



**CITY OF GLENDALE, CALIFORNIA  
REPORT TO THE PARKS, RECREATION AND COMMUNITY SERVICES  
COMMISSION**

**AGENDA ITEM**

---

Report: Capital Improvement Program (CIP) Update

**COMMISSION/COMMITTEE ACTION**

---

**Item Type:** Report Only

**Approved for** July 15, 2024 **calendar**

**ADMINISTRATIVE ACTION**

---

**Submitted by:**

Onnig Bulanikian, Director of Community Services & Parks

**Prepared by:**

Joseph Gonzalez, Park Planner of Community Services & Parks

## **RECOMMENDATION**

---

This report is provided for information only.

## **BACKGROUND/ANALYSIS**

---

The following is an update on Community Services & Parks Capital Improvement Program Projects for reporting period December 2023 through June 2024, including completed projects, projects in construction phase, projects in permitting, projects in planning / design phase, projects in environmental phase, as well as upcoming capital projects.

### **COMPLETED PROJECTS**

#### **Dunsmore Park Improvement Project**

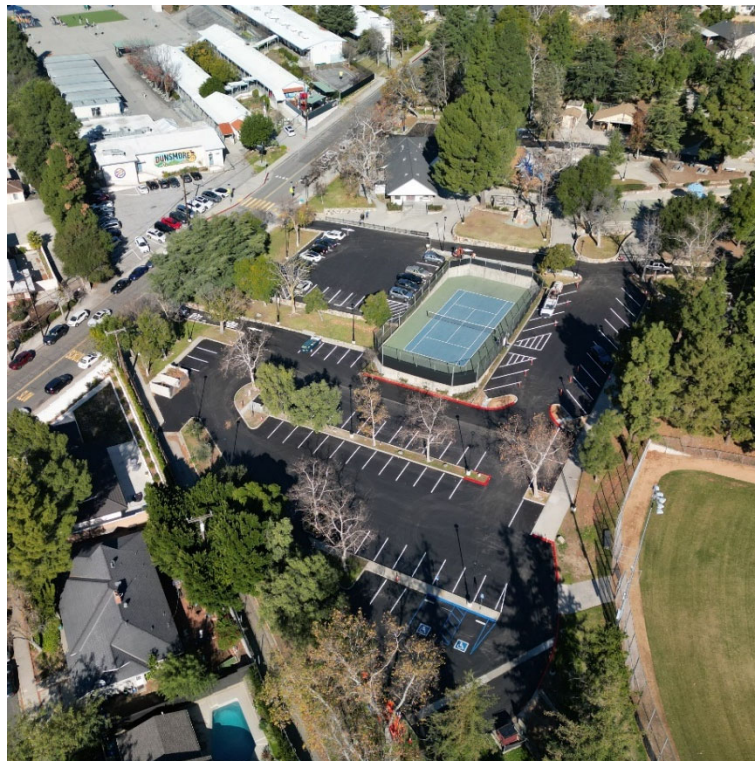
The Dunsmore Park Improvements Project focused on the reconstruction of the parking lot area, and included:

- Removal of deteriorated asphalt concrete pavement and replacement with 4-inch-thick Asphalt Surface Course pavement in the parking lot;
- Removal and replacement of broken concrete curbs and sidewalks;
- Installation of new concrete sidewalk on the northside of the tennis court;
- Installation of 3-ft high metal fence with sliding gate in front of the recreational building;
- Installation of 3- ft high metal fence with swing gate adjacent to the playground;
- Installation of speed bump on the parking lot driveway exit;
- Planting of new trees; and
- Installation of new striping, signing, red curbs, and Handicap parking stalls.

On August 15, 2023, PW received approval to award a construction contract to All American Asphalt, in the amount of \$741,261, with a 15 percent contingency in the amount of \$111,189, for a total cost of \$852,450. The total project budget was \$1,100,000.

The completion of the Dunsmore Park Improvements Project in January 2024 marks a significant milestone in enhancing the quality of life for the residents and visitors of our community.

**Project Manager:** Sarkis Oganessian / Marc David



### **Sports Complex Fencing and Netting Project**

The Sports Complex Fencing and Netting Project raised the fencing and netting around fields #2 and #3 to address the safety of pedestrians walking alongside the fields. The Project raised fencing from an existing 6-ft height up to a 24-ft height (matching existing outfield conditions), combining a 12-ft-high chain-link fence and 12-ft-high netting system to create the 24-ft height barrier.

The Sports Complex Fencing and Netting Project requisition was released in April 2024, started construction in May 2024, and was completed in June 2024.

The Sports Complex Fencing and Netting Project's cost was \$68,714 in CIP Unanticipated funds.

**Project Manager:** Joseph Gonzalez / Chris Peplow



### **PROJECTS IN CONSTRUCTION PHASE**

#### **Fremont Park Renovation Project**

The Fremont Park Master Plan was approved by the City Council on December 8, 2015. The project consists of adding a community building (tennis club house, meeting rooms, rentable space, kitchenette, restrooms, office space), an artificial turf soccer field, a





### **Pacific Park Shade and Water Play Feature**

Pacific Park is very popular and experiences heavy and constant use by the community, especially the swimming pool, playground, and water play feature areas during the summer months. These popular summertime areas currently lack shade elements and require additional improvements.

The improvement project's scope includes adding strategically placed shade structures over the two playground areas and the swimming pool deck areas. Additionally, since the Pacific Park splashpad has not been replaced for nearly 20-years, the project will replace the existing splash pad with a new enhanced water play area with water treatment and recycling system to conserve water use. The restroom is also being redesigned to enhance safety. In addition, the pool is being replastered.

The current construction budget is \$3,041,173 in CDBG (\$1,552,653), Development Impact Fees (\$731,322), Measure S (\$300,000), and CIP Funds (\$457,198).

**Project Manager:** Arthur Asaturyan

**Status Updates:** City Council approved the construction contract to ARC Construction, Inc. on August 29, 2023.

Work at the pool has been mostly completed and opened to the public again mid-June, with the pool replastering, deck cleaning, and new concrete deck areas already completed. Construction at the playground is also well underway, with the playground nearly completely installed and the splash pad being installed in July 2024. The restrooms and shade canopies will be finished in August, and the project is anticipated being finished and open in September 2024.

Portable restrooms and handwash sinks have been made available during construction. The Community Center's lobby restrooms are also available but only during standard hours of operation, which are Monday through Thursday, 9 a.m. to 9 p.m., and Friday and Saturday from 9 a.m. to 5 p.m.





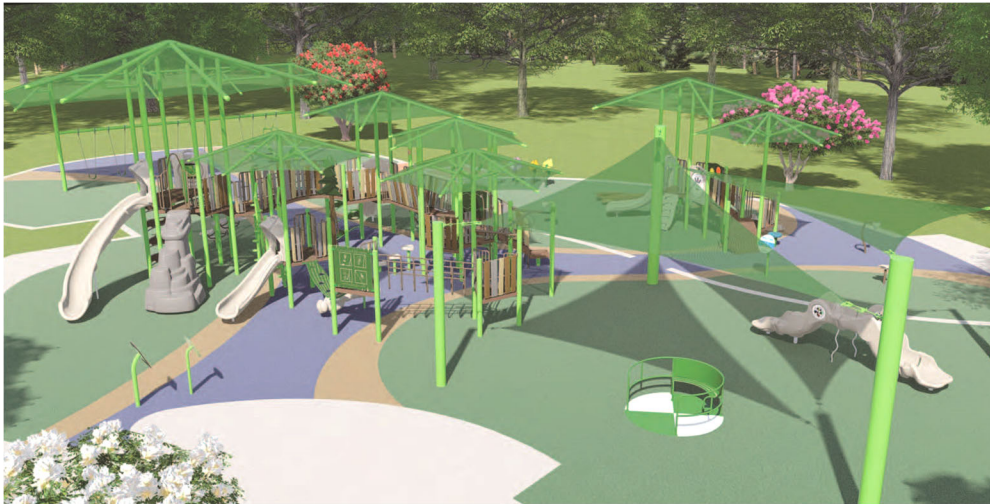
## **Emerald Isle Playground Replacement**

This project will replace the aging playground at Emerald Isle Park, including a playground for 2-5 year-olds, a playground for 5-12 year-olds, and a triple bay swing with shade, and provide for ADA improvements.

Total project cost to the City for playground and ADA improvements is \$866,987. Funding sources for the project include Prop 68 grant (\$177,952), CIP (\$489,035), and Quimby Fees (\$200,000).

**Project Manager:** Joseph Gonzalez

**Status Update:** On May 23, 2023, City Council approved design of the proposed playground at Emerald Isle Park and authorized Purchasing Administrator or designee to execute the purchase order with PlayCore / Gametime for the purchase and installation of the playground equipment and required ADA site improvements at Emerald Isle Park. Project received permit approval on May 3, 2024, and construction started on May 28, 2024. Project is anticipated to be completed by September 2024.



## PROJECTS IN PERMITTING

### Sports Complex Field #3 Artificial Turf Project

The project will convert the natural turf ballfield #3 at the Glendale Sports Complex to an artificial turf baseball field. The proposed project will convert the entire playing field surface with artificial turf, including the baseball infield and foul ball territory. The field will be striped both for baseball (foul lines) and a U-12 soccer field (center circle, halfway line, penalty area, goal area, sidelines, and end lines). The dimensions of the baseball field will remain the same. The budget for the design phase was \$250,000 in CIP funds.

**Project Manager:** Joseph Gonzalez

**Status Update:** City Council adopted the FY 2023-24 budget which included \$1,750,000 in Measure S funding for the construction phase of this project. The project plans received permit approvals in October 2021, but the approvals expired in 2022. Staff was directed to resubmit plans to plan check for re-review and approvals. Project plans were resubmitted on 10/18/23 and received comments on 6/18/2024, and the corrections are currently being addressed by the design consultant. This project is anticipated to receive permit approvals in Fall of 2024. Construction is anticipated for 4-5 months.





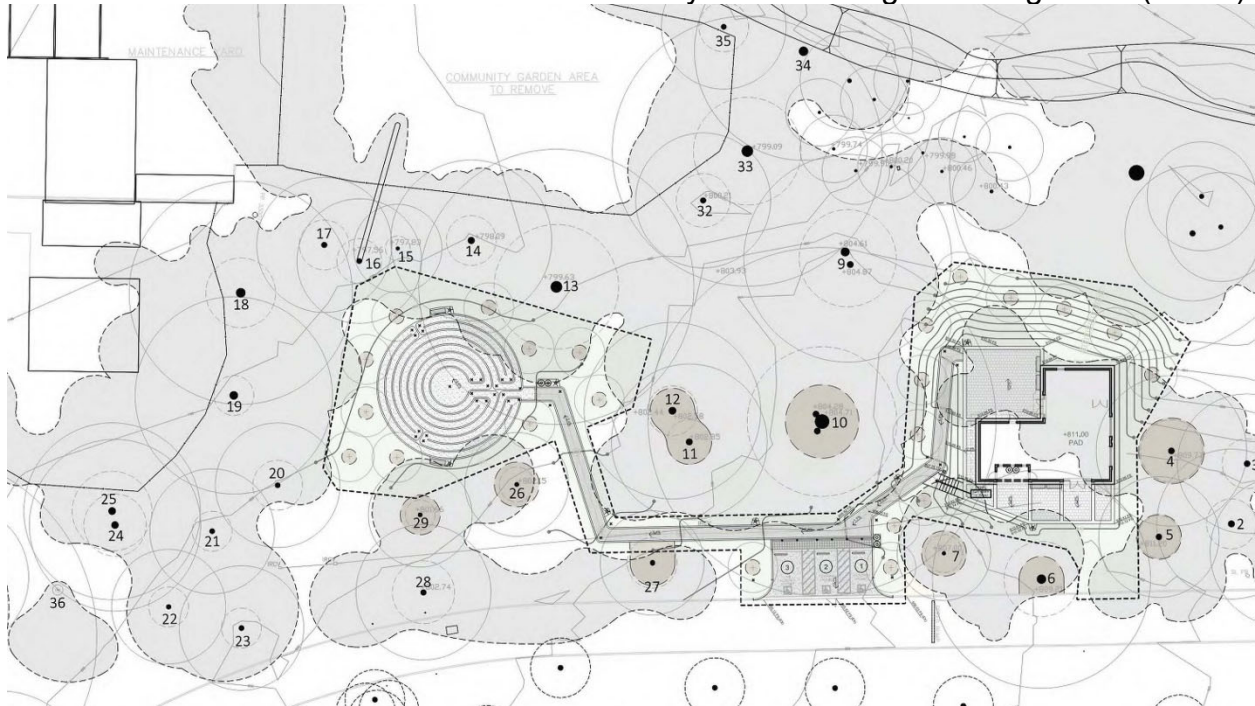
## **Verdugo Park Renovation - Community Building and Restroom**

The project scope includes the following: replace the existing restroom with a new building including a small community room and construct a passive meditation maze where the current playground is located. The project also includes code-required accessible parking and path of travel improvements, renovation of the community garden, and addition of new picnic tables. The project has been appropriated a total of \$2,845,796.90 in CIP and DIF funds.

**Project Manager:** Joseph Gonzalez

**Status Update:** The renovation of the Community Garden was conducted by the Park Services Section's in-house staff. Staff worked with consultant David Volz Design, Inc. (DVD) to finalize the construction documents including the meditation maze, restroom/community room building, and required accessibility improvements. The plans have already been submitted twice and have received additional comments back. DVD submitted the 3<sup>rd</sup> submittal, responsive to planner comments, in October 2023. 3<sup>rd</sup> submittal comments were received on 4/23/2024, and design consultant is continuing to address corrections. Once permits are issued, the Project will be ready to be bid for construction (goal of August 2024). The construction phase is estimated to last 8 months.

Plan of meditation maze and restroom/community room building at Verdugo Park (below):





### **Babe Herman Field Restroom ADA Improvements**

The project scope includes complete rehabilitation of the existing restroom building, including Title 24 and ADA accessibility standards. The current budget appropriation is \$300,000 in Measure A Funds. An additional \$150,000 was approved by the County in Measure A funds and will be appropriated when the project goes back to Council for construction contract award.

**Project Manager:** Joseph Gonzalez

**Status Updates:** After a competitive RFP process in Spring 2023, the City extended a contract to Infrastructure Architects, Inc. to provide design and construction administration services for the project, which was executed in August 2023.

The design consultant completed 100% construction drawings in March 2024, and plans were submitted for permitting. Project received permit reviewer comments on June 26, 2024, and the consultant is responding to corrections before resubmitting. It's anticipated that this project will be completed in January 2025.



### **PLANNING AND DESIGN PHASE**

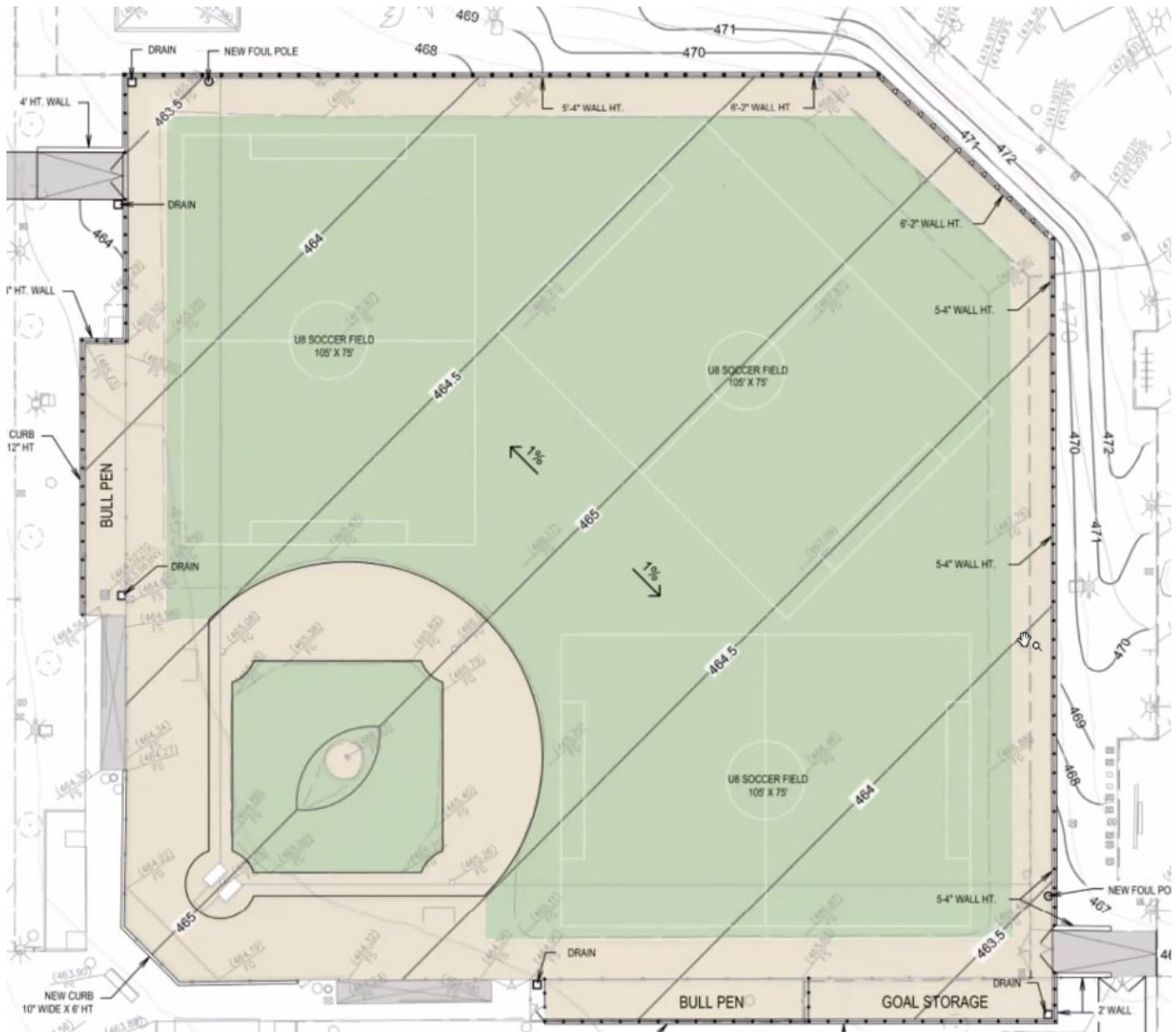
#### **Pacific Natural Grass Project**

The project was originally designed to convert the natural turf ballfield at Pacific Park into a multipurpose artificial turf field. On June 28, 2022, the City Council adopted a motion to change the scope of this project and proceed with natural turf as the choice of surface for the field. The revised project scope will include excavation of existing grass and 6-8 inches of soil, installation of a new drainage system, new catch basins for water percolation, incorporating new balanced soil, installation of irrigation system, laser grading, sod installation, installation of new bases, extending the fences as in the original scope of work, and completion of the ballfield layout.

The budget for this project is \$1,017,042, in CDBG funds.

**Project Manager:** Joseph Gonzalez

**Status Update:** David Volz Design, Inc. (Consultant) provided a revised proposal of \$49,863 to update the drawings for natural turf. DVD has nearly completed 90% of the design, and permitting submittal is expected by July/August 2024. Project is anticipated to be completed by Summer/Fall 2025.



**Pac/Ed Artificial Turf Multi-Purpose Field – Design for replacement**

In May 2011, the City Council approved installation of artificial turf at the multi-purpose field located on the Edison Elementary School property. The project was completed in 2014. Now, the Pacific Park field needs a major overhaul. The turf surface needs to be replaced, the rubber infill is low, and a compaction study is needed to determine if the underlying base is still in good condition. Beyond the turf renovation, other necessary

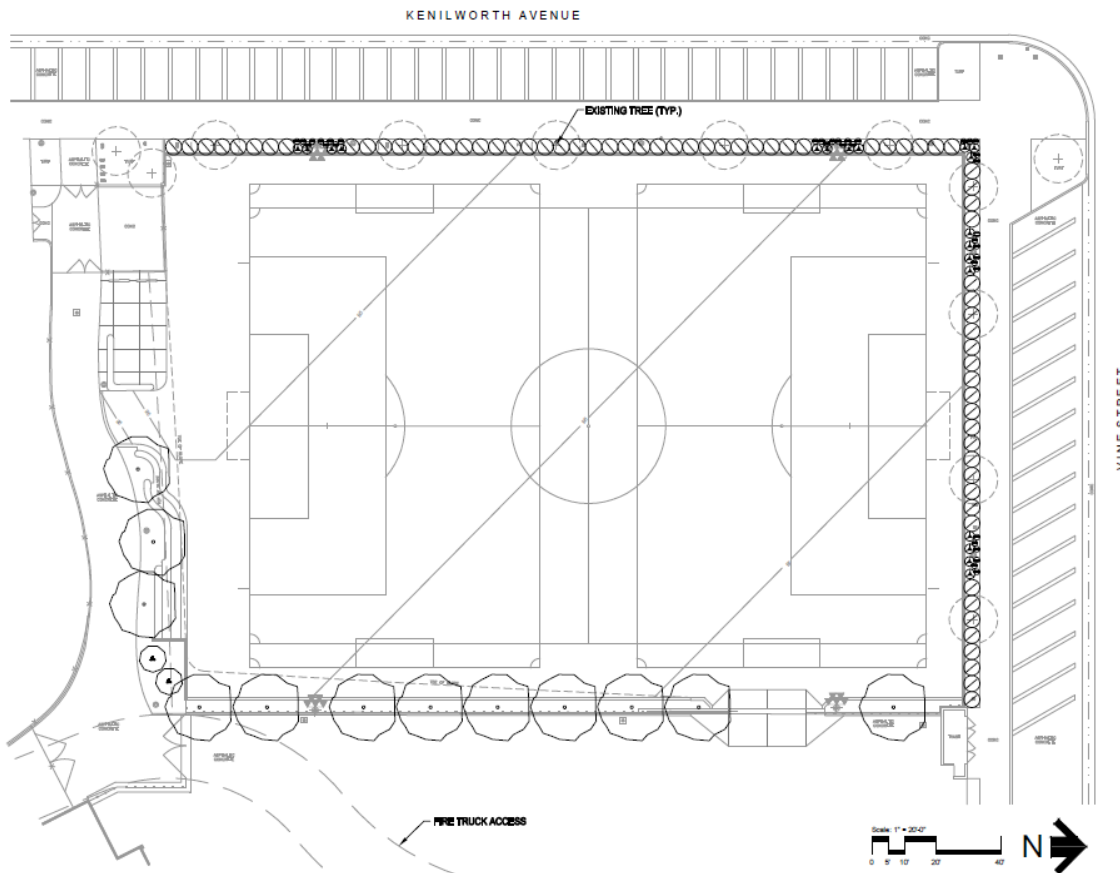
site improvements include addressing stormwater runoff issues, decomposed granite area, and seating, and increasing the height of the northern fence off Vine St.

The current project budget in FY 2023-24 included \$276,034 for design of the replacement in CIP funds.

**Project Manager:** Joseph Gonzalez

**Status Update:** City released a verbal RFP and proposals were due on November 17, 2023. The City received two proposals and awarded the design contract to Verde Design, Inc in May 2024. A kick-off meeting was held on June 10, 2024, on-site at the multi-purpose field with CSP and GUSD staff in attendance to discuss project goals, standards, and requirements. It's anticipated that 100% Construction Drawings can be completed in 6-8 months, with a goal of starting construction in Spring/Summer 2025 and project completion by December 31, 2025.

Pac/Ed Artificial Turf Multi-Purpose Field plan (2014):



### **SCE Easement – Glorietta Nature Park**

This project would transform an underutilized parcel of land in a utility right-of-way owned by Southern California Edison Co. (SCE) totaling approximately 2.32 acres, into a passive, nature park which would expand Glorietta Park, an existing park in Glendale,



and increase park access and the ratio of park acreage per resident in an underserved area in north Glendale.

On May 23, 2023, the Glendale City Council authorized the City Manager or his designee to negotiate and execute a Lease Agreement with SCE for passive recreation since it aligns with the City’s workplan to prioritize resources to develop underused land for parks and green spaces that will be accessible to all and that maximize health and social benefits.

Overall, the proposed project would develop a 2.57-acre (approx. 2.32 acres pf SCE easement and approx. 0.25 acres of City-owned parcels) of underutilized land into a community park and nature area in an urban neighborhood, providing a welcome respite for both recreational enthusiasts along the Verdugo Wash, as well as native birds and other fauna. The complete development of the Glorietta Nature Park will include California-friendly landscaping (with over 75% native plants), retaining the approximately

14 trees, planting over twenty new trees, turf lawns, adding picnic tables and benches, new entry and exit access points, interpretive signage with QR codes that direct to information in multiple languages, and a decomposed granite nature trail.



**Project Manager:**  
Joseph Gonzalez

**Status Update:** The City continues negotiating a Lease Agreement with SCE for the project. Recently, SCE identified a conflict with an existing lease agreement SCE has on their parcel that’s north of Cañada Blvd, with Oakmont Country Club. Therefore, the City may opt to enter into an agreement for only the south parcel at this time.

The City will seek additional funding options for developing the park. The initial concept plan on the left was submitted to SCE as part of the lease agreement. The project has no budget at this time.

## Central Park Master Plan



The Central Park block encompasses the Adult Recreation Center located on the southeast quadrant of the site, the Central Library with on-site parking located along the entire northerly portion of the site spanning from Louise Street to the east and the public parking and alley to the west, and open space including landscaping, shade trees, walkways, and seating areas. There is also the proposed Armenian American Museum and Cultural Center of California (AAMCCC) development, a 59,800 square-foot museum and education center that will be located on a 52,450 square-foot portion of the Central Park block located in the southwest quadrant. The remaining undeveloped portion of the site will be improved and programmed with a central open space Central Park of approximately 200 feet X 200 feet to create a focal heart of

the block that connects various paseos and surrounding public programs. More importantly, this new open space will provide for a variety of diverse community events and programming, complementary to the proposed AAMCCC and other public uses. The project has been allocated \$2,250,000 in DIF funds as of Summer 2023 since inception. In June 2024, City council approved an allocation of \$10,000,000 in General Fund dollars to the project. The latest cost estimates for the project range between \$15-16M.

**Project Manager:** Sarkis Oganessian

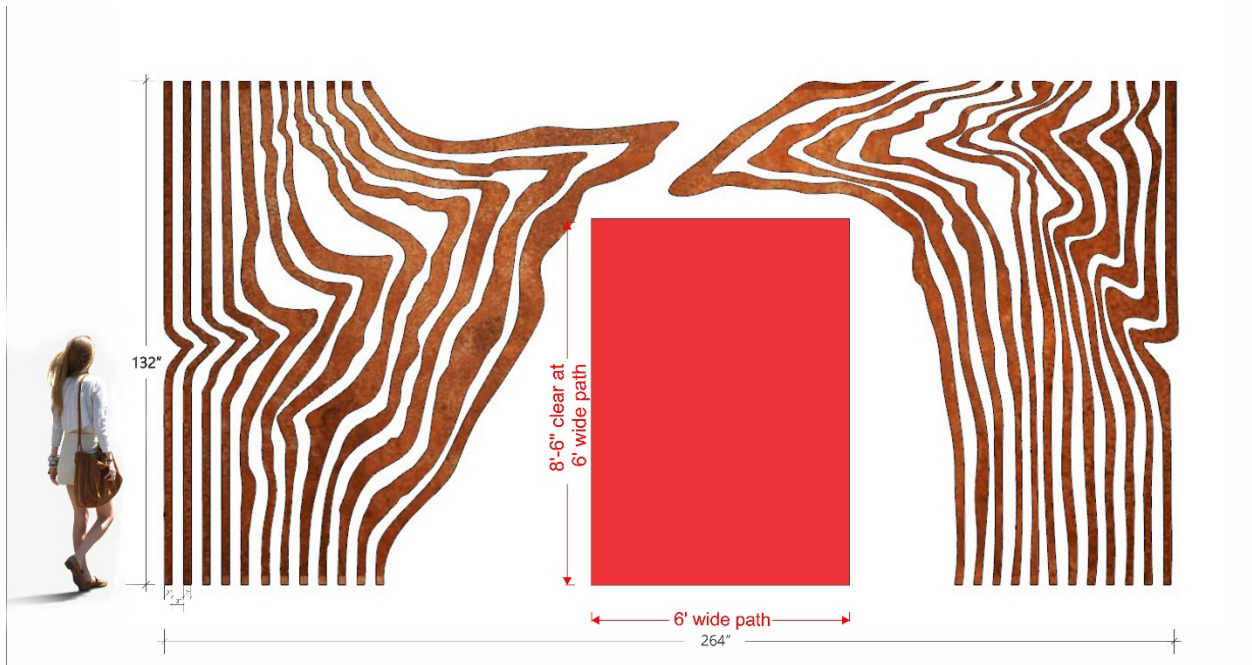
**Status Update:** PW received City Council approval on November 29, 2022, to award a contract to David Volz Design Landscape Architects, Inc. to commence design development of the project through construction admin, over a two-year contract term. Design development work kicked off on March 16, 2023, and the current project schedule anticipates completing construction drawings by August 2, 2024.

In April 2024, CSP staff submitted a grant application to the State Parks' Outdoor



Recreation Legacy Partnership (ORLP) grant program, seeking \$5,950,000. A decision on the grant is expected in November 2024.

Additionally, CSP staff is working with the Arts and Culture Commission to include a sculpture installation as part of the project off Louise Street. See Glendale City-Wide Public Art Landmark sculpture concept by Gegham Abrahamyan below (6/30/24 rendering).



### **Glorietta Tennis Concession Building Renovation**

Project scope includes replacement of the existing tennis concession building. The new building will include an office for the tennis concessionaire, a small pro shop, restroom, and seating/waiting room for parents. The budget is \$725,000 for design and development of the project.

**Project Manager:** Joseph Gonzalez

**Status Updates:** Staff finalized the scope and design concept of the building in conjunction with the tennis concessionaire. The final design includes a tilted, standing seam roof, like the existing, nearby utility building. David Volz Design, Inc. (Consultant) is working on 90% construction documents for this project which should be completed by end of July 2024. Because of the building's proximity to an underground reservoir under Glorietta Park, the building needs to be lightweight and will be wood framed with plaster exterior and block curb along the bottom edge. Project is anticipated to be completed by Summer/Fall 2025.

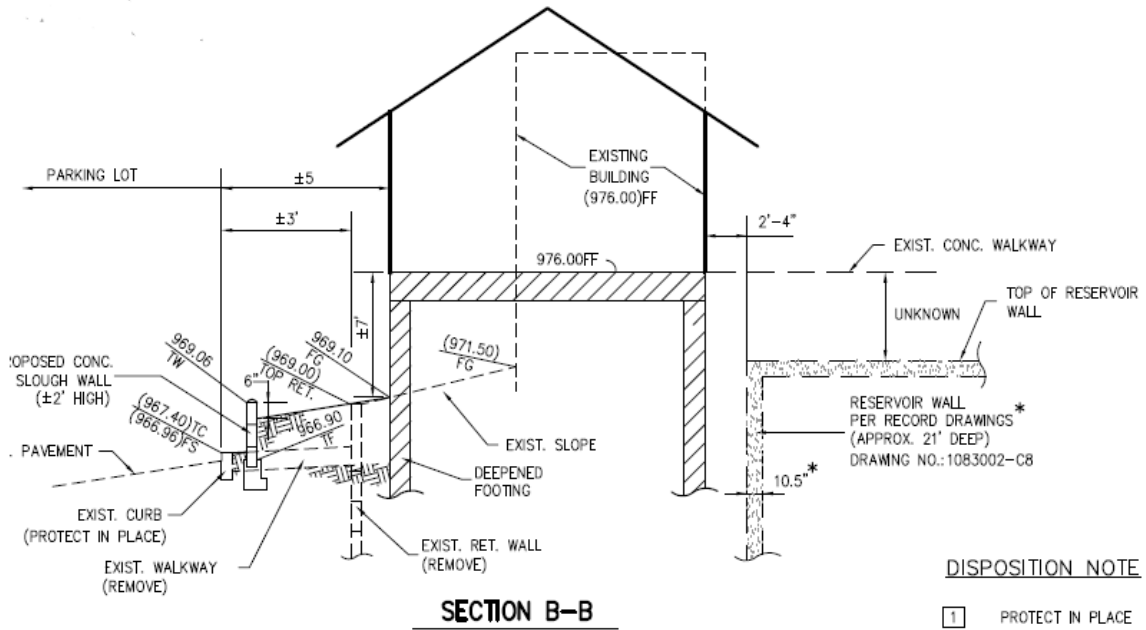
See photo of the existing tennis building that will be replaced and section detail of the



new building below:



- Photo of existing tennis concession building (above).
- Section of proposed tennis concession building (below).



## **Dog Park Feasibility Study**

Since May 13, 2021, City Council has asked Community Services & Parks (CSP) staff to explore the possibility of providing a dog park in one of the existing City parks or city-owned open space areas.

On March 7, 2023, Council approved the hiring of a consultant, RJM Design Group, to evaluate the feasibility of developing a dog park at three additional potential locations and to hold off on approving a contract to design Parking Lot 11 until the Dog Park Feasibility Study is completed. In May 2023, staff kicked off the Dog Park Feasibility Study.



In September 2023, RJM Design Group completed the evaluation of the feasibility of developing a dog park at three additional, potential locations, which include:

- North Glendale, Brand Park - South of the Tea House
- South Glendale, Palmer Park - Community Garden
- South Glendale, Glendale Community College - Garfield Campus

The Dog Park Feasibility Report consists of five elements; 1) **Dog Park Minimum Qualifications** based on size, accessibility, availability of utilities, parking, and transportation, 2) **Existing Conditions**, 3) **Community Outreach** campaign that included an online community survey, in-person workshops, an open-ended online feedback survey, numerous public announcements, 4) **Site Assessment** for suitability of a new dog park based on the minimum qualifying elements as well as the community's input, and 5) **Recommendation/Conclusion** that due to the constraints of the three sites, no one site will be suitable to serve the overall demand of the community.

At their September 18, 2023, the Parks, Recreation and Community Services Commission, approved the feasibility study, and recommended that the City Council move forward with developing either Lot 11 or the Glendale Community College –Garfield Campus site as a dog park, and opposed the development of a dog park at Brand Park and Palmer Park.

At the December 5, 2023, Council Meeting, Council provided direction to engage Glendale Community College and negotiate a site agreement to develop a dog park at their Garfield Campus, if possible, to evaluate the potential for a temporary dog park at Palmer Park, and continue to look at other possible sites in the City to develop dog parks.

**Project Manager:** Joseph Gonzalez

**Status Update:** Staff is working with design consultant RJM Design Group to develop a concept dog park/community center design for Palmer Park to initiate a community conversation about options for the space. Outreach is anticipated in Fall 2024.

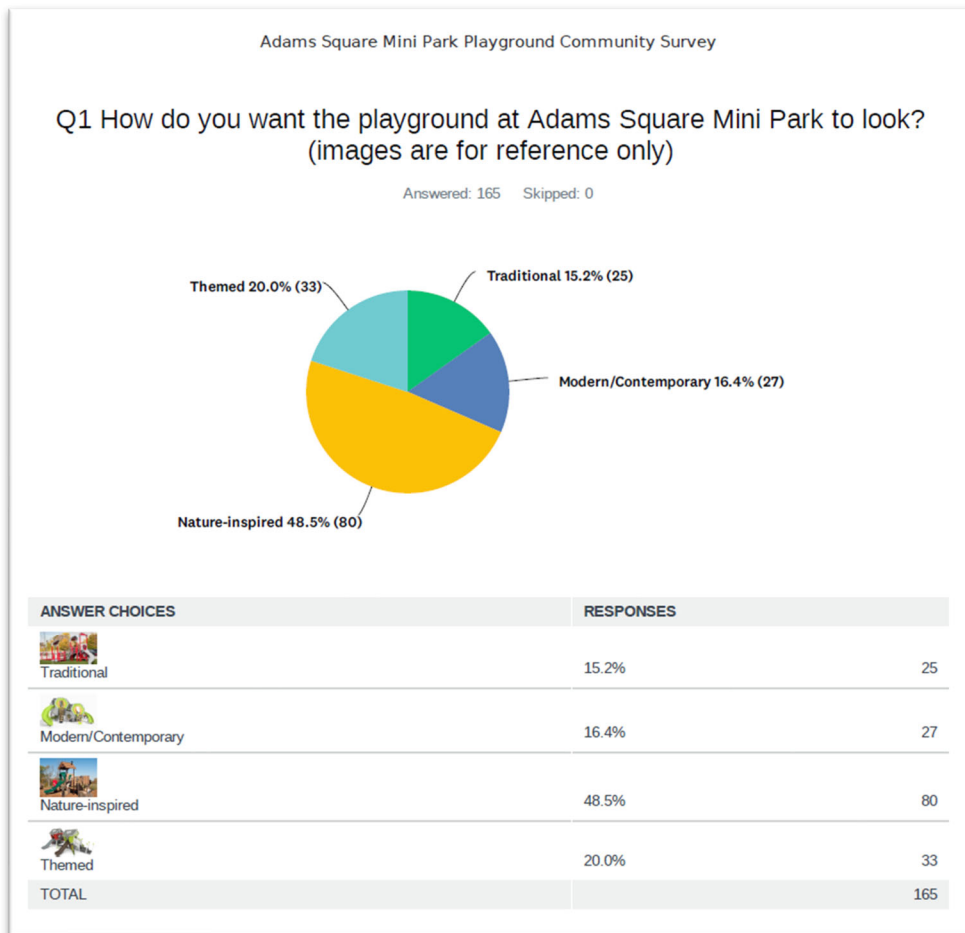
## **Adams Square Mini Park and Mayors Bicentennial Park Playground Replacement Project:**

Project scope includes replacement of the existing playgrounds at Adams Square Mini Park and Mayors Bicentennial Park. A project website and community survey went live on May 20, 2024, with the survey closing on June 23. The budget is \$500,000 in Measure A funds for design and development of the playground replacement at Adams Square Mini Park and \$475,000 in Measure A funds for design and development of the playground replacement at Mayors Bicentennial Park.

**Project Manager:** Joseph Gonzalez

**Status Updates:** Staff is using the survey results to work with two vendors on developing 4 different concept playgrounds for each site, and then staff will go back to the community in August to gauge their preference of design for each playground, including a day at the park engagement event. It is anticipated that staff will come back to Commission with a design recommendation for each site in Fall 2024.

See summary of survey results below:

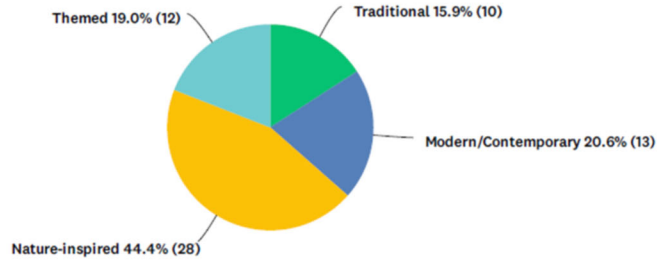








Mayors Bicentennial Park Playground Community Survey

Q1 How do you want the playground at Mayors Bicentennial Park to look?  
(images are for reference only)

Answered: 63 Skipped: 0



ANSWER CHOICES	RESPONSES
 Traditional	15.9% 10
 Modern/Contemporary	20.6% 13
 Nature-inspired	44.4% 28
 Themed	19.0% 12
TOTAL	63

**CAPITAL IMPROVEMENT PROJECTS APPROVED FOR FISCAL YEAR 2023-2024 THAT ARE STILL PENDING UPDATES**

Project Name	Project No.	Budget	Fund	Lead Department
Land Acquisition for New Park	CSP00422AN	\$2,000,000	CIP	CSP
Cerritos Splash Pad/Restroom Replacement	New	\$150,000	Measure A	CSP
Civic Auditorium Wood Floor Replacement	New	\$850,000	Measure S	PW

**CAPITAL IMPROVEMENT PROJECTS APPROVED FOR FISCAL YEAR 2024-2025 THAT ARE STILL PENDING UPDATES**

<b>Project Name</b>	<b>Project No.</b>	<b>Budget</b>	<b>Fund</b>	<b>Lead Department</b>
Verdugo Park South Renovation	New	\$200,000	CIP	CSP
Doctors House Restoration/Preservation	New	\$500,000	CIP	CSP
Scholl Ballfield Field 1 Bullpen	New	\$100,000	CIP	CSP
Sports Complex Field 4 & 5 Replacement	New	\$400,000	CIP	CSP

**FISCAL IMPACT**

---

N/A

**ALTERNATIVES**

---

N/A

**EXHIBITS**

---

N/A