



County of San Luis Obispo, California

PARKS & RECREATION COMMISSION

COUNTY PARKS AND RECREATION COMMISSION AGENDA ITEM TRANSMITTAL

TO: Parks and Recreation Commission

FROM: General Services Agency /

SUBJECT: Create park maintenance projects to repair Rios Caledonia exterior walls, provide Pool Lifts for County pools, renovate portion of Bob Jones Trail at Blue Heron Drive, and provide design and engineering to restore Cayucos Pier.

DATE: 2/28/2013

Recommendations:

It is recommended that the Commission recommend to the Board to:

1. Create Parks Maintenance projects to: Repair Rios Caledonia Exterior Walls (\$40,000 construction); Provide Pool Lifts for Disabled Persons at County Pools (\$96,000 construction); Renovate Bob Jones Trail along Blue Heron Drive (\$14,000 construction); and, Restore Cayucos Pier (\$103,000 design and engineering); and
2. Authorize a budget adjustment in the amount of \$313,000, from FC 305 Parks to the maintenance projects for the improvements for Rios Caledonia, County Pools, Bob Jones Trail and Cayucos Pier.
3. Authorize a budget adjustment in the amount of \$287,000 from FC 305 Parks to FC Park Projects Designated Reserves.

Background:

As part of final actions to the FY 2012-13 budgets, on September 18, 2012 the Board of Supervisors approved \$600,000 of funding to FC 305 County Park for Park Project designations. The stated intention was "to help fund future Park's projects or major maintenance projects which are currently on a backlog list."

Park staff has reviewed a comprehensive backlog list of park maintenance projects (Attachment A). Of the 132 projects listed many have been deferred for several years and all have some impacts on the attractiveness usability and safety of park properties. Staff has reduced the recommended number of projects to those that are critical due to legal mandate, special resource protection or contract/agreement requirements.

Staff also considered projects that may be completed in the coming year within current labor resources. That is, with limited staff and a large number of capital and maintenance projects in progress, staff proposes to initiate work on four urgent projects and reserve remaining funding for additional future park projects on the backlog list. The total cost of the four projects is \$313,000 resulting in \$287,000 of the \$600,000 remaining available for additional projects as follows:

September 18, 2012 Park Project funding in FC 305 Parks:	\$600,000
Less proposed projects:	
Repair Rios Caledonia exterior walls	100,000
Provide ADA Pool Lifts	96,000
Renovate Bob Jones Trail at Blue Heron Drive	14,000
Restore Cayucos Pier, Phase I	103,000
Total recommended projects:	\$313,000
Park Project Funding recommended to FC Park Designated Project Reserves:	\$287,000

Attachment B provides recommended projects as follows:

Repair Rios Caledonia Exterior Walls – \$100,000

This project will complete restoration work on the exterior walls of the adobe. The work was first begun with \$390,000 of federal and state grant funding in July 2008. The project was closed in March 2009 but was not completed as funding was inadequate to the task. There remains a significant amount of repair and sealing work to be done on the exterior walls of the adobe. Unfortunately, no additional grant funding has been available and the exterior wall surfaces continue to decline. An additional \$100,000 is required to complete the work and protect this valuable historic resource.

Provide Pool Lifts for Disabled Persons at County Pools- \$96,000

This project will provide powered pool lifts and ladders for each of the County’s seven swimming pools as required by the Americans with Disabilities Act (ADA). Federal law states that these lifts must be in place before opening the pools for public use (May 2013). A total of twelve lifts are required with a total cost of \$96,000 for purchase and installation. Each lift must be powered and self-operated by the person using the lift. Each lift must have permanent mounting to the pool decks and cannot be a portable lift shared among facilities.

Renovate Bob Jones Trail along Blue Heron Drive - \$14,000

When the Bob Jones Trail was created in Avila Valley, an agreement was reached with a land owner to share maintenance costs for the portion of Blue Heron Drive that is used by travelers along the Trail. The County has committed to providing 25% of the maintenance costs for this portion of Blue Heron Drive. The property owner is currently planning to renovate the roadway to repair broken areas and then seal and restripe the road. The County’s portion of costs is estimated at \$14,000. No grant funding sources are available for this maintenance project.

Restore Cayucos Pier, Phase I - \$103,000

An engineering study of Cayucos Pier was completed in April 2010. At that time six pilings were reported missing, five top caps were sheared off and decking was in need of replacement for a total estimated cost of \$430,000. Following that report, County Parks completed the most critical items at a cost of \$7,650. Staff continued to seek grant funding to perform the additional recommended work.

High surf and swell during the 2011 and 2012 winters caused additional damage. A visual inspection notes fourteen pilings are now missing and many problems with top ties, pilings, stringers and structural members. An update to the engineer’s report, completed in August 2012, notes the need to complete a restoration to rehabilitate the pier from the tidal zone to the seaward end. In the absence of restoration, the Cayucos Pier will eventually lose more pilings and will become unsafe. Loss of this pier would severely impact recreational resources for the community. In addition, many tourists and visitors look forward to visiting the pier. Loss of the pier would likely negatively impact tourism and financial benefits to the community that tourism provides. In addition, the pier holds an iconic value to the entire community and its loss would be very difficult for residents and business alike. Cost estimates for the Engineering, Structural Assessment and Plans total \$100,000 and Construction costs were estimated at \$1,220,000. County Architectural Services has provided a complete project estimate to include Administration,

Construction Overhead and Profit, and Contingencies for a total project cost of \$2,140,900.

The initial project (Phase I) would include only the Engineering, Structural Assessment and Plans work (\$100,000) and the County Architectural Services costs to provide the Design Administration (\$3,000) for a total Phase I cost of \$103,000. Work on this project would begin in May 2013 and would be completed in summer 2013. With Phase I project documents in-hand, staff would be better able to seek grant funding from governmental and private sources. That is, County Parks would be in a better position, armed with specific construction documents and updated cost estimates. Granting agencies may be more inclined to provide funding as the detailed plans and specifications provide confidence in the size and scope of the project.

Attachments:

Attachment A – Park Projects Backlog List

Attachment B – Recommended projects List