

City Council Citizen Development  
and Enrichment Committee  
Third Floor Assembly Room  
City Hall  
Torrance, California

Members of the Committee:

**SUBJECT: Community Services – Approval of the Conceptual Design for the Wilson Park Gazebo**

### **BACKGROUND/ANALYSIS**

In 2004, the City embarked on a project to renovate and enhance the Wilson Park Gazebo by setting aside \$100,000 (FEAP 341). Staff have provided a timeline of the project milestones (**Attachment A**).

After the initial attempt at renovation of the gazebo resulted in an over scaled project, the Cultural Arts Commission developed a Request for Qualifications for a consultant who could review the materials available, meet with interested parties, potential users, and come up with a prioritized list of improvements based on available budget and ease of implementation. The goal this time was to enhance the existing structure rather than build a new facility. After reviewing the submissions, the City entered into a contract with Land Concern in August 2010 for \$9,500.

On February 15, 2011, the Cultural Arts Commission held a joint meeting with the City Council at which Land Concern presented their concepts to date, broken into two phases.

At that meeting, it was suggested that there may be economies of scale if the project was completed all at once rather than phased. After this meeting, the Cultural Arts Commission directed Land Concern to return with one plan and estimated costs to complete the project. Staff have provided the final conceptual design for the gazebo (**Attachment B**). In addition, staff have provided an Estimate of Probable Costs from Land Concern which details the combined phases as well as an updated Estimate of Probable Costs (**Attachment C**).

On August 13, 2014, the Cultural Arts Commission reviewed and approved the final conceptual design and estimate of probable costs

Later that year, as part of the City's 5 Year Capital Budget process, the Parks and Recreation Commission evaluated existing and new capital projects for viability, funding, and community impact. After review of the probable costs for this project, the commission recommended that City Council appropriate an additional \$250,000 in Parks & Recreation Facilities funds to allow for the completion of this conceptual design. The City Council approved this additional allocation to FEAP 341 within the 2014/2015 fiscal year.

The conceptual design plan includes demolition of the existing columns, which will be replaced by 8 steel columns covered in screens made of living plant material. The existing stage will be widened by pouring concrete around the existing footprint. The entire stage surface will be covered in interlocking pavers. A signature design element will mark the stage and give it presence. Two audio visual towers and a control point will be installed on the front side of the stage to enhance sound and light capabilities.

The new Wilson Park Gazebo will be available to the community on a rental basis for weddings, parties, performances and concerts. Additionally City staff will work with the community and existing contractors to create free programming at the site. It is anticipated that Shakespeare by the Sea will continue to hold their annual free performances at the site as well.

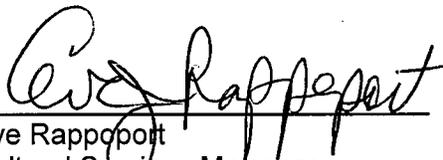
As part of the project, staff issued a Request for Proposals in June, 2014 for Production of a Construction Document Package based on the conceptual design and probable costs for this project. Three viable proposals were received by the July 28, 2014 deadline. BOA Architecture is being recommended by the Committee because of their qualifications, their experience designing and building both indoor and outdoor performing art spaces, their previous work with the City of Torrance, and the proposed low bid of \$23,900. The award of a purchase order will be included as part of the item forwarded to City Council for approval.

The FEAP 341 had a combined total of \$350,000. To date, there has been \$23,180 in expenditures leaving a project total balance of \$326,820. The Request for Proposal process for the Construction Documents with BOA Architecture is \$23,900. Since the actual project cost won't be known until the project goes out to bid; staff are hopeful that the bids will be favorable so that the conceptual design can be realized within the amount allocated.

### **RECOMMENDATION**

The Community Services Director is requesting that the Citizen Development & Enrichment Committee concur with the staff recommendation of the final conceptual design as presented and forward this recommendation to the City Council.

Respectfully Submitted,

By   
Eve Rappoport  
Cultural Services Manager

CONCUR:

  
\_\_\_\_\_  
John Jones  
Community Services Director

  
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LeRoy J. Jackson  
City Manager

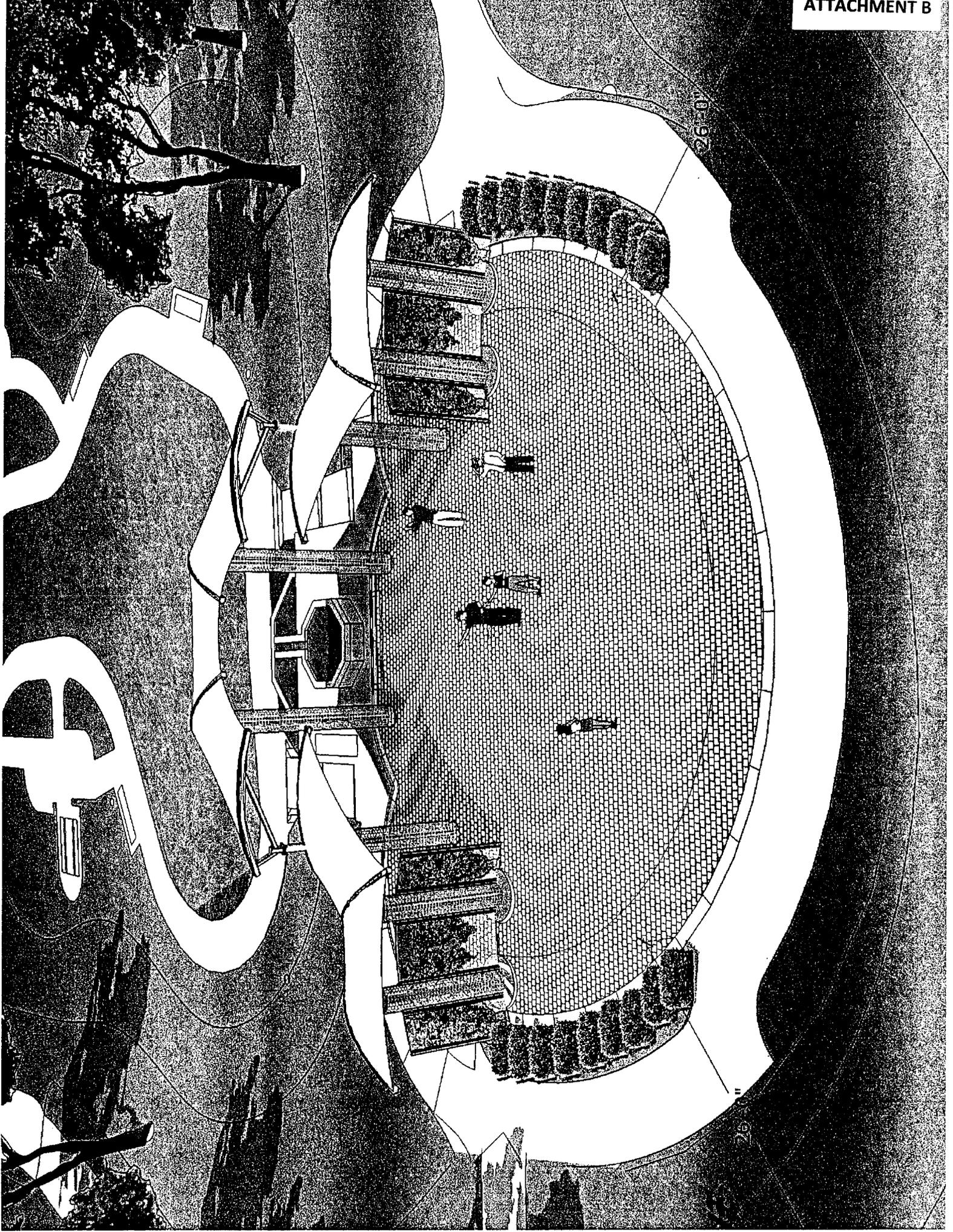
Attachments:

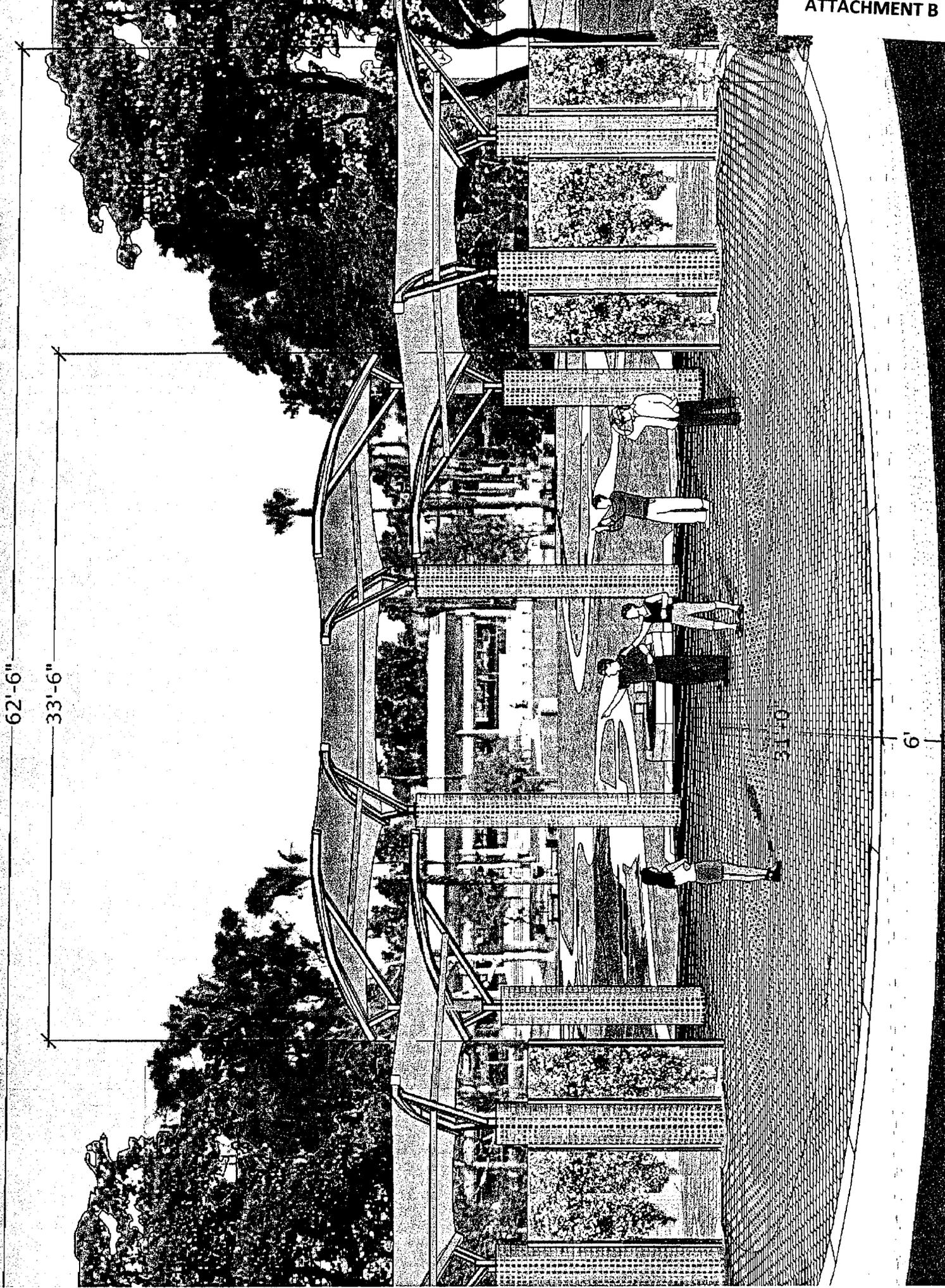
- A. Timeline of Project Milestones
- B. Rendering of Proposed Improvements for Wilson Park Gazebo
- C. Estimate of Probable Costs for Phase I and Phase II Improvements

## Timeline of Project Milestones

## Attachment A

- 2004 City sets aside \$100,000 and creates FEAP 341 to renovate the Wilson Park Gazebo.
- 2006 Cultural Services Division staff contract with JVS Architects for \$10,000 to come up with concepts, drawings and a model of a proposed structure for the site.
- February 2008 The Cultural Arts Commission held a joint meeting with the City Council and reviewed the preliminary concept for the renovation. City Council felt that its scope, scale and estimated cost (\$1.5 million) were too big for the site. They directed the Commission to scale back to a plan that fits in better in the Wilson Park setting.
- August 2010 The Cultural Arts Commission develops a Request for Qualifications to hire a consultant who could review the materials and research gathered to date, meet with interested parties and potential users, and come up with a prioritized list of improvements based on the available budget. The City enters into a contract with Land Concern for \$9,500 as the new project consultant.
- February 2011 The Cultural Arts Commission held a joint meeting with the City Council to review the new conceptual design for the Wilson Park Gazebo, amongst other items. Land Concern presented to both bodies their concepts to date, broken into two phases.
- It was suggested that there may be economies of scale if the project was completed all at once rather than phased. After this meeting, the Cultural Arts Commission directed Land Concern to return with one plan and estimated costs to complete the project.
- August 2013 The Cultural Arts Commission reviewed and approved the final conceptual design and estimate of probable costs at the August 19, 2013 meeting.
- The final conceptual design for the gazebo is shown as **Attachment B**. An Estimate of Probable Costs from Land Concern which details the combined phases as well as an updated Estimate of Probable Costs is shown as **Attachment C**.
- November 2013 As part of the City's 5 Year Capital Budget process, the Parks and Recreation Commission evaluated existing and new capital projects for viability, funding, and community impact. They recommended that City Council appropriate an additional \$250,000 in Parks & Recreation Facilities Funds to allow for the completion of the new design. This allocation was approved by the City Council and additional funds were added to the FEAP, which should be adequate to complete the project as designed.
- June 2014 Staff issued a Request for Proposals for Production of Construction Document Package based on Conceptual Design and Estimate of Probable Cost for Wilson Park Gazebo Enhancement Project. Three viable proposals were received by the July 28, 2014 deadline.
- November 2014 Staff requests approval from the Citizen Development and Enrichment Committee to approve the final conceptual design.





62'-6"

33'-6"

34'-0"

6'

CITY OF TORRANCE  
WILSON PARK GAZEBO

LAND CONCERN  
ESTIMATE OF PROBABLE COSTS 5/6/2014

BOA ARCHITECTS  
REVISED ESTIMATE OF PROBABLE COSTS 11/18/2014

DEMOLITION ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
Removal of:				
Existing Concrete Walkway	1,070	S.F.	\$3	\$3,210
8 Columns to Finish Surface	8	EACH	\$835	\$6,680
<b>Demolition Subtotal</b>				<b>\$9,890</b>

UPGRADE ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
STAGE: INTERLOCKING PAVERS	2,381	S.F.	\$9	\$20,239
STAGE: STAIRS	4	ALLOW	\$600	\$2,400
STAGE: CURVED RET. WALL (0'-24')	70	L.F.	\$85	\$5,950
STAGE: STRAIGHT RET. WALL (24'	80	L.F.	\$140	\$11,200
CONCRETE WALKWAY (GRAY, BROOM FINISH)	3,032	S.F.	\$8	\$24,256
GUARDRAILS AND HANDRAILS	40	L.F.	\$80	\$3,200
OVERHEAD STRUCTURE	1	ALLOW	\$78,750	\$78,750
AUDIO/VISUAL TOWERS	2	EACH	\$5,350	\$10,700
AUDIO/VISUAL CONTROL POINT	1	ALLOW	\$3,000	\$3,000
GREENSCREEN COLUMN WRAPS	1	ALLOW	\$12,812	\$12,812
GREENSCREEN PANELS	1	ALLOW	\$4,994	\$4,994
<b>UPGRADE SUBTOTAL</b>				<b>\$177,501</b>

MISCELLANEOUS				
DRAINAGE SYSTEM		ALLOW		\$3,000
GRADING, SOIL IMPORT, & BASE		ALLOW		\$7,500
SLEEVING/CONDUIT		ALLOW		\$3,000
LIGHTING/ELECTRICAL		ALLOW		\$17,000
RELOCATE/UPGRADE ELECTRICAL		ALLOW		\$8,000
<b>MISCELLANEOUS SUBTOTAL</b>				<b>\$38,500</b>

LANDSCAPED GREEN AREAS				
VINES 15 GAL	6	EACH	\$75	\$450
SHRUBS 5 GAL	30	EACH	\$16	\$480
SHRUBS 1 GAL	25	EACH	\$6	\$150
IRRIGATION REPAIR	765	S.F.	\$2	\$1,148
RE-SODDED TURF / GROUND	1,000	S.F.	\$1	\$500
<b>LANDSCAPE SUBTOTAL</b>				<b>\$2,728</b>
<b>UPGRADE GRAND TOTAL</b>				<b>\$218,728</b>

DESIGN & CONSTRUCTION ITEM			FEES
	Consultant		
CONCEPTUAL DESIGN PHASE (PAID)	Land Concern		\$9,500
WORKING DRAWING PHASE	Land Concern - Drawings		\$18,500
	Land Concern - Site Visits		\$2,500
	Civil Engineer		\$4,500
	Structural Engineer		\$3,500
	Geo Tech. Soils Engineer		\$2,000
CONSTRUCTION ADMINISTRATION PHASE	Lighting/Electrical Engineer		\$10,200
	Land Concern		\$8,670
<b>WORKING DRAWING AND CONSTRUCTION ADMIN TOTAL</b>			<b>\$49,870</b>
CONTINGENCIES			
CONTRACTOR'S OVERHEAD/PROFIT 10%			\$22,862
GENERAL CONDITIONS 10%			\$22,862
ESTIMATING CONTINGENCY 5%			\$11,431
INFLATION CONTINGENCY 15%			\$34,293
<b>DESIGN &amp; CONSTRUCTION GRAND TOTAL</b>			<b>\$150,817</b>

DESIGN & CONSTRUCTION ITEM			FEES
	Consultant		
CONCEPTUAL DESIGN PHASE (PAID)	Land Concern		\$9,500
WORKING DRAWING PHASE	BOA - Drawings		\$10,200
	Sub Consultants Expenses		\$9,500
			\$120
Construction Admin. Phase Job Walks, RFI, Submittals, Site Obs.	BOA		\$4,080
<b>WORKING DRAWING AND CONSTRUCTION ADMIN TOTAL</b>			<b>\$23,900</b>
GENERAL SERVICES 10%			\$30,000
MISC. CONTINGENCIES 10%			\$30,000
<b>DESIGN &amp; CONSTRUCTION GRAND TOTAL</b>			<b>\$93,400</b>

RECAP	
DEMOLITION	\$9,890
UPGRADES	\$218,728
DESIGN & CON.	\$150,817
<b>TOTALS</b>	<b>379,435</b>

RECAP	
DEMOLITION	\$9,890
UPGRADES	\$218,728
DESIGN & CON.	\$93,400
<b>TOTALS</b>	<b>\$322,018</b>