



STAFF REPORT

SAUSALITO CITY COUNCIL

AGENDA TITLE:

Achieving Playground Safety and ADA Compliance

RECOMMENDED MOTION:

Authorize Staff to solicit bids for replacement of play equipment and related improvements at Cazneau, Cloudview, Langendorf, and Southview parks while continuing design work on Harrison and Robin Sweeny parks.

SUMMARY

Play equipment replacement and park repairs are necessary to bring play equipment at parks throughout Sausalito into compliance with current State codes and regulations. Staff developed the attached priority list for play equipment replacement and park repairs (Attachment A). The priority list was approved by the Parks and Recreation Commission on March 18, 2009 and by the City Council on April 21, 2009.

Since that time Staff has been working with architect Don Olson on a design for Harrison Park. In addition, staff has been working with various playground equipment suppliers to see what could be done easily at the small neighborhood parks throughout town to achieve compliance. (Attachments D-G)

With Council approval, the smaller parks could be brought up to code in relatively a short amount of time with the bond funds that are currently available while still continuing the planning necessary to upgrade Harrison and Robin Sweeny parks.

BACKGROUND

According to California Code of Regulations, Title 22., Social Security Division 4, Environmental Health Chapter 22., Safety Regulations for Playgrounds, all playgrounds within the state of California must comply with the sections of the Handbook for Public Playground Safety (CPSC Handbook), Publication Number 325, U.S. Consumer Product Safety Commission November 1997, Date Code: 009711, and the sections of the Standard Consumer Safety Performance Specification for Playground Equipment for Public Use (ASTM Standard), Designation: F 1487 - 98, American Society for Testing

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and Materials, 1998, that relate to the design, installation, inspection, and maintenance of a playground and playground equipment.

Last Spring Staff completed and passed a certification course in Playground Safety Inspection in accordance with Title 22. Staff then completed preliminary inspections of the City's playgrounds and identified the need for replacement of all equipment at City parks in order to bring the playgrounds in Sausalito into compliance.

Staff developed the attached priority list for play equipment replacement and park repairs (Attachment A). The priority list was approved by the Parks and Recreation Commission on March 18, 2009 and by the City Council on April 21, 2009. In addition to the priority list for the Parks and Recreation Department, Engineering staff has prioritized improvements at Yee Tock Chee and Vina del Mar parks along with improvements to the restrooms downtown.

Tennis Courts

Donations for the approved work at the tennis courts are currently being solicited with \$2000 of the \$9764 of the necessary matching funds raised.

MLK Gym Windows

The windows at MLK are scheduled to be replaced within the next year using American Reinvestment and Recovery Act (ARRA) funding if the project qualifies. If the project does not qualify for ARRA funding then funds from the MLK Building Improvement Fund will be used.

Harrison Park

Parks and Recreation Staff has been working with architect Don Olson on a design for Harrison Park. Conceptual design work has been challenging due to the slope of the property however Mr. Olson believes that he has a solution and is close to submitting a conceptual design. Once a conceptual design is approved, staff will conduct open meetings to gather additional public input before plans are presented to the planning commission for final review.

Other Small Parks

Parks and Recreation Staff has also been working with various playground equipment suppliers to see what could be done easily at the small neighborhood parks throughout town to achieve compliance. Attachments D through G show examples of potential layout and equipment.

Yee Tock Chee, Vina del Mar, and Downtown Restrooms

Engineering Staff is currently working on the plans for ADA improvements at Yee Tock Chee and Vina del Mar parks along with improvements to the restrooms downtown.

ISSUES

A key issue to replacing play equipment and doing related improvements at parks is compliance with the Americans with Disabilities Act (ADA).. Laws require that access is required to at least one of each type of component, and to a number equal to at least half of the number of elevated play components. Another requirement is that the surfacing be soft enough to limit injury from falls but also firm and stable enough for wheel chair maneuvering. Compliance with these sections of ADA law is easily attainable through proper selection and design of equipment and surfacing.

The difficulty in compliance in Sausalito is accessibility to the Park itself. ADA Accessibility Guidelines (ADAAG) state that "a continuous unobstructed path connecting all accessible elements and spaces of a building or facility" must be provided. This is to include both the area within a play area, and accessible routes include parking access aisles, curb ramps, walks, ramps, and lifts. As many of our playgrounds are constructed atop hills or cut-outs, parking and access are a problem.

However, according to Section 35.150 of the Code of Federal Regulations,:

- (a) General. A public entity shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities. This paragraph does not --
 - (1) Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
 - (2) Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
 - (3) Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens.

As play equipment is replaced and repairs are made, staff expects the use at the parks to increase. Neighbors may complain of the increased noise, traffic, and parking issues.

Increased use of the parks will bring neighborhoods together, improve the quality of life, and create a greater sense of community in Sausalito.

FISCAL IMPACT

Available funding for all parks projects totals \$589,377. See Attachment B for funding breakdown and Attachment C for available grant funds.

Engineering Staff has estimated that ADA related improvements to Yee Tock Chee Park will cost \$25,000. ADA repairs to Vina del Mar Park and the Downtown restrooms are currently budgeted at \$190,000 however Council recently redirected staff to replace rather than repair the existing facilities so exact costs are not known at this time.

Recreation Staff has estimated that replacement of play equipment and related improvements at Cazneau, Cloudview, Langendorf, and Southview parks will cost \$125,000.00 however the actual cost will depend on what features are chosen, depth and scope of work, and community involvement. See Attachment C-F for 1st draft conceptual plans.

Should Council approve the replacement of play equipment and related improvements at said parks, there would be a balance of \$211,593 in funds for improvements and repairs at other recreational facilities such as Robin Sweeny Park.

It is important to note that some of these remaining funds may be necessary for Harrison Park (in addition to the \$15,000 all ready committed) if the Lions Club is not able to raise the necessary funds to complete the project.

Staff will also continue to pursue all available grants.

STAFF RECOMMENDATIONS

- Authorize Staff to solicit bids for replacement play equipment and related improvements at Cazneau, Cloudview, Langendorf, and Southview Parks in accordance with Sausalito Municipal Code
- Conduct community outreach meetings once plans and bids are received
- Incorporate community concerns and ideas into plans
- Return to the Parks and Recreation Commission for approval
- Return to City Council for approval
- Continue design work on Harrison and Robin Sweeny parks

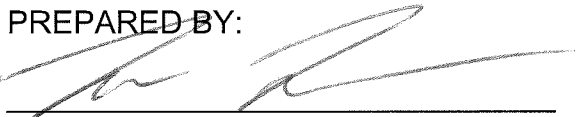
Alternatively, Council may direct staff to focus on Harrison and Robin Sweeny Parks and return to Council for direction on other facilities once work at Harrison and Robin Sweeny is well under way.

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ATTACHMENTS

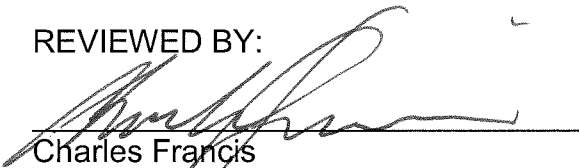
- A - Prioritization list
- B – Financial Breakdown
- C – Available Grant Funds
- D – Cazneau Park 1st draft conceptual plan
- E – Cloudview Park 1st draft conceptual plan
- F – Langendorf Park 1st draft conceptual plan
- G – Southview Park 1st draft conceptual plan

PREPARED BY:



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City of Sausalito

REVIEWED BY:



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Administrative Services Director/Treasurer
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REVIEWED BY:

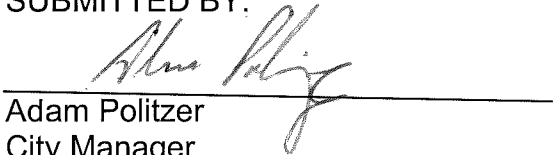


Jonathan Goldman
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APPROVED AS TO FORM BY:

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SUBMITTED BY:



Adam Politzer
City Manager
City of Sausalito

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ATTACHMENT A

Prioritization list as approved by Council on April 21, 2009

1. Harrison Park \$15,000
2. MLK GymWindows \$27,000-\$40,000
3. Robin Sweeny Park \$100,000 and up
4. Small Playgrounds \$20,000 and up per playground
 - a. Cazneau
 - b. Cloudview
 - c. Langendorf
5. Southview Park \$50,000 and up
6. Tennis Courts \$32,550
 - a. MLK
 - b. Marinship

Attachment B	
Financial Breakdown	
Source	Ammount
CIP Funding for Yee Tock Chee Park	25,000
CIP Funding for Vina del Mar and Restrom Improver	190,000
CIP Funding for Robin Sweeny Park	50,000
CIP Funding for Parks Capital Projects Planning	76,400
Available Grant Funds	200,820
Park Improvement Fund (100-000-3473-681)	24,373
Total Available	\$ 566,593
Improvements	
Yee Tock Chee Park Improvements	25,000
Vina del Mar and Restrrrom Improvements	190,000
Cazneau, Cloudview, Langendorf, and Southview	125,000
Harrison Park	15,000
Remaining balance for improvements to other parks such as Robin Sweeney	\$ 211,593

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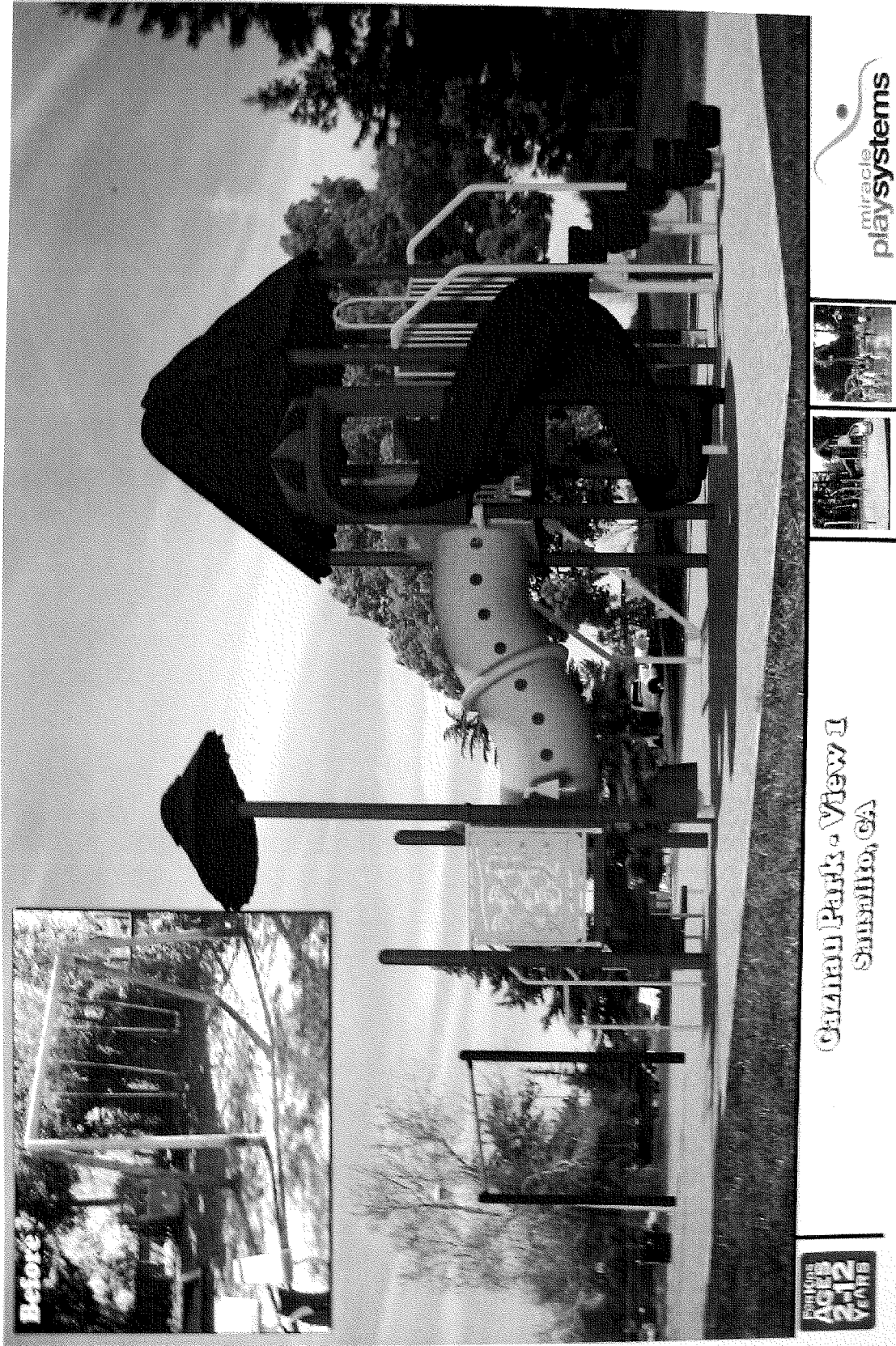
Attachment C					
Available Grant Funds					
Grant	Amount				
2000 Parks Bond Act - Roberti-Z'berg-Harris-Block Grant	\$ 22,784	Requires 1/7 match (\$3259) from private sources, 2/7 (\$6508) from City or private sources			
2002 Resources Bond Act-Roberti-Z'berg-Harris-Block Grant	\$ 19,970				
2002 Resources Bond Act	\$ 180,850				
Total Available	\$ 223,604				

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ATTACHMENT D

Cazneau Park

1st Draft Conceptual Plan



PLAYING AGES 2-12 YEARS

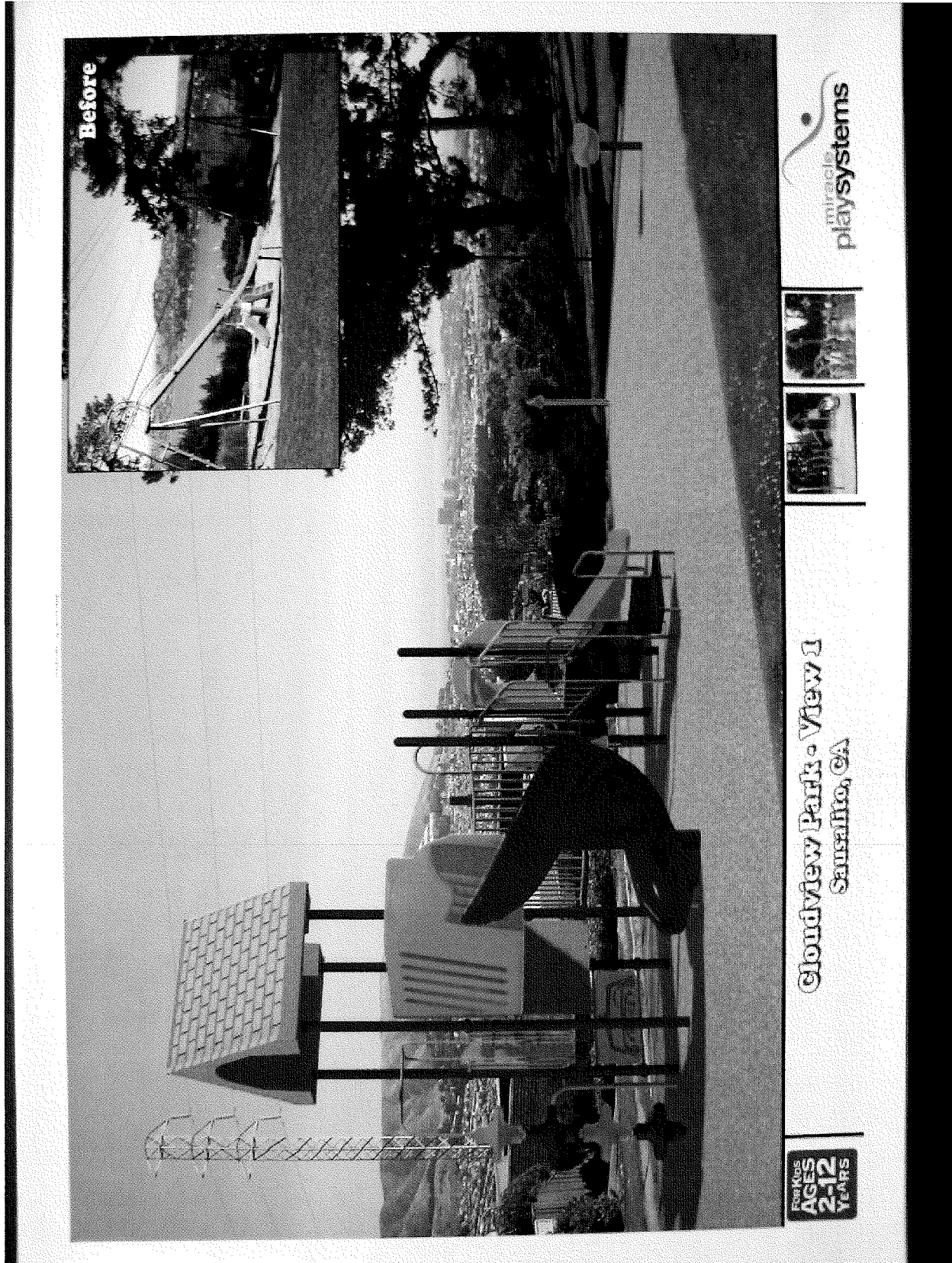
Cazneau Park - View 1
Sausalito, CA



miracle
playsystems

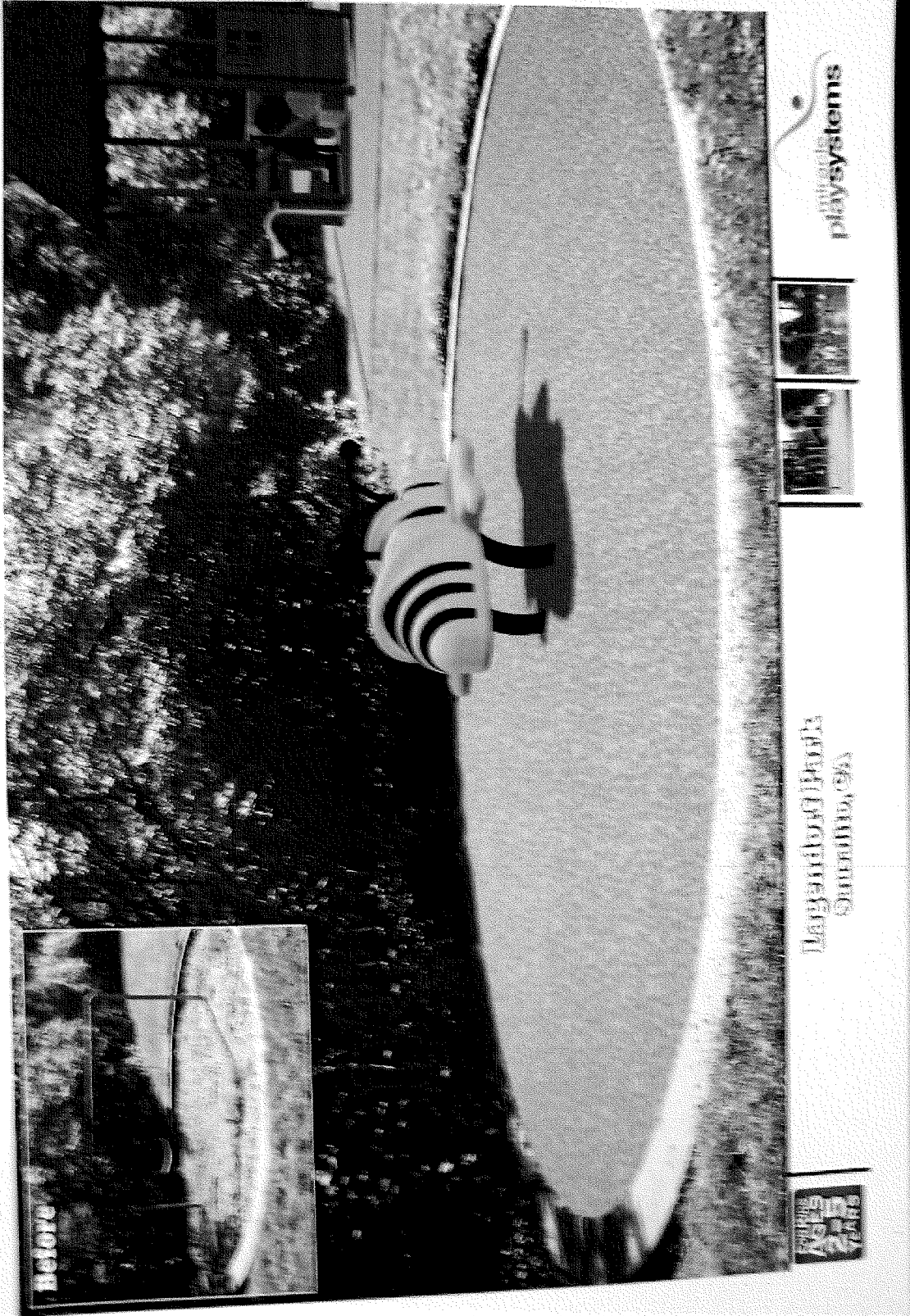
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ATTACHMENT E
Cloudview Park
1st Draft Conceptual Plan

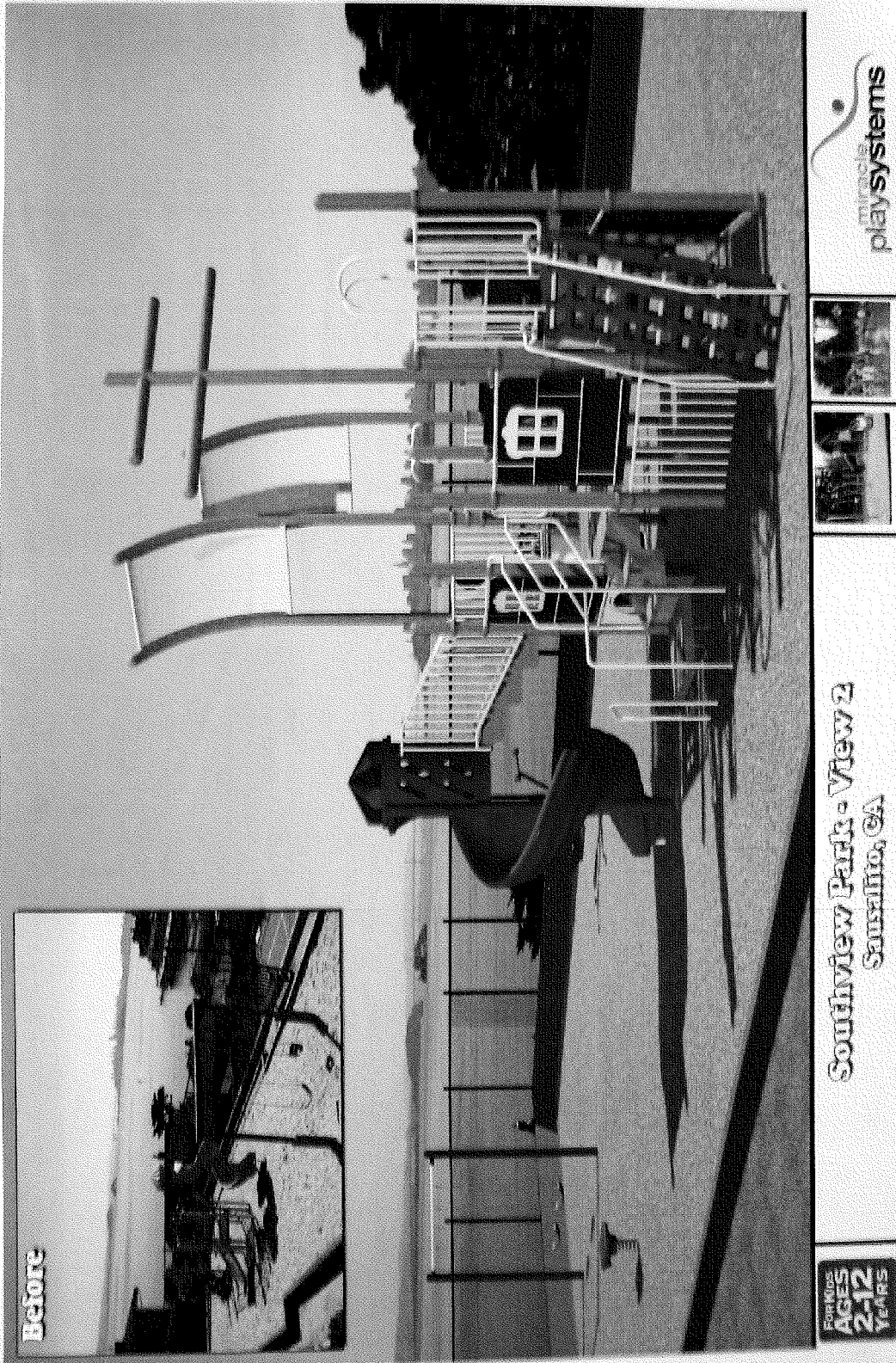


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ATTACHMENT F
Langendorf Park
1st Draft Conceptual Plan



ATTACHMENT G
Southview Park
1st Draft Conceptual Plan



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