



MONROVIA CITY COUNCIL STUDY SESSION

JANUARY 16, 2024

STUDY SESSION OVERVIEW

- As the City Council is aware, staff have been working on several projects that were adopted as a part of the City's 5 Year Capital Improvement Program (CIP).
- Tonight, staff will be providing an update on three of these CIP's which have reached notable milestones.
- Staff is looking for direction as these projects move forward; formal action by City Council will occur as a part of your regular meetings.
- Tonight for your consideration, staff will be providing updates on the following CIPs:
 - Propose name for the new park development at 1111 Encino Drive
 - Monrovia Community Center Renovation Project
 - Rotary Park Playground Renovation

NEW PARK DEVELOPMENT



NEW PARK DEVELOPMENT

■ **BACKGROUND:**

- In July 2023, as a part of the development of the former Claim Jumper site, *The Hale Corporation* donated approximately 8,600 square feet to the City for the purpose of a new park in South Monrovia.
- As staff began the park development process, knowing the Park identity, and therefore its name, was important.
- On September 5, 2023, staff provided the City Council with an overview of the Facility Naming Policy (which was previously approved in 2016) as well as a bit of history about this segment of our community. The research conducted by staff exposed three emerging themes:
 - The popular Route 66 corridor along Huntington Drive that took travelers west to the beach and east to the desert.
 - The history of fruit and citrus orchards in this area.
 - The many Japanese farmers who were important to the produce industry and have often gone unrecognized.
- The City Council approved the launch of the Facility Naming Process for the new park development with the deadline for submittals on September 28, 2023.
 - Nineteen (19) recommendations were received from the community.

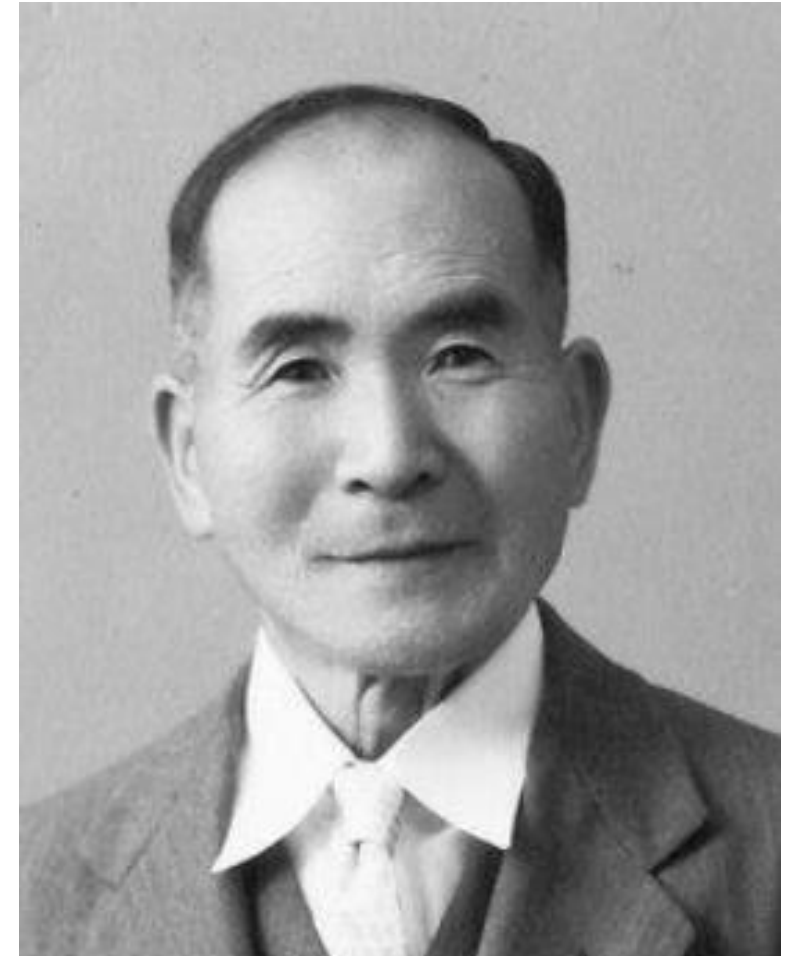
NEW PARK DEVELOPMENT

- As staff studied the nominations and further conducted research related to this neighborhood, the predominate recommendation seemed to lean towards honoring Japanese Monrovians. While there were a few Japanese Monrovians to consider, one name stood out for many reasons, **Satoru Tsuneishi**.
 - First Asian American to graduate from Monrovia Arcadia Duarte High School.
 - Farmed strawberries and ran a fruit stand on Route 66 before World War II.
 - Four of the Tsuneishi boys served in the military during WWII.
 - Following the end of the war and after their internment, the Tsuneishi's returned to Monrovia and lived on Almond Avenue, next door to Louis and Lucinda Garcia.
 - Mr. Tsuneishi was also an award-winning haiku writer.
 - Mr. Tsuneishi passed in 1987 and is buried at Live Oak Cemetery along with many of his children.



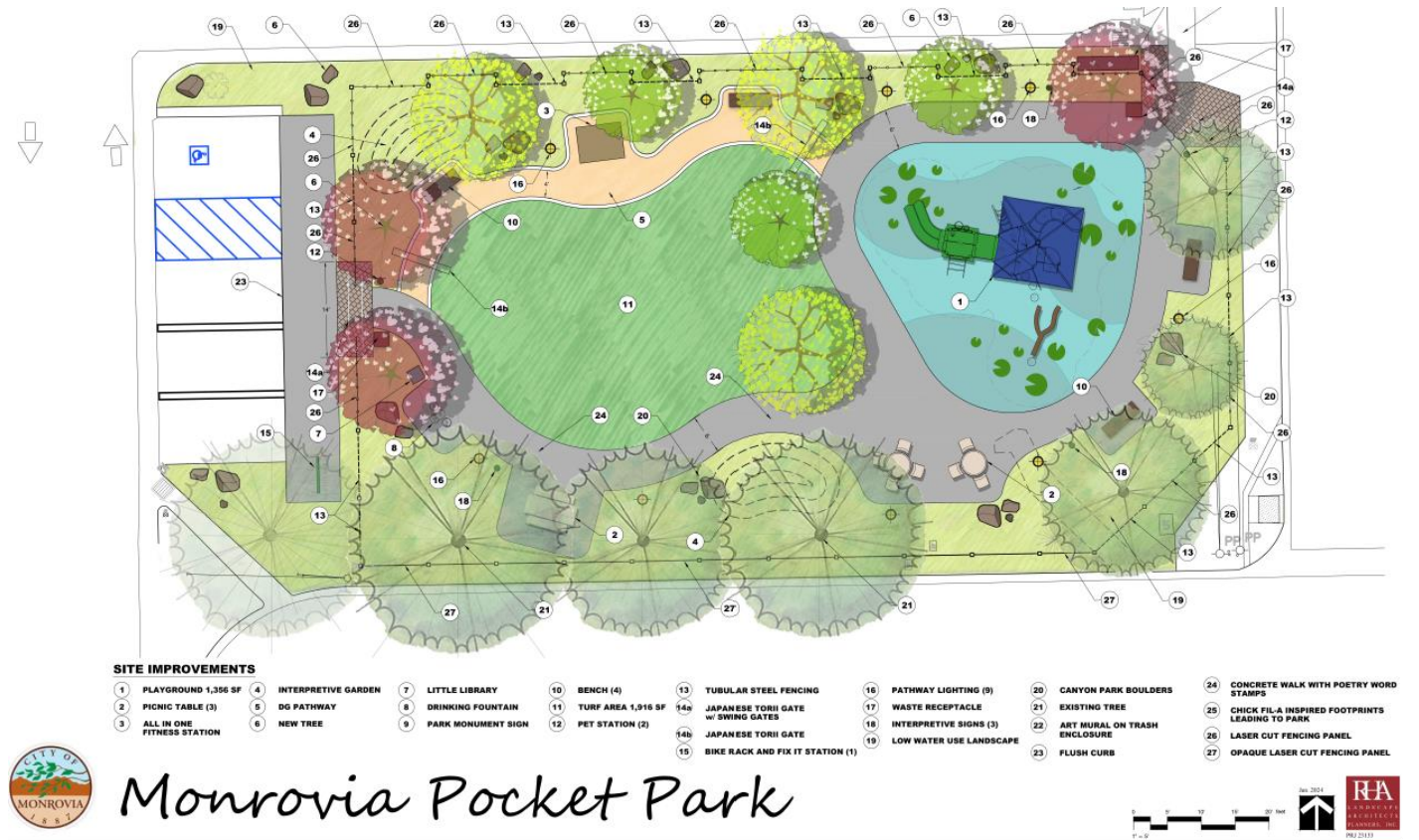
NEW PARK DEVELOPMENT

- Staff have been in contact with Mr. Tsuneishi's Grandchildren who are honored by the consideration and would like to be a part of future celebrations related to this project.
- Staff have received positive feedback from various community stakeholders including; Susie Ling, Sandy Burud, Dr. Sakata, and Brad Haugaard.
- In accordance with the Facility Naming Policy, staff presented the recommendation to the Community Service Commission on Tuesday, January 9.
- The Commission unanimously supported staffs recommendation to name the new park, Satoru Tsuneishi Park.
- Should the City Council support this recommendation, staff have provided a report on the Consent Calendar for later this evening.



PARK DEVELOPMENT

- Staff will be working with the Community Services Commission and our landscape architect to develop more complete concept in the coming weeks/months.
- Large play structure highlighting some of the themes shared by the community
- Possibly incorporate a recognition of the Four Blue Star in honor or the Tsuneishi family
- Add trees, picnic tables, trash receptacles, lighting, etc.





QUESTION / DISCUSSION



Monrovia Community Center

INTERVIEW
DECEMBER 5, 2023

PERKINS —
EASTMAN

Human by Design

MONROVIA COMMUNITY CENTER RENOVATION PROJECT

■ Background

- The Monrovia Community Center Renovation Project is part of the 5 Year Capital Improvement Program (CIP) adopted by the City.
- The full scope of this project as described in the CIP includes site planning, civil engineering, preparation of plans and specifications, construction cost estimates, and actual construction for the renovation project.
- The renovation project is expected to cost approximately \$20,000,000.
- Since 2016, the City has undertaken significant community engagement and outreach, which has guided planning efforts to date. The City has several design concepts, renderings and plans for renovation of the Community Center and the City is now prepared to engage with a firm to prepare the plans, final specifications and construction estimates for the project.

MONROVIA COMMUNITY CENTER RENOVATION PROJECT

■ Background

- On August 31, 2023, the City issued a Request for Proposals (RFP) from qualified firms to complete the project design.
- The City received twenty-two (22) proposals from qualified firms and a Selection Committee of staff from multiple departments, including the City Manager's Office, Community Services, and Public Works, reviewed each proposal in depth.
- The assessment included review of qualifications, project team overview, references from similar projects, proposed timeline, and a project fee schedule.
- Based on this review, the Selection Committee chose three (3) firms, which best addressed the City's desired needs and goals for this project, to participate in interviews with the Committee on December 5, 2023. All three firms were given 45-minutes for a presentation, with 15-minutes for questions and answers.

MONROVIA COMMUNITY CENTER RENOVATION PROJECT

- The Selection Committee met with the following firms:

FIRM	PROPOSED FEES	LOCATION	YEARS OF SERVICE
Dahlin	\$1,760,300	Irvine	46 Years
GGA	\$1,455,149	Pasadena	43 Years
Perkins Eastman	\$1,878,000	Costa Mesa	42 Years

MONROVIA COMMUNITY CENTER RENOVATION PROJECT

- The Selection Committee unanimously chose Perkins Eastman as the firm for this project as the Committee felt this group best understood the City's needs at this time.
 - Leader in the planning, programming, and design of specialized public buildings, including many parks and recreation spaces.
 - Completed a variety of small and large-scale municipal projects and specifically 16 stand-alone community center projects.
 - The firm's listed references reported...
 - *Good communicators and responsive to project questions*
 - *Well prepared for meetings and has a track record of keeping projects on time and on budget*
 - *Solution oriented and make smart decisions when faced with design challenges*
 - *Professional and well equipped with a depth of experience within the firm*

Community centers become focal points for cultural activities, and serve as places where people come together to build relationships.

MONROVIA COMMUNITY CENTER RENOVATION PROJECT

- *The following slides are not intended to be the final design of the Community Center but an expression of Perkins Eastman understanding of our project and a stepping off point for where we go from here.*

MONROVIA COMMUNITY CENTER RENOVATION PROJECT

Design Approach

1 A PART OF A CIVIC CONTEXT



- Connect to the park
- Respond to the existing civic architectural language
- Enhance public presence to the community center



INSPIRATION ONLY

MONROVIA COMMUNITY CENTER RENOVATION PROJECT

Design Approach

2 UNWRAP THE FACADE



- Unwrap the façade to reveal the prominent building mass
- Create a veranda and view back to Library Park



INSPIRATION ONLY

MONROVIA COMMUNITY CENTER RENOVATION PROJECT



INSPIRATION ONLY

MONROVIA COMMUNITY CENTER RENOVATION PROJECT

Design Approach

3 CLEAR ZONES OF SERVICE



- Creating clear zones of service and wayfinding
- Create a safe and inviting entry court



INSPIRATION ONLY

MONROVIA COMMUNITY CENTER RENOVATION PROJECT

Design Approach

4 REVEAL A GRAND LOBBY



Leverage existing building mass to pronounce entry

“Gem City of the Foothills”

Welcoming, artistic expression, feature community leaders past

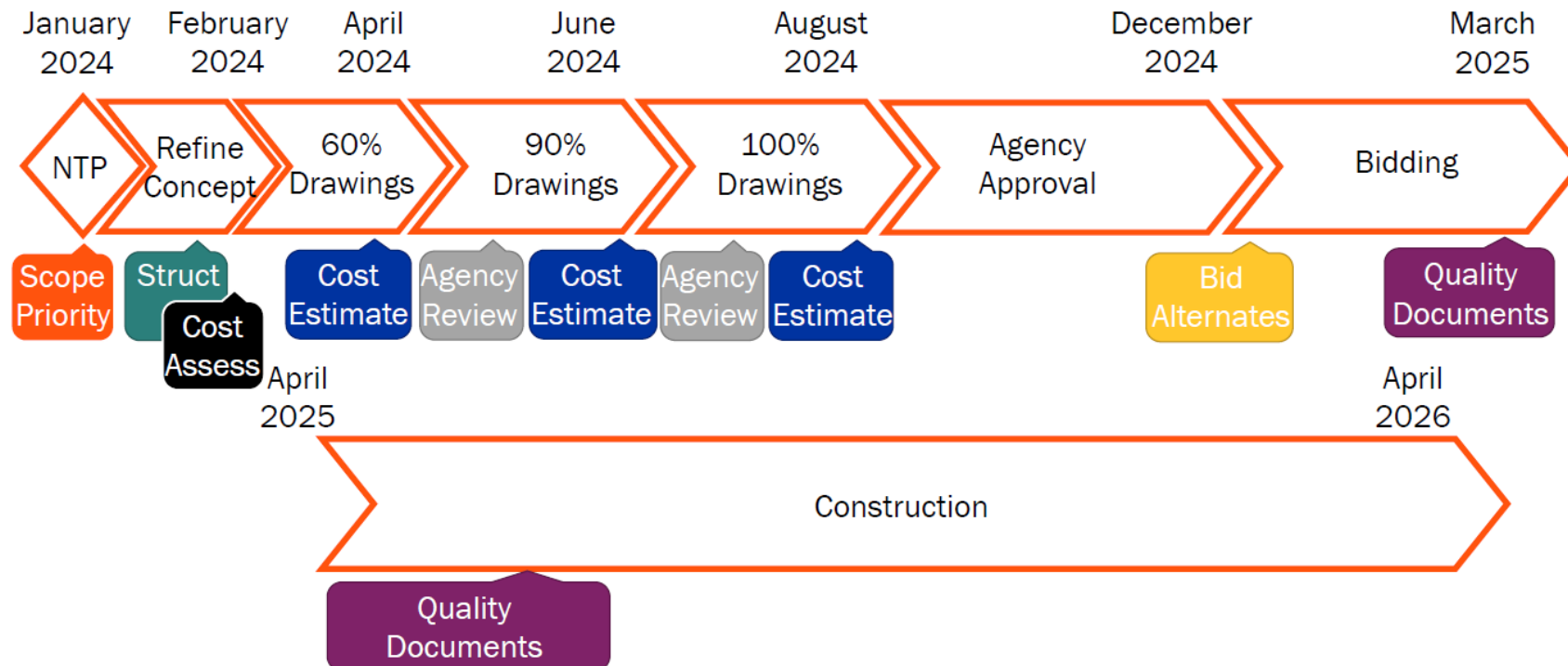


INSPIRATION ONLY

MONROVIA COMMUNITY CENTER RENOVATION PROJECT

Project Schedule

MONROVIA COMMUNITY CENTER MAJOR MILESTONE DATES



MONROVIA COMMUNITY CENTER RENOVATION PROJECT

Refine Concept Design	\$303,300
60% Plans, Specifications, and Cost Estimate	\$337,000
90% Plans, Specifications, and Cost Estimate	\$337,000
100% Plans, Specifications, and Cost Estimate	\$168,500
Plan Check Approval	\$117,950
Bidding Support	\$84,250
Construction Administration Support	\$337,000
Topography and Utility Survey	\$45,000
Geotechnical Investigation	\$50,000
Hazard Materials Investigation	\$50,000
Risk Category IV Assessment	\$18,000
Reimbursable	\$30,000
Subtotal	\$1,878,000
10% Contingency	\$187,000
TOTAL	\$2,065,800

MONROVIA COMMUNITY CENTER RENOVATION PROJECT

- This item will be on the City Council's Regular Agenda, on February 6 for your consideration.
- Staff and the Perkins Eastman Team, are prepared to get started.



QUESTION / DISCUSSION

ROTARY PARK PLAYGROUND RENOVATION



ROTARY PARK PLAYGROUND RENOVATION

- As a part of the 5 year CIP Program, City Council allocated funding for playground renovations.
- Rotary Park Playground was last renovated in 1995, making it the oldest playground in the City.
- 2018 Park Master Plan identified priority repairs to the playground.

30 PARK INVENTORY

ROTARY PARK

NEIGHBORHOOD PARK

Location: 401 South California Avenue at Lime Avenue
0.87 acres



Volunteers provide an important resource for keeping parks beautiful.



There is room for additional enhancements in the park since the old structure has been removed.



Dogs are required to be leashed, except for this special demonstration.

PARK INVENTORY 31

AMENITIES

- Picnic tables (3)
- Drinking fountain
- Playground with sand surfacing (some rubberized)
- Paved pathway
- Open central lawn
- Perimeter shades trees
- Mutt mitt dispenser
- Trash cans
- Lighting
- Irrigation
- Bench
- Perimeter fence
- Options preschool building and separated play area.

DESIGN OPPORTUNITIES

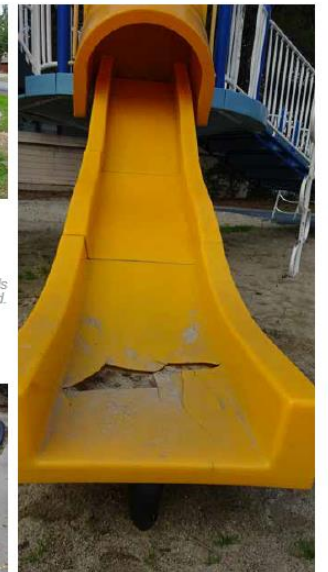
- Existing play structure has aged beyond desirable play condition. One slide is already boarded up. Former shade structures long removed (missing post holes evident in central platforms). Plastic structure will continue to age and degrade in UV sunlight exposure. Replacement of entire playground provides opportunity to design expanded play opportunities and provide appropriate fall safety surfacing (not sand). Gaps in rubberized play surface create ADA barrier to play equipment access.
- Park should be evaluated for the possibility of adding more shade particularly around the playground area.

MANAGEMENT CONSIDERATIONS

- Open grass lawn has significant clover growth. Consideration of grass-to-clover acceptable levels may warrant some clover control to avoid significant exposure of park users to bees attracted by the clover.
- Park sign at street corner was formerly in a landscaped bed that has long since evolved to mown grass. Consider re-defining the area to be landscaped with low growing shrubs and perennials.
- Walkway has uplifted pavement in several areas near drinking fountain and picnic tables, creating ADA obstacle/barrier.



The sign planting area awaits some landscape enhancements.



Older play equipment needs to be replaced.



The playground will need new surfacing.

ROTARY PARK PLAYGROUND RENOVATION

- In August a subcommittee was formed to guide the design of the new Playground. The Subcommittee was made up of Commissioners and members of the Rotary Club of Monrovia.
- Staff hosted a community meeting at Rotary Park on Saturday, September 9.
- The Subcommittee has been working with Landscape Structures, Inc. (LSI) for the playground development and construction
- Key Design Features requested by the community and Subcommittee:
 - How can we make this a new and unique experience for the youth – different from the other parks.
 - Let's make this park about climbing!
 - Wanted to share Rotary's message of *Be the good you see in the world – Service Above Self*.
 - Be Inclusive.
 - Blend well with the park and neighborhood.

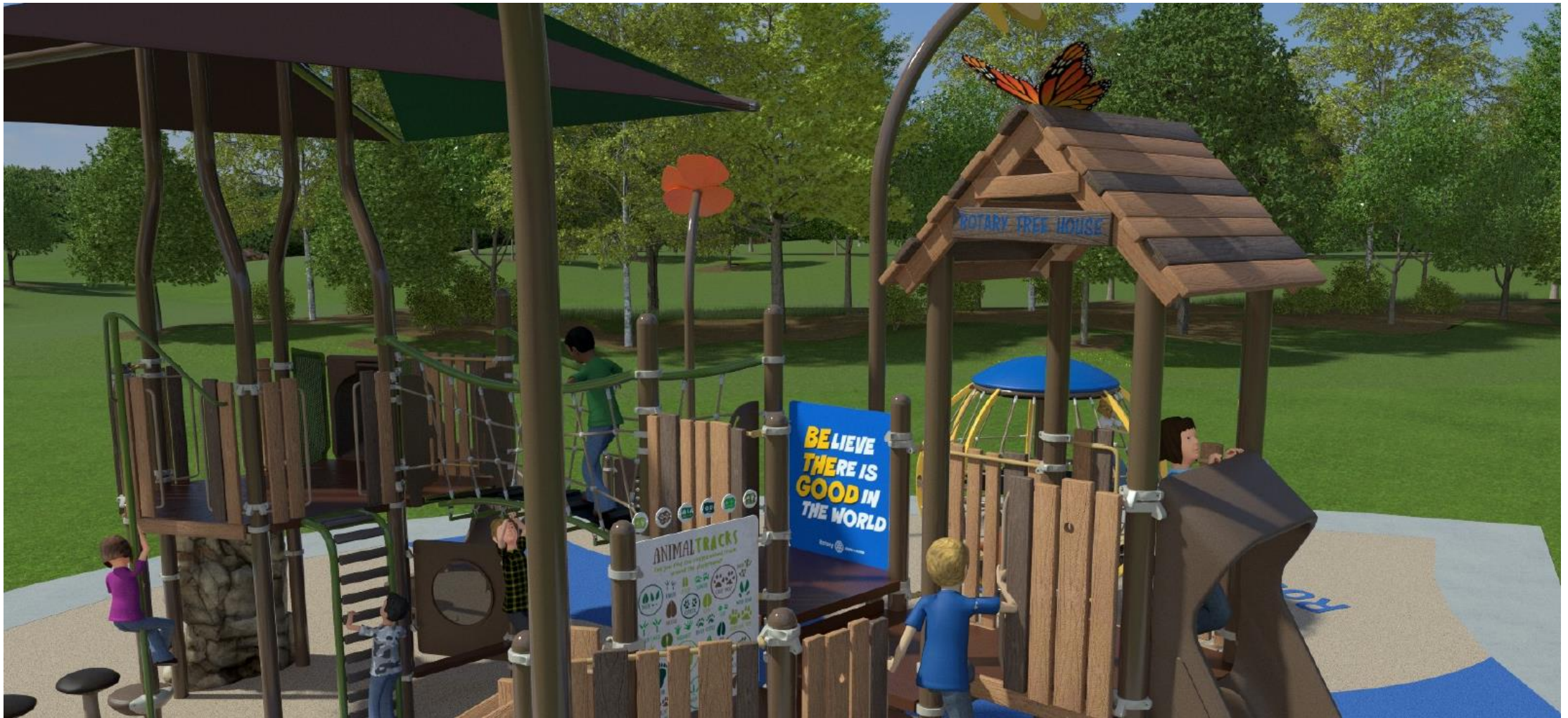
ROTARY PARK PLAYGROUND RENOVATION



ROTARY PARK PLAYGROUND RENOVATION



ROTARY PARK PLAYGROUND RENOVATION



ROTARY PARK PLAYGROUND RENOVATION



ROTARY PARK PLAYGROUND RENOVATION

- NEXT STEPS:
 - Finalize the design and get updated costs
 - Bring total project and contract to City Council for review and approval
 - Tentative = February 6
 - Award Contract and order playground = Week following Council authorization
 - 6 month lead time for delivery
 - Summer 2024 for construction and park opening



QUESTION / DISCUSSION