



CITY OF GLENDALE CALIFORNIA  
**INTERDEPARTMENTAL COMMUNICATION**  
Community Services & Parks Department

**DATE:** September 16, 2019  
**TO:** Parks, Recreation and Community Services Commission  
**FROM:** Onnig Bulanikian, Director of Community Services & Parks  
**BY:** Peter Vierheilig, Project Manager  
**SUBJECT: Capital Improvement Program (CIP) Update**

**COMPLETED PROJECTS**

**Riverwalk Phase II**

Riverwalk Phase II project is one half mile in length. It bridges an existing storm drainage culvert to allow the connection between the Phase I bike path to an existing path that was built as part of the Fairmont Avenue Flyover project. Phase II also includes two parks: one at Flower Street called "Flower Plaza" and one at the confluence of the Verdugo Wash and the L.A. River called "Confluence Park." The parks include river overlook areas with benches, and new trees and landscaping. The project construction cost was \$2.1 million. Phases I and II include four parks, an equestrian arena, and a mile long pedestrian/bicycle path running from Betty Davis Park on the west to the Verdugo Wash on the east. Glendale is the first and only City on the entire 52 mile stretch of the L.A. River to devote 100% of its river frontage to recreation.

**Project Manager:** Arthur Asaturyan

**Status Update:** Construction has been completed, and the grand opening was held on October 30, 2018.



### **Central Library Demonstration Garden**

The project landscaped the area at the northwest corner of the Central Library that was not part of the scope of work of the Central Library Renovation project. The project included removal and excavation of roots / dirt, grading, new irrigation installation, adding drought tolerant plants, sodding, adding a decomposed granite pad in the center for temporary art installations, and adjusting existing utilities. This project was completed using in house staff: design prepared by Peter Vierheilig, constructed by Park Services staff, and utility work by Public Works Facilities Maintenance Division.

**Project Manager:** Peter Vierheilig

**Status Update:** Construction was completed in July 2019.



### **Maple Park All Inclusive Playground Equipment (Shane's Inspiration)**

The project replaced the existing playground with a Shane's Inspiration all-inclusive playground. The project budget was \$825,000 in DIF Funds.

**Project Manager:** Peter Vierheilig

**Status Report:** The project was completed on June 21, 2019. A grand opening ceremony was held on Saturday, August 17 at 10:00 am.



## PROJECTS IN CONSTRUCTION PHASE

### **Sports Complex Concession Building Renovations**

City Council awarded the construction contract to Parsam Construction on February 26, 2019. The construction phase budget, including project management, permits, and contingency, is \$490,000, including Parsam's contract of \$390,000. The Sports Complex Administrative Building project includes renovating the sports offices, the meeting room, restrooms, and the concession area with a kitchen that has not been renovated since 1997. The scope of work for the renovation includes replacement of the HVAC equipment, accessibility upgrades to the restrooms and concession area, as well as repairs to the existing wood trellis and the addition of shade cloth. Some areas will receive new flooring, and the interior and exterior will be painted.

**Project Manager:** Shahan Begoumian

**Status Update:** Construction began on July 21, 2019, with an anticipated completion date of November 19, 2019.

## PERMIT READY PROJECTS

### **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 splash pad, picnic pavilions, picnic tables, benches, water fountains, BBQs, the addition of 26 parking spaces, pickleball courts (dual use with basketball), drive path, walking path around the perimeter of the



Agreement; Covenants, Conditions, Restrictions and Reciprocal Easement Agreement; Project Development Agreement).

### **Wilson Middle School Multi-Purpose Field**

This project is a joint use project with the Glendale Unified School District (GUSD) and consists of replacing the existing school grass playing field with a multi-purpose artificial turf field and rubberized running track, a practice field, and would include the construction of a new restroom building to allow public use of the facility during nights and weekends. The budget for this project is \$5 million.

**Project Manager:** Peter Vierheilig

**Status Update:** The draft Environmental Impact Report (EIR) will be released for a public review and comment period, and a community outreach meeting will be held once the agreements with GUSD have been executed (Joint Use Agreement; Covenants, Conditions, Restrictions and Reciprocal Easement Agreement; Project Development Agreement) and the traffic study has been updated per the City Attorney's direction, because the original study was prepared in 2017 and is out of date.

## **PLANNING AND DESIGN PHASE**

### **Dunsmore Parking Lot Resurfacing**

The project consists of resurfacing the parking lot, installing grade separated sidewalk or access walk to Dunsmore Avenue, installing green infrastructure improvements to treat storm water runoff, upgrading sidewalk and ramps to the latest ADA standards, and installing advance warning system for parking lot exit ramp.

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

**Status Update:** Survey of the park was completed in-house. Preliminary design and cost estimate for parking lot paving, ADA upgrades, and safety light upgrades in process. Next steps include detailed design and final cost estimate, and eventual packaging of plans and specifications for plan advertisement and project construction. Construction Cost Estimate is TBD.

### **Montrose Parking Lot Resurfacing**

The project consists of resurfacing the parking lot, upgrading the sidewalk and ramps to the latest ADA standards, electrical substructure and parking lot light upgrades, and irrigation system upgrades.

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

**Status Update:** Survey of the park was completed in-house. Preliminary design for parking lot paving, ADA upgrades, and safety light upgrades complete. Next steps include requesting a proposal for irrigation system upgrades and design by an outside consultant, and eventual packaging of plans and specifications for plan advertisement and project construction. Construction Cost Estimate is \$1.5 million.

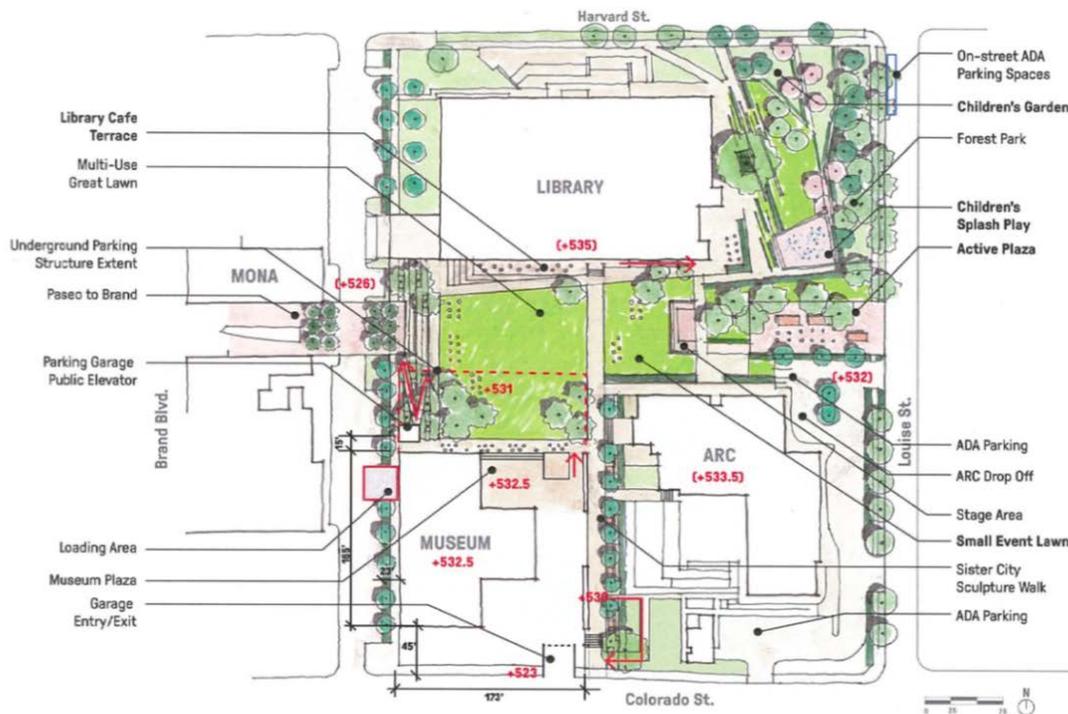
### **Central Park Master Plan**

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. The

proposed development of a 59,800 square-foot museum 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' 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 Armenian American Museum and Cultural Center of California and other public uses. Thus far, the project budget is \$2,350,000.

**Project Manager:** Mark Berry (Community Development Department)

**Status Update:** On April 17, 2018, the City Council approved a conceptual master design plan for the Central Park block, as well as the Stage I design for the proposed Armenian American Museum and Cultural Center of California. The conceptual plan features greater activation of the park and programming for all ages, with areas dedicated to children's play, a multi-generational game plaza, a peaceful forest park and a sister city sculpture walk leading into the park from Colorado Street. The design emphasizes entry to the park from the Brand Boulevard paseo with grand steps leading up from the alley to the great lawn. A second lawn between the Central Library and Adult Recreation Center that increases the functionality of the great lawn is also proposed as part of the concept. Staff will meet with executive staff and the City Attorney to determine which project delivery method to employ before moving further with the project documents. Museum advocates continue to fundraise and will likely submit museum plans for plan check this fall.

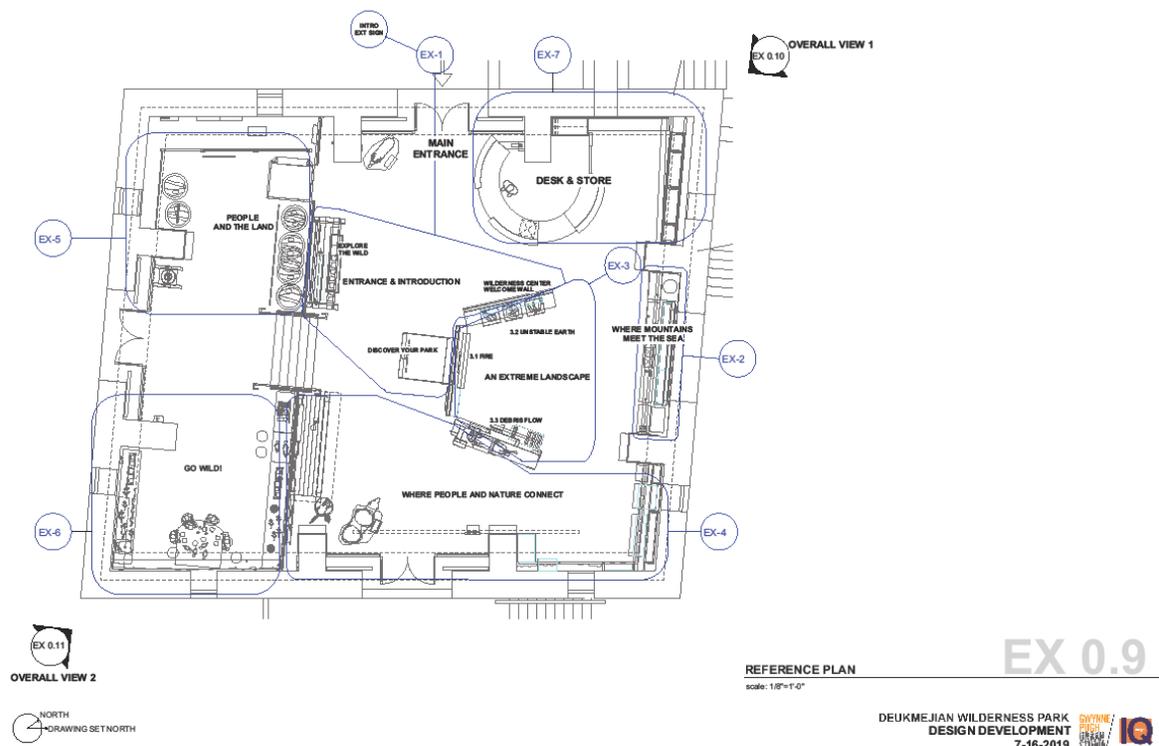


## Deukmejian Barn Nature Education Center Interior Improvements and Restroom Building

This project consists of designing and building-out interior barn improvements, including exhibit specific lighting, interpretive exhibits, fixtures, furniture and equipment to complete the nature education center. The project also includes the design and construction of a separate restroom building, a Building & Safety requirement in order to open it up for use by the public. The estimated cost of this project is \$2.044 million.

**Project Manager:** Peter Vierheilig

**Status Update:** Staff presented the concept design to the Parks, Recreation and Community Services Commission on site, on October 20, 2017, and to City Council on December 5, 2017. Gwynne Pugh Urban Design Studios has prepared the construction documents for the new restroom design, and for the Barn, including minor landscaping around the building perimeter. Staff is reviewing the documents and will submit them to Building & Safety for plan check. Their sub-consultant, IQ Magic, is preparing the construction drawings for the interior interpretive and accessibility improvements.



## Glendale High School Tennis Courts



This project is being managed by the Glendale Unified School District (GUSD) and is integrated with GUSD's Aquatic Center new development project at Glendale High School. This project consists of the rehabilitation of six existing tennis courts, and a jointly funded new restroom building, for joint use between the City and GUSD. The work includes resurfacing, new lighting system, new fencing, and ADA

accessibility improvements. The tennis courts will be available to the public in the evenings and all day on the weekends. The estimated construction cost of this project is roughly \$800,000.

**Project Manager:** NA

**Status Update:** Staff is in the process of finalizing the joint development agreement. The GHS aquatics project was approved by the Board of Education on July 16, 2019. GUSD is in the process of finalizing the contract documents with the contractor/Balfour Beatty. Construction is anticipated to start October 2019 and be completed by October 2020. At this time, the pool project will be moving forward without the tennis court renovations, which will be included as a change to the construction contract once the joint use agreement has been finalized.

### **Lower Scholl Restroom & Picnic Area Rehabilitation**

Project scope includes complete rehabilitation of the existing restroom building to meet Title 24 and ADA accessibility standards, as well as improvements to adjacent picnic area and canopies. Budget is \$450,000 in CIP Funds.

**Project Manager:** Shahen Begoumian

**Status Updates:** Architectural consultant WLC has completed construction drawings, and plan check has been completed. The bid documents have been approved by the City Attorney. Staff is making preparations to put project out to bid.

### **Nibley Park Restroom Rehabilitation**

Project scope includes complete rehabilitation of the existing restroom building and walkway access to meet Title 24 and ADA accessibility standards. The budget is \$350,000 in CIP Funds.

**Project Manager:** Shahen Begoumian

**Status Updates:** Architectural consultant WLC has completed construction drawings, and plan check has been completed. The bid documents have been approved by the City Attorney. Staff is making preparations to put project out to bid.

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

Project scope includes adding shade structures over both the 2-5 year tot lot and 5-12 year playground, as well as a new shade structure at the Pacific Pool deck area. It also includes design and replacement of the existing splash pad with a new water play area. The current budget is \$1 million in CDBG, Enterprise, and CIP Funds.

**Project Manager:** Shahen Begoumian

**Status Updates:** Staff has reviewed 65% of the construction documents prepared by the Landscape Architectural consultant RJM Design Group. The consultant is coordinating with Los Angeles County Health Department to obtain their approval of the water play element.

### **Upper Scholl Canyon Ball Field Concession/Restroom Building Renovation**

Project consists of a new concession building with restrooms, storage space, an outdoor seating area and accessibility upgrades. Budget is \$650,000 in Enterprise Funds.

**Project Manager:** Shahen Begoumian

**Status Update:** Plan check by Building & Safety is under way. Staff is preparing bid specifications.

## Verdugo Park North Master Plan-Community Building, Restroom and All-inclusive Playground

Project replaces existing playground and restroom building with a new, all-inclusive playground and restroom building with a small community room. The project also includes code required accessible parking and path of travel improvements, renovation of community garden, and new picnic tables. The budget for this project is \$3,825,000

**Project Manager:** Peter Vierheilig

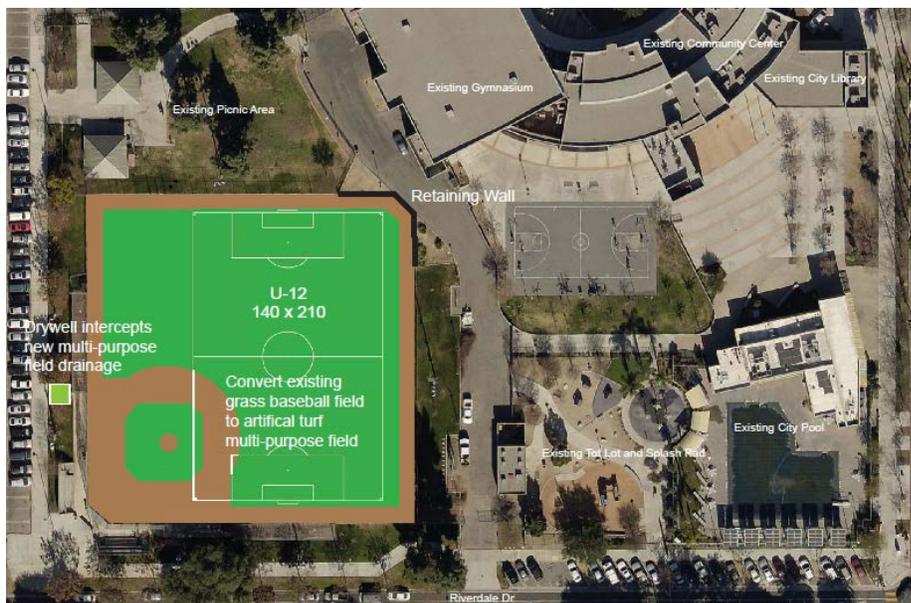
**Status Update:** Staff has amended design contract with Landscape Architectural consultant David Volz Design. The consultant is proceeding with design development phase, making changes to the design per City Council direction.

## Pacific Park Artificial Turf Project

The project will convert the natural turf ballfield at Pacific Park with a multipurpose artificial turf field. The field will be striped both for baseball and a U-12 soccer field. The soccer field will be 210 feet long and 140 feet wide. The dimensions of the baseball field will remain the same: 206 feet down the left and right field lines and 255 feet to straightaway center with bases 60 feet apart and a pitching distance of 46 feet. In order to extend the soccer field to U-12 dimensions, a small retaining wall will be constructed into the existing slope just outside the center field area of the baseball field. Approximately 300 feet of eight-foot fence will be added along the right field foul line and in right and center field. The conversion of the Pacific Park baseball field from natural to artificial turf will increase field availability by 92 days per year, an increase of 1,380 hours. It will provide significant relief to the current overly crowded schedule for baseball and soccer use at Pacific Park and will make a much needed recreational outlet available to young soccer and baseball players who presently are forced to play elsewhere or not play at all.

**Project Manager:** Peter Vierheilig

**Status Update:** A request for qualifications and proposals was issued in June 2019. City Council directed staff to enter into a Professional Services Agreement with David Volz Design for design services at their meeting on August 20, 2019.



PACIFIC PARK MULTI-PURPOSE FIELD PROJECT  
Feasibility Level Site Plan

May 2019

**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 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, half way line, penalty area, goal area, sidelines, and end lines). The dimensions of the baseball field will remain the same.

**Project Manager:** Peter Vierheilig

**Status Update:** A request for qualifications and proposals, for design consultants is being reviewed by the office of the City Attorney and will be issued in September.

This report has been provided for your information.



Onnig Bulanikian, Director  
Community Services & Parks