LIVE OAK PARK AND TEMPLE CITY PARK MASTER PLANS

FEBRUARY 2016

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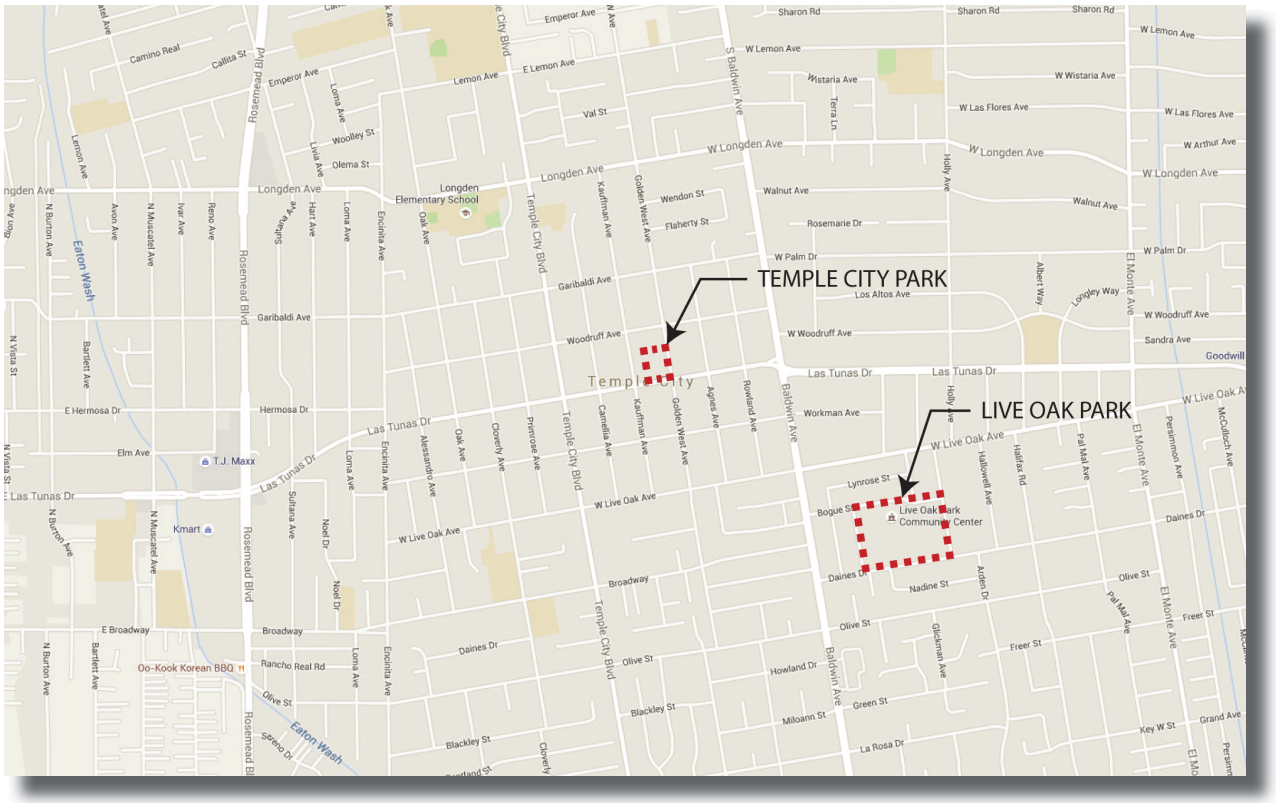
BACKGROUND INFORMATION

This report begins where the Parks and Open Space Master Plan prepared in 2013 and 2014 left off. Based on City, State, and National standards, Temple City Park and Live Oak Park are designated as a 'land use element' as well as an 'open space element' of the General Plan for a neighborhood park. Temple City Park is 2.2 acres and Live Oak Park is 16 acres. Base information and assessments from the Master Plan were taken into consideration regarding this next step of the development of the Master Plans for Live Oak and Temple City parks.

SITE FEATURES/SITE ANALYSIS

Both parks contain passive and active areas. For both parks, parking is a challenge. Yet at the same time, as the City has only eighteen total acres of parkland to work with, so taking additional park land for parking does not seem to be a good approach. With that in mind the assessments and planning of the existing parks for future use were reviewed with "re-use/re-appropriation" of the existing land and facilities.

PARK LOCATIONS/VICINITY MAP



LIVE OAK PARK PHOTOS



Community Center - expansion opportunities



Opportunities for tai-chi areas



Create buffers for adjacent neighbors



Shade Sails and Playground updates to be considered

Turf removal in non active use areas







Upgrade and re-light tennis courts for greater use.

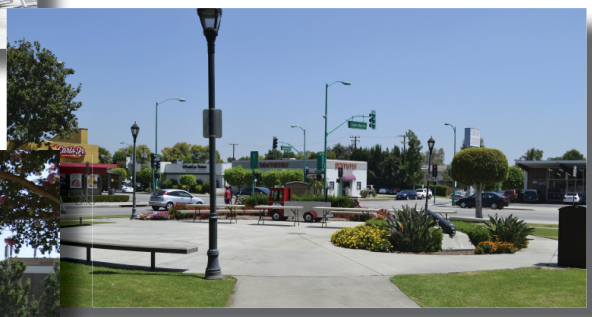
TEMPLE CITY PARK PHOTOS



Play area expansion opportunities



Solid covered picnic areas are desired



Dated plazas can be re-configured



Concert in the park areas are vital



Monuments and memorial consolidation



Park monumentation is good



Park- Library connection to be expanded

COMMUNITY INVOLVEMENT

Community Meetings, Commission Meetings and Workshops were held from October 2014 thru October 2015 to gain community input and support for creating a strategic direction for delivery of public recreation facilities and amenities that will focus on meeting the needs of the changing demographics. The Master plans will also provide a basis for submittal of grant applications and will ensure sustainable operations of the City's parks over the next 20 years or more.

From these meetings, the following items were included in the final master plan for:

Live Oak Park

- Expand and re-orient the Community Center to allow the facility to open to the park
- Add a covered picnic shelter west of the expanded center facing the playgrounds
- Provide new playground areas with shade sails
- Provide additional outdoor Basketball Courts
- Provide a maintenance yard adjacent to the maintenance building
- Provide pervious pavement in parking lots
- Provide LED lighting to all tennis courts
- Provide additional Group Picnic areas along east side of park
- Provide additional play areas with shade sails at east side of park
- Provide tai-chi/multi-use plaza areas with shade sails
- Provide angle parking along Gracewood Avenue
- Provide walking/jogging trail around sports fields

Temple City Park

- Add a covered picnic shelter near the north end of the park adjacent to parking.
- Provide new playground areas with shade sails
- Group existing monuments at major park entrances
- Review water recharge areas
- Provide plaza area near Library entrance
- Provide tai-chi/multi-use plaza areas with shade sails
- Provide additional view corridors for Concerts in the Park
- Provide entry arbors and seating a major entry points.

MASTER PLAN DEVELOPMENT

Live Oak Park and Temple City Park Master Plans were developed following community input. From the community meetings, the requests of city staff, the master plans developed in accordance with the site analysis and community input.

TEMPLE CITY PARK
PRELIMINARY LANDSCAPE PLAN - CITY OF TEMPLE CITY
LIBRARY
LIBRARY PLAZA
CHILD PLAY
TOT PLAY
COVERED PLAZA
COVERED PLAZA (TYP.)
NEW PICNIC SHELTER
CIVIC CENTER
CAMELLIA GARDEN
TRELLIS
RELOCATED FLAGPOLES
VETERAN'S MEMORIAL
RELOCATED KAUFFMAN MONUMENT
LAS TUNAS DRIVE
RELOCATED CAMELLIA MONUMENT
RELOCATED CANNON
TRELLIS
CAMELLIA GARDEN
REFURBISHED BANDSTAND
GOLDEN WEST AVENUE
KAUFFMAN AVENUE
NORTH
0
20
40
80
DATE: 2016-12-1


LIVE OAK PARK - OPTION 7
CITY OF TEMPLE CITY
EXISTING TENNIS COURTS
61 SPACES
58 SPACES
EXISTING REC. CENTER & OFFICES
BOGUE STREET
PERVIOUS PAVERS
NEW 45° PARKING 43 SPACES
LARGE GROUP PICNIC
SMALL GROUP PICNIC
COVERED PLAZA
RUBBERIZED WALK
EXISTING RESTROOM/ CONCESSIONS/ STORAGE
FENCE
CHILD PLAY
TOT PLAY
SMALL GROUP PICNIC
FRENCH DRAIN AROUND INFIELD
COVERED PLAZA
GRACEWOOD AVENUE
DAINES DRIVE
EXISTING BASEBALL/SOFTBALL FIELD
SOCCER 180 x 120'
SOCCER 90' x 60'
SOCCER 135' x 90'
SOCCER 300 x 150'
SOCCER 360' x 200'
FOOTBALL FIELD
RUBBERIZED WALK
PERVIOUS PAVERS
D.G.
85 SPACES
EXPANDED COMMUNITY CENTER
CHILD PLAY
TOT PLAY
LARGE GROUP PICNIC
BASKETBALL COURT
COVERED PLAZA
EXISTING GROUP PICNIC
EXISTING MAINT. BUILDING AND RESTROOMS
EXISTING BASKETBALL COURT
MAINT. YARD
Water quality will be achieved with the future installation of pervious pavement materials in the parking lots. Additional underground storage facilities within the parking lots can and will be utilized for on-site water filtration. The existing turf area can and will also be utilized as an on-site detention basin to meet all water quality measures.
NORTH
DATE: 12/1/2015
PROJECT #: 04102
COMMUNITY WORKS DESIGN GROUP

LIVE OAK PARK PHASING PLAN
CITY OF TEMPLE CITY
LEGEND:
PHASE 1
- RUBBERIZED WALK W/ CONCRETE MOWCURB
PHASE 2
- (1) TOT LOT
- (1) CHILD PLAY AREA
- (1) SHADE SAIL AT COVERED PLAZA & PLAY AREAS
- (1) 40' HEXAGON PICNIC SHELTERS
- WALLED MAINTENANCE YARD
- (6) PICNIC TABLES
- PAVERS IN DAINES DR PARKING LOT
- (1) NEW BASKETBALL COURT
- (1) NEW BASKETBALL HALF COURT
- LANDSCAPING
PHASE 3
- NEW COMMUNITY CENTER
- ENTRY PLAZA AND DROP-OFF
- PAVERS IN WESTERN PORTION OF BOGUE ST PARKING LOT
- LANDSCAPING
PHASE 4
- (1) TOT LOT WITH FENCING ALONG GRACEWOOD AVE
- (1) CHILD PLAY AREA WITH FENCING ALONG GRACEWOOD AVE
- SHADE SAILS AT COVERED PLAZAS & PLAY AREAS
- (2) 40' HEXAGON PICNIC SHELTER
- (1) 60' HEXAGON PICNIC SHELTER
- (14) PICNIC TABLES
- PAVERS IN EASTERN PORTION OF BOGUE ST PARKING LOT
- GRACEWOOD AVENUE PARKING IMPROVEMENTS
- LANDSCAPING
PHASE 5
- TURF HYDROSEED
- SUBSURFACE DRAIN
- FIELD STRIPING
- PLAY AREA LIGHTING
- WALKWAY LIGHTING
EXISTING TO REMAIN
GRACEWOOD AVENUE
BOGUE STREET
DAINES DRIVE
EXISTING
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 4
PHASE 4
PHASE 5
NORTH
0
40
80
160
DATE: 2015-12-1

COMMUNITY WORKS DESIGN GROUP
PRELIMINARY COST ESTIMATE

DATE: 07/20/15 **ESTIMATE BY:** DIEGO LOPEZ

PROJECT: LIVE OAK PARK
PROJECT # 141032

PHASE 1

DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
MOBILIZATION	1	L.S.	$19,105.00	$19,105
DEMOLITION AND CLEARING				
CLEAR AND GRUB	8,350	S.F.	$0.25	$2,088
HARDSCAPE				
MOWSTRIP - 6"X 6"	2,900	L.F.	$15.00	$43,500
RUBBERIZED WALK	8,350	S.F.	$25	$208,750
MISCELLANEOUS				
PAINT STRIPING-RUBBERIZED WALK	268	L.F.	$1.50	$402
*** SUBTOTAL				$273,845
*** 10.00% CONTINGENCY				$27,384
*** GRAND TOTAL - PHASE 1				$301,229

PHASE 2

DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
MOBILIZATION	1	L.S.	$162,785.00	$162,785
DEMOLITION AND CLEARING				
REMOVE EXISTING CONCRETE 4"	21,500	S.F.	$1.75	$37,625
REMOVE EXISTING ASPHALT	1,870	S.F.	$0.75	$1,403
REMOVE HANDBALL CONCRETE WALL	25	S.F.	$25.00	$625
REMOVE CONCRETE PLANTERS	190	S.F.	$3.00	$570
REMOVE EXISTING PLAY EQUIPMENT	1	L.S.	$10,000.00	$10,000
REMOVE EXISITNG PLAY MATTING	12,650	S.F.	$2.50	$31,625
REMOVE EXISTING CONCRETE CURB	820	L.F.	$5.00	$4,100
REMOVE EXISTING LIGHT POLE	10	EACH	$500.00	$5,000
SHADE SHELTER REMOVAL	2,565	S.F.	$5.00	$12,825
REMOVE CONCRETE UNDER SHELTER	2,565	S.F.	$1.75	$4,489
REMOVE TRASH ENCLOSURE	40	L.F.	$40.00	$1,600
TREE REMOVAL	12	EACH	$500.00	$6,000
PALM REMOVAL	1	EACH	$250.00	$250

DATE: 07/20/15 **ESTIMATE BY:** DIEGO LOPEZ **Page:2**

PROJECT: LIVE OAK PARK
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CLEAR AND GRUB	106,900	S.F.	$0.25	$26,725
GRADING/DRAINAGE/SEWER/WATER				
DRAINAGE SEWER	1	L.S.	$10,000.00	$10,000
GRADING	1	L.S.	$20,000.00	$20,000
CONSTRUCTION				
PLAY GROUND				
*PLAY EQUIPMENT - TOT LOT	2	ALLOW	$100,000	$200,000
*PLAY EQUIPMENT - CHILD PLAY	2	ALLOW	$100,000	$200,000
CONCRETE CURB-12"	665	L.F.	$50.00	$33,250
RUBBER MATTING	8,800	S.F.	$17	$149,600
3" CONCRETE BASE	8,800	S.F.	$5	$44,000
3' TUBE STEEL FENCING	165	L.F.	$150.00	$24,750
SITE FEATURES				
PICNIC TABLE - 6'	17	EACH	$1,250.00	$21,250
BENCH - W/BACK - METAL (6')	3	EACH	$725.00	$2,175
TREE WELL D.G.	20	EACH	$250.00	$5,000
HARDSCAPE				
ASPHALT PAVING (3" W/ 4" BASE)				
W/SEAL COAT	3,500	S.F.	$4.00	$14,000
CONCRETE CURB - 6"	890	L.F.	$18.00	$16,020
CONCRETE PAVING- 4"	52,000	S.F.	$5.50	$286,000
LANDSCAPING				
SOIL PREP / FINE GRADING	61,270	S.F.	$0.45	$27,572
WEED ABATEMENT	61,270	S.F.	$0.05	$3,064
90 DAY MAINTENANCE PERIOD	61,270	S.F.	$0.15	$9,191
LANDSCAPE AREAS	61,270	S.F.	$1.50	$91,905
TREES (PALMS)	12	EACH	$3,000.00	$36,000
TREES (24" BOX)	20	EACH	$275.00	$5,500
TREES (36" BOX)	9	EACH	$750.00	$6,750
WOOD MULCH-3"	509	C.Y.	$50.00	$25,450
D.G.-3"	29	C.Y.	$130.00	$3,770
IRRIGATION				
AUTOMATIC IRRIGATION SYSTEM				
HARDLINE DRIP AREAS	24,508	S.F.	$1.20	$29,410
DRIP AREAS	36,762	S.F.	$1.30	$47,791
CONTROLLER	2	EACH	$15,000.00	$30,000
FLOW METER	1	L.S.	$650.00	$650
BACKFLOW PREVENTER	1	L.S.	$4,000.00	$4,000
MASTER VALVE	1	L.S.	$1,500.00	$1,500
MAINTENANCE YARD				
6" AGGREGATE BASE	184	C.Y.	$45.00	$8,280
6' HIGH WALL	220	L.F.	$100.00	$22,000
TUBULAR STEEL SWING GATE	1	EACH	$2,500.00	$2,500
TRASH ENCLOSURE & GATES	1	EACH	$17,500.00	$17,500
ARCHITECTURE				
FABRIC SHADE SAIL - PLAY AREAS	3,145	S.F.	$50.00	$157,250
FABRIC SHADE SAIL - TAI CHI AREAS	1,885	S.F.	$50.00	$94,250
PICNIC SHELTER - 40' HEX	2	EACH	$47,000.00	$94,000

PICNIC SHELTER - 36' HEX	2	EACH	$37,500.00	$75,000
BASKETBALL				
POLE / 2 BACKBOARD / 2 HOOPS / 2 NETS	2	EACH	$3,500	$7,000
LIGHT POLE	3	EACH	$7,500	$22,500
BASKETBALL SURFACE PAINT & STRIPING	6,560	S.F.	$2.5	$16,400
TENNIS				
RESURFACE/RESTRIP	51,050	S.F.	$3.00	$153,150
MISCELLANEOUS				
STRIPING - SINGLE LINE STALLS	43	EACH	$15.00	$645
STRIPING - CENTERLINE ON GRACEWOOD	710	L.F.	$1.50	$1,065
TRAFFIC CONTROL	1	L.S.	$7,500.00	$7,500
*** SUBTOTAL				$2,333,257
*** 10.00% CONTINGENCY				$233,326
*** GRAND TOTAL - PHASE 2				$2,566,583

PHASE 3

DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
MOBILIZATION	1	L.S.	$802,900.00	$802,900
DEMOLITION AND CLEARING				
REMOVE EXISTING ASPHALT	2,500	S.F.	$0.75	$1,875
REMOVE EXISTING CONCRETE 4"	16,500	S.F.	$1.75	$28,875
REMOVE EXISTING CONCRETE CURB	580	L.F.	$5.00	$2,900
TREE REMOVAL	12	EACH	$500.00	$6,000
PALM REMOVAL	5	EACH	$250.00	$1,250
CLEAR AND GRUB	20,300	S.F.	$0.25	$5,075
COMMUNITY BUILDING DEMO	15,400	S.F.	$25.00	$385,000
REMOVE STAIRS-COMMUNITY BLDG	375	S.F.	$2.50	$938
GRADING/DRAINAGE/SEWER/WATER				
CURB & GUTTER-FRONT SOUTH PARKING	475	L.F.	$20.00	$9,500
SITE FEATURES				
TREE WELL D.G.	4	EACH	$250.00	$1,000
HARDSCAPE				
ASPHALT PAVING (3" W/ 4" BASE) W/SEAL COAT	1,650	S.F.	$4.00	$6,600
CONCRETE CURB - 6"	240	L.F.	$18.00	$4,320
CONCRETE PAVING- 4" COLORED	6,530	S.F.	$8.00	$52,240
CONCRETE PAVING- 4"	850	S.F.	$5.50	$4,675
CONCRETE STAIRS - Community Center	205	L.F.	$25.00	$5,125

DATE: 07/20/15 **ESTIMATE BY:** DIEGO LOPEZ **Page:4**

PROJECT: LIVE OAK PARK
PROJECT # 141032

CONCRETE RAMPS - Community Center	1	L.S	$10,000.00	$10,000
ASPHALT RESURFACING-COLD PLANING	42,220	S.F.	$3.00	$126,660
LANDSCAPING				
SOIL PREP / FINE GRADING	14,390	S.F.	$0.45	$6,476
WEED ABATEMENT	14,390	S.F.	$0.05	$720
90 DAY MAINTENANCE PERIOD	14,390	S.F.	$0.15	$2,159
LANDSCAPE AREAS	14,390	S.F.	$1.50	$21,585
TREES (PALMS)	2	EACH	$3,000.00	$6,000
WOOD MULCH-3"	133	C.Y.	$50.00	$6,650
IRRIGATION				
AUTOMATIC IRRIGATION SYSTEM				
HARDLINE DRIP AREAS	5,755	S.F.	$1.20	$6,906
DRIP AREAS	8,635	S.F.	$1.30	$11,226
ARCHITECTURE				
COMMUNITY CENTER BUILDING	33,300	S.F.	$300.00	$9,990,000
MISCELLANEOUS				
STRIPING - SINGLE LINE STALLS	105	EACH	$15.00	$1,575
*** SUBTOTAL				$11,508,228
*** 10.00% CONTINGENCY				$1,150,823
*** GRAND TOTAL - PHASE 3				$12,659,050

PHASE 4

DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
MOBILIZATION	1	L.S.	$96,132.00	$96,132
DEMOLITION AND CLEARING				
CLEAR AND GRUB	1,620	S.F.	$0.25	$405
SITE FEATURES				
6' HIGH FENCE AT SOCCER FIELD	450	L.F.	$65	$29,250
LANDSCAPING				
TREES (24" BOX)	12	EACH	$275.00	$3,300
TREES (36" BOX)	5	EACH	$750.00	$3,750
TURF HYDROSEED	262,670	S.F.	$0.25	$65,668
SUBSURFACE DRAIN	262,670	S.F.	$2.50	$656,675
D.G.-3"	15	C.Y.	$130.00	$1,950
FRENCH DRAIN	165	L.F.	$25	$4,125
IRRIGATION				
AUTOMATIC IRRIGATION SYSTEM				

DATE: 07/20/15 **ESTIMATE BY:** DIEGO LOPEZ **Page:5**

PROJECT: LIVE OAK PARK
PROJECT # 141032

ROTOR AREAS	262,670	S.F.	$0.80	$210,136
PUMP	1	L.S.	$20,000.00	$20,000
LIGHTING / ELECTRICAL				
PLAY AREA LIGHTS	8	EACH	$3,000.00	$24,000
SECURITY WALKWAY / LIGHTS	25	EACH	$4,500.00	$112,500
CONDUIT, CONDUCTOR & MISC. ITEMS	1	L.S.	$150,000	$150,000
*** SUBTOTAL				$1,377,891
*** 10.00% CONTINGENCY				$137,789
*** GRAND TOTAL - PHASE 4				$1,515,680
*** **GRAND TOTAL - ALL PHASES**				**$17,042,541**

***Site specific equipment, obtain a quote from the manufacturer**

****Rough estimate cost. Obtain a specific quote from the specific water district.**

Phasing Plan and associate Cost Estimates provided above have been developed from current (2016) projected costs of construction. Phasing can be varied as required. Annual construction costs should be adjusted upward approximately 5% per year.

COMMUNITY WORKS DESIGN GROUP
PRELIMINARY COST ESTIMATE

DATE: 10/07/15 **ESTIMATE BY:** ALLISON RUSH

PROJECT: TEMPLE CITY PARK
PROJECT # 141032

DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
MOBILIZATION	1	L.S.	$81,000.00	$81,000
DEMOLITION AND CLEARING				
REMOVE EXISTING CONCRETE	14500	S.F.	$0.90	$13,050
REMOVE EXISTING PLAY EQUIP	1	L.S.	$5,000.00	$5,000
REMOVE EXISTING TRELLIS	1	L.S.	$5,000.00	$5,000
CLEAR AND GRUB	53000	S.F.	$0.25	$13,250
TREE REMOVAL	5	EACH	$300.00	$1,500
CONSTRUCTION				
PLAY GROUND				
*PLAY EQUIPMENT	1	ALLOW	$100,000.00	$100,000
PLAY AREA CONC CURB 12" x 18"	100	L.F.	$50.00	$5,000
DRAINAGE IMPROVEMENTS	2	EACH	$1,000.00	$2,000
RUBBER MATTING	2550	S.F.	$15.00	$38,250
3" CONCRETE BASE	2550	S.F.	$5.00	$12,750
SITE FEATURES				
BENCH - W/BACK - METAL (6')	22	EACH	$725.00	$15,950
BIKE RACK LOOP (5BIKES)	1	EACH	$750.00	$750
TREE WELL D.G.	2	EACH	$250.00	$500
HARDSCAPE				
CONCRETE CURB - 6"	1335	L.F.	$18.00	$24,030
CONCRETE PAVING - 4"	27450	S.F.	$5.50	$150,975
PAVERS ON SAND	2590	S.F.	$15.00	$38,850
ARCHITECTURE				
ENTRY TRELLISES	4,530	S.F.	$95	$430,350
FABRIC SHADE SAILS	2,170	S.F.	$50	$108,500
REFURBISH BAND STAND	1,325	S.F.	$25	$33,125
GROUP PICNIC SHELTER	1,750	S.F.	$75	$131,250
LANDSCAPING				
SOIL PREP / FINE GRADING	48645	S.F.	$0.45	$21,890
WEED ABATEMENT	48645	S.F.	$0.05	$2,432
90 DAY MAINTENANCE PERIOD	48645	S.F.	$0.15	$7,297
SHRUBS (1 GAL)	240	EACH	$7.50	$1,800
SHRUBS (5 GAL)	735	EACH	$16.50	$12,128
SHRUBS (5 GAL) - Camellias	314	EACH	$45.00	$14,130
SHRUBS (5 GAL) - Vines	16	EACH	$16.50	$264
PALM TREES	1	EACH	$3,000	$3,000

DATE: 10/07/15 **ESTIMATE BY:** ALLISON RUSH **Page:2**

PROJECT: TEMPLE CITY PARK
PROJECT # 141032

DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
WOOD MULCH-3"	133	C.Y.	$50.00	$6,650
TURF HYDROSEED	36,700	S.F.	$0.25	$9,175
IRRIGATION				
AUTOMATIC IRRIGATION SYSTEM				
ROTOR AREAS	27,525	S.F.	$0.80	$22,020
ROTARY SPRAY AREAS	9,175	S.F.	$1.25	$11,469
CONVENTIONAL DRIP AREAS	13,530	S.F.	$1.10	$14,883
CONTROLLER	1	EACH	$15,000.00	$15,000
FLOW METER	1	L.S.	$650.00	$650
BACKFLOW PREVENTER	1	L.S.	$4,000.00	$4,000
MASTER VALVE	1	L.S.	$1,500.00	$1,500
PUMP	1	L.S.	$15,000.00	$15,000
LIGHTING / ELECTRICAL				
RELOCATE EXISTING WALKWAY LIGHTING	4	EACH	$1,000.00	$4,000
PLAY AREA LIGHTS	6	EACH	$3,000.00	$18,000
*** SUBTOTAL				$1,396,368
*** 10.00% CONTINGENCY				$139,637
*** GRAND TOTAL				$1,536,004

***Site specific equipment, obtain a quote from the manufacturer**

****Rough estimate cost. Obtain a specific quote from the specific water district.**

Cost Estimates provided above have been developed from current (2016) projected costs of construction. Annual construction costs should be adjusted upward approximately 5% per year.