.”

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1. A new Capital Improvement Program (CIP) project for McKinley Park Playground Rebuild is established as L19137400.
- Section 2. That \$323,379 is appropriated from the General Fund (Fund 1001) to L19137400.
- Section 3. That \$323,379 is reimbursed from the Risk Management Fund (Fund 6502) to the General Fund (Fund 1001).
- Section 4. That \$36,000 from Community Plan Area 1, Park Development Impact Fees (PIF), Fund 3204, is appropriated to L19137400.
- Section 5. That \$196,000 from Community Plan Area 6, Park Development Impact Fees (PIF), Fund 3204, is appropriated to L19137400.
- Section 6. That \$83,000 from Community Plan Area 1, Quimby Act Fees, Fund 2508, is appropriated to L19137400.
- Section 7. That \$9,000 of Community Plan Area 6, Quimby Act Fees, Fund 2508, is appropriated to L19137400.
- Section 8. That \$18,000 of Citywide Landscape and Lighting District funds, Fund 2232, in the CD 3 Park Projects (L19000200) is transferred to L19137400.
- Section 9. That \$21,000 of Citywide Landscape and Lighting District funds, Fund 2232, in the Sports Court Rehabilitation project (L19003000) is transferred to L19137400.