



Board of Directors AGENDA

PLEASANT HILL RECREATION & PARK DISTRICT

LOCATION: TELECONFERENCE

Join meeting by PC: <https://zoom.us> Meeting ID 891 5798 9998
Or by Phone 1 (669) 900-9128 Meeting ID: 891 5798 9998

LAND AND FACILITIES COMMITTEE

THURSDAY, MARCH 17

SPECIAL MEETING – 1:00 p.m.

IN ACCORDANCE WITH AB 361 ALL BOARD MEMBERS, STAFF, AND MEMBERS OF THE PUBLIC WILL PARTICIPATE IN THIS MEETING BY TELECONFERENCE TO MITIGATE THE SPREAD OF COVID-19

Members of the public may observe and participate in the meeting at the teleconference location above. Members of the public may offer public comment by email to mlacy@pleasanthillrec.com any time prior to the close of the public comment period for the agenda item on which they would like to comment. Staff will share all such comments with the Board and make them part of the record. Alternatively, members of the public may offer public comment orally during the teleconference by using the Zoom “raise hand” (for PC participants) or “*9” function (for phone participants). Members of the public are requested, but not required, to send an email to mlacy@pleasanthillrec.com noting their desire to speak on a given agenda item.

The Board will take public comment on each listed agenda item when the item is taken up. Each speaker will be allotted five minutes for comment per item unless a shorter comment period is specified by the Board at the meeting (e.g., if there is an unusually large number of speakers).

Chair: Sandy Bonato
Member: Quy Tran

1. Public Comment

This item on the agenda provides an opportunity for members of the public to comment on any item within the jurisdiction of the Board that is not on the agenda. When an item is not listed on the agenda, State law prohibits Board discussion or action. Board members may only “briefly respond” to statements made and questions posed. For example, State law allows Board members to ask questions for clarification and provide a reference to staff or other resources for factual information. Additionally, the Board may direct staff to report back and/or place a matter on a future agenda for discussion.

2. Update regarding status of 2021/22 CIP projects (Attachment A)

3. Discussion and recommendation regarding 2019 Board of Directors prioritization of projects identified in Master Plan (Attachment B)

4. Discussion regarding timeline for 2022/23 -2027/28 Capital Improvement Projects

Documents that are disclosable public records required to be made available under California Government Code Section 54957.5 (b) (1) and (2) are available to the public for inspection at no charge during business hours at our administrative office located at 147 Gregory Lane, Pleasant Hill, California.

The Pleasant Hill Recreation & Park District will provide reasonable disability-related modification or accommodations to a person who requires such in order to participate in the meeting of the Board of Directors. Please contact Susie Kubota (925) 682-0896 at least 48 hours before the meeting.

STAFF REPORT



Date: March 17, 2022
To: Land and Facilities Committee
From: Michelle Lacy, General Manager
Re: Update regarding status of 2021/22 CIP projects

BACKGROUND:

August 2021 the Board of Directors approved the 2021/22 Capital Improvement Program (CIP) Projects. Attached Exhibit 1 is a list of the CIP Projects with projected timeline and a status update for each project.

EXHIBITS:

Exhibit 1: CIP Projects Timeline with Status Update

Project Manager	SITE	Project Description	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	STATUS	
Lacy	Administration	Technology/Computer Upgrades	DESIGN			IMPLEMENTATION								In progress- Phones complete; computers on order
Lacy	Partnership	Purchase of off-road vehicle for patrol	MOU/NEGOT	PURCHASE									Complete- PHPD training; to deploy in Spring	
Herriman	Community Center	Audio Visual Upgrades	DESIGN			CONSTRUCTION							In progress- Anticipate finish 4/1	
Herriman	Community Center	CC Repair and Replacement Fund	DESIGN	CONST									Project more involved than originally projected. Will start in April with County Environmental Health	
Bradley	Various Park Sites	Replacement of Park Site Furnishings	DESIGN/ORDER			IMPLEMENTATION							Complete - Picnic tables purchased and installed	
Riley	Pool	Repairs and Equip. Replacement			IMPLEMENTATION								In progress- waiting for cost estimate for pump	
Herriman	Senior Center	Audio Visual Upgrades						DESIGN	CONSTRUCTION				Submitted design to contractor waiting for estimate	
Hurtado	Senior Center	Shade Structure in Bocce Courts	DESIGN			CONSTRUCTION							In design- issues with procurement; may need to move to 22/23	
Hurtado	Senior Center	Replacement of Kitchen Equipment	DESIGN		IMPLEMENTATION								In process- replaced one refrigerator	
Bradley	Various Park Sites	Park Monument Signs			DESIGN			CONST					Dino Hill, Paso Nogal Park and Chilpancingo Park are ordered and Contractor is to install in April.	
Bradley	Various Park Sites	Refurbishment of Plant Materials		RSP		POP		CC	PHP/DO				CC Complete; RSP 90% complete; POP and PHP/DO will be finished by end of April.	

STAFF REPORT



Date: March 17, 2022
To: Land and Facilities Committee
From: Michelle Lacy, General Manager
Re: Discussion and recommendation regarding 2019 Board of Directors prioritization of projects identified in Master Plan

BACKGROUND:

In 2019 the Board of Directors prioritized the projects proposed in the Master Plan (Exhibit 1). Since the bond measure was not approved by voters in the March 2020 election the District cannot fund the Master Plan projects in total, therefore staff recommends the Land and Facility Committee review the priorities, discuss options for reprioritization and provide direction regarding the highest priority projects for consideration during the upcoming Capital Improvement Program update.

EXHIBITS:

Exhibit 1: October 24, 2019 staff report regarding prioritization of Master Plan projects

STAFF REPORT

Date: October 24, 2019
To: Board of Directors
From: Michelle Lacy, General Manager
Re: Review and Discussion Regarding Prioritization for Projects Identified in Draft Master Plan



BACKGROUND:

At its Special Meeting on October 3, 2019 the Pleasant Hill Recreation and Park District (District) Board of Directors (Board) reviewed the initial draft of the Big Picture: Master Plan. The Board received comments from the public and provided initial input to staff regarding modifications for consideration. The draft Master Plan did not include a potential timeline nor probable costs for the projects identified in the plan.

Per the direction received from the Board staff adjusted the list of projects and received an opinion of probable costs (Exhibit 1) from our consultant RHA Landscape Architects-Planners. Major changes from the draft Master Plan include removal of the skate park, inclusion of option for synthetic turf at Pleasant Hill Park, addition of new 5 acres at 1700 Oak Park Boulevard and addition of Barn at Rodgers Ranch.

DISCUSSION:

It is anticipated the adopted version of the Master Plan will include rough estimates for projects and a recommended timeline. In order to develop a proposed timeline staff utilized the list of projects which received the highest likely support (over 66.7%) in the survey conducted by Isom Advisors in July regarding potential support for a General Obligation Bond. The list below had likely support above the 66.7% threshold.

1. Improve outdated plumbing and irrigation
2. Upgrade and replace outdated and deteriorating restrooms
3. Make safety and security improvements including lighting and fencing
4. Improve park amenities, including installing picnic tables, trash receptacles and benches
5. Upgrade playgrounds and play equipment
6. Improve handicap accessibility through the District
7. Provide additional space to offer more preschool and after school programs for youth
8. Replace or provide shade structures in the picnic areas
9. Purchase and develop a 5-acre park to include ballfields for youth, adults and seniors
10. Provide additional space to offer more programs to active adults and senior citizens.

Exhibit 1

In addition to the list above the following projects had likely support of at least 60%

- A. Construct a new gymnasium in an underserved portion of the District for fitness classes and local sports leagues
- B. Renovate the community pool, which was first built in the 1950's
- C. Renovate basketball and volleyball courts
- D. Replace the condemned School House site building, first built in 1920, with a new community center

Using the likely project support listed above staff identified which park sites had projects on the list. Below is a list of park sites and the number of projects on the list at each site.

Park Site	Identified Projects on Likely Support List
Pleasant Hill Park	1,2,3,4,5,8,B,C
Rodgers-Smith Park	2,4,8,C
Paso Nogal Park	6
Brookwood Park	4,6,8,C
Dinosaur Hill Park	4
Pinewood Park	5,6
Chilpancingo Park	1
Shannon Hills Park	4,5,8
Shadowood Park	3,5
School House Site	1,4,7,10,D
Winslow Center	4,7,10,A
Rodgers Ranch Heritage Center	7,10
1700 Oak Park Site	9

Since the District will need to secure funding from its residents in the form of a General Obligation Bond staff believes it is important to prioritize the projects with the most likely support.

In order to begin a discussion regarding potential timeline staff is recommending consideration of project start times with the total probable cost for all sites.

Year	Sites	Total Cost
2020/21	Pleasant Hill Park Rodgers-Smith Park School House Site 1700 Oak Park Site	\$43,350,924
2021/22	Winslow Center Brookwood Park Shannon Hills Park	\$17,356,621
2022/23	Shadowood Park Pinewood Park	\$1,232,179
2023/24	Dinosaur Hill Park Chilpancingo Park	\$506,551
2024/25	Rodgers Ranch Heritage Center Paso Nogal Park	\$1,117,968

The Opinion of Probable Costs total is \$63.5 million and includes a 25% contingency. The District will ultimately need to decide at what level it would like to ask the voters to support a potential Bond Measure.

Below are the statistics from the voter survey in relation to tax tolerance and the preliminary estimate of funds that could be raised at each level. The estimate of funding will dependent on the market at the time of sale of the Bonds.

Tax Level	% of Yes	% of Undecided	Estimate of Funds
\$19/year or \$1.60/month	64-70%	3-4%	\$50 million
\$24/year or \$2.00/month	55-57%	5-6%	\$65 million
\$29/year or \$2.40/month	56%	5%	\$75 million

The Board will not be discussing potential funding at this time, but the figures above are provided in order for the Board to have an idea of the potential funds that might be available should the voters approve a GO Bond in the future.

RECOMMENDATION:

It is recommended the Board of Directors provide input regarding the draft timeline for project implementation. Revisions will be included in the next version of the Master Plan.

EXHIBITS:

- Exhibit 1: Summary of Opinion of Probable Costs by RHA Landscape Architects-Planners for Projects Identified in the Draft Master Plan

Pleasant Hill Recreation & Park District

Project No.: 17131

Opinion of Probable Cost

Date: 10/15/2019

Summary

Prepared By: DG/AL

\$63,564,241

25% Cont.

RHA Landscape Architects-Planners, inc.**1 Pleasant Hill Park** **\$ 20,576,629**

- Aquatic Center
- District Administration Center (10,810 sf)
- Synthetic turf soccer with ball field
- Remove horseshoe pits and install picnic shelter (40)
- Group picnic shelter (140)
- Updated playgrounds
- Additional parking (30)

2 Rodgers-Smith Park **\$ 1,446,650**

- New restroom with small community room (2 men, 2 women, 1 all-gender - 1,080 sf)
- Move basketball court in place of sand volleyball court to provide additional parking (22)
- New picnic shelter (40)

3 Paso Nogal Park **\$ 705,468**

- Additional parking (44)
- Disabled access from parking lot
- Restroom (2 men, 2 women, 1 all-gender - 415 sf)

5 Brookwood Park **\$ 1,520,156**

- New playground equipment
- Parking (19)
- Restroom (2 men, 2 women, 1 all-gender - 415 sf)
- Disabled access walks
- New basketball court
- Picnic shelter (40)
- Replace existing picnic tables

6 Dinosaur Hill Park **\$ 35,063**

- Tables (5)
- Benches (2)
- Trash receptacles (6)

8 Pinewood Park **\$ 466,551**

- Disabled access from street
- New playground

9 Chilpancingo Park **\$ 471,488**

- Bocce Ball courts (2)
- Restroom (2 all-gender - 145 sf)

Pleasant Hill Recreation & Park District

Project No.: 17131

Opinion of Probable Cost

Date: 10/15/2019

Summary

Prepared By: DG/AL

\$63,564,241

25% Cont.

RHA Landscape Architects-Planners, inc.**10 Shannon Hills Park** **\$ 483,038**

- New playground
- Picnic tables (3)
- Benches (2)
- Trash receptacles (3)
- Restroom (2 all-gender - 145 sf)

13 Shadowood Park **\$ 765,628**

- New playground
- Walkway lights
- Fence along creek side with gates

16 School House Site **\$ 15,794,206**

- Multi-Purpose Center (18,000 sf)
- Parking (48)

17 Winslow Center **\$ 15,353,427**

- Gymnasium (16,400 sf)
- Hardscape Plaza
- Picnic shelter (40)
- Parking (55)

18 Rogers Ranch Heritage Center **\$ 412,500**

- Barn

19 Oak Park Sports Fields **\$ 5,533,439**

- Ball Fields (2)
- Soccer Field overlay (1)
- Bocce Ball Courts (3)
- Restroom/Storage Building
- Parking (68)
- Picnic tables (2)
- Benches (7)
- Trash receptacles (5)

TOTAL \$ 63,564,241