



Capital Projects Department

MEMORANDUM

DATE: January 17, 2024

TO: GEORGEANNE A. WHITE, City Manager

FROM: RANDALL W. MORRISON, PE, Director 
Capital Projects Department

AARON A. AGUIRRE, Director
Parks, After School, Recreation, and Community Services Department

SUBJECT: UNIQUE QUALIFICATIONS OF MELTON DESIGN GROUP INC. TO PROVIDE DESIGN AND CONSTRUCTION SUPPORT SERVICES FOR THE QUIGLEY PARK RAHABILITATION PROJECT

Fresno Municipal Code Section 4-107(h) states the City of Fresno (City) shall follow an objective process in the selection of consultants "unless the City Manager determines in writing that emergency or exigent circumstances exist, or the consultant is uniquely qualified." The City is recommending approval of a Consultant Agreement with Melton Design Group Inc. (MDG) to provide professional architectural and engineering services for the design of the Quigley Park Rehabilitation Project. The proposed Consultant Agreement is for \$869,200 with a contingency amount not to exceed \$80,000.

This memo documents the findings that MDG is uniquely qualified to perform these services.

The City of Fresno Parks, After School, Recreation and Community Services Department (PARCS) proposes to design and construct a recreation center, multi-purpose courts, baseball field, volleyball courts, dog park, splash pad, soccer field, shade structures, plaza space, and playground area among other features deemed necessary to enhance the overall recreation experience.

MDG is an architectural firm that is professionally and legally capable of performing the services under this contract. The scope of the proposed services under this contract generally include:


- Preparation of construction drawings based on the conceptual design approved by the City of Fresno.

- Preparation of material specifications and technical procedures, bid proposals, and bid item descriptions.
- Professional support during the bidding and construction phase of the project.

In 2019, PARCS selected MDG through a competitive solicitation to develop the conceptual plans for Quigley Park for purposes of a Proposition 68 grant application. In addition to the conceptual design, MDG facilitated the community outreach process and actively participated in three public workshop meetings to gather community feedback and finalize the conceptual plan. Throughout this process, MDG gained in-depth knowledge of the project, the public's priorities, and the existing site challenges that must be considered for design. Attached is a summary of the extensive work performed. As such, MDG's experience is a valuable asset to the City and uniquely qualifies the firm to continue the design work on the proposed project.

For all the reasons above, I find that Melton Design Group Inc. is uniquely qualified to perform the design work required.

Approved Denied



Georgeanne White, City Manager

Attachment:
Conceptual Plan Booklet

Quigley COMMUNITY PARK

**“Representing the Quigley Neighborhood
and Creating a Quality Experience
for the Whole Community”**



**“Community Designing
Together”**



2019

COMMUNITY PARK - OUTREACH - MASTER PLAN - COST ANALYSIS





TABLE OF CONTENTS

Introduction.....	2
Community Outreach.....	3
Kickoff Meeting with City Staff.....	3
Public Workshop #1.....	4
Results of Public Workshop #1.....	5
Public Workshop #2.....	7
Results of Public Workshop #2.....	8
Public Workshop #3.....	9
Results of Public Workshop #3.....	9
Programming.....	10
Final Design- Park Elements.....	10
Final Design- Schematic Plan.....	11
3D Graphics.....	12
Entrance and Overview.....	12
Spray Park.....	13
Community Center.....	14
Playground.....	15
Multi-Use Courts.....	16
Prop 68.....	17
Grant.....	17
Scheduling & Cost.....	18
Cost Analysis.....	20

INTRODUCTION

Location

Quigley Park is a 8.6 acre community park in Fresno, California. The park is owned and maintained by the City of Fresno. In December 2018, the Fresno City Parks Master Plan's assessment of Quigley Park placed it in "poor" condition and as a top priority to fix. The park does have great potential, given its size and location, but is need of a complete remodel. Some major improvements that will go into the plan include walking trails, a new community center, multi-use sports courts, spray park, new playgrounds, a dog park, and a relocated baseball and soccer field with turf. The process has engaged the community in developing the design and elements in the improved park to positively impact the neighborhood, provide use for gatherings and leisure activities, and improve the visual image and value in support of the communities vitality and economic development.

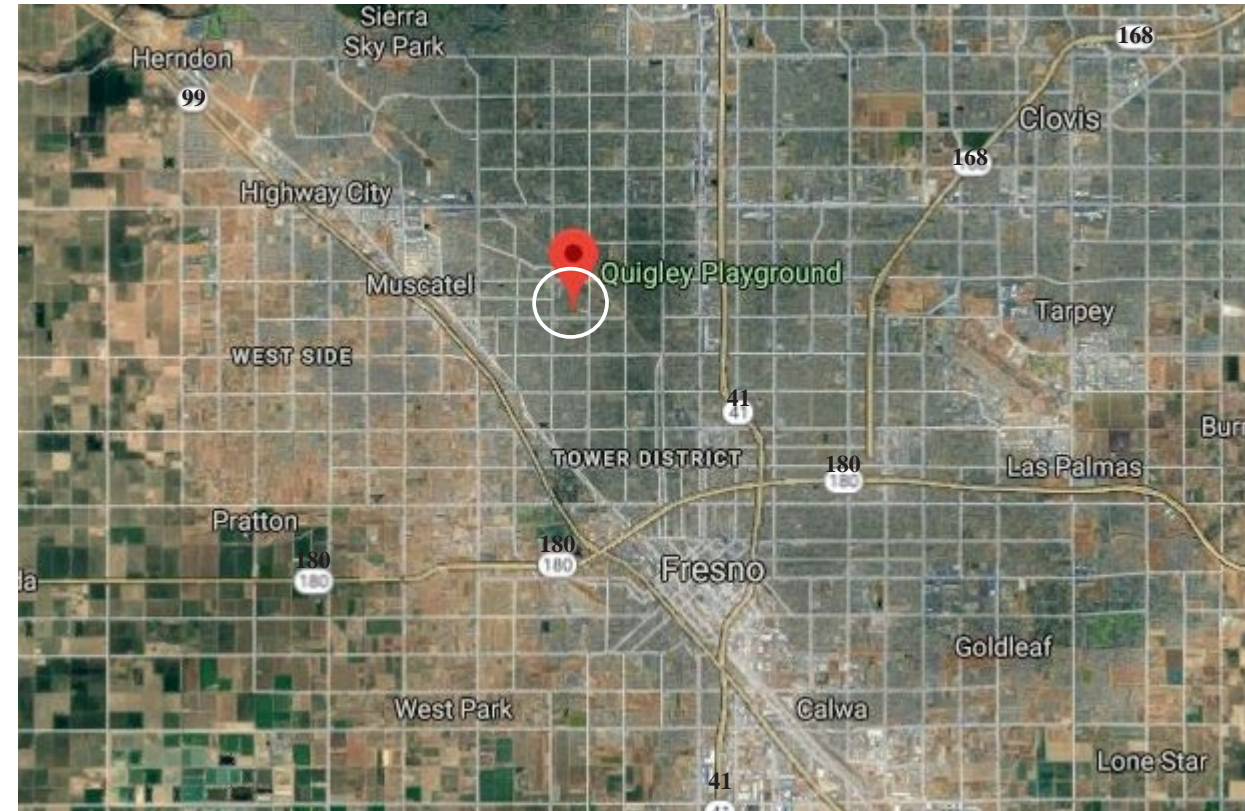
Site Context

Quigley Community Park is located at 808 W. Dakota Ave. in Fresno, California. W. Dakota Ave. runs between Hwy 99 and Hwy 41 with the park resting between the two highways. The park is situated in low income area of District 1 and has an opportunity to be an important recreational center for local residents with large open spaces to host events.

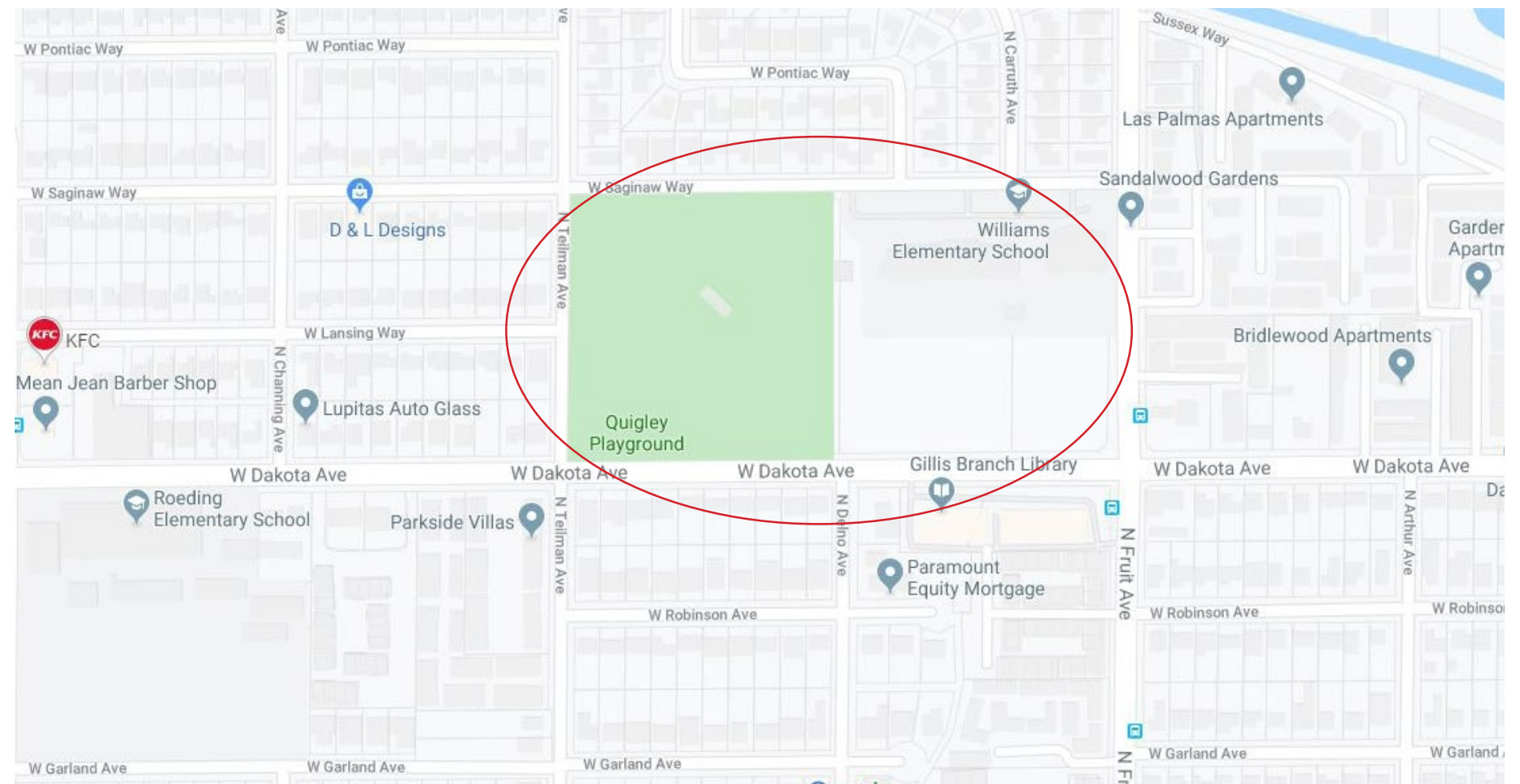
The park is situated 5 miles NW of downtown Fresno and adjacent to Williams Elementary School. The schools fenced property includes four basketball courts, two playgrounds, and a large multi-use field with two baseball backstops. There is gated parking on the north side of the school as well.

Who Was Raymond Quigley?

Raymond Quigley was the Park Superintendent for the City of Fresno in 1924. Under his leadership the parks of Fresno were maintained: 15 playgrounds, 6 rec halls, and multiple fields.



To the left is a view of Quigley Park relative to it's position to downtown Fresno and the highway.



Below shows the surrounding streets and adjacent elementary school.

COMMUNITY OUTREACH

The City of Fresno hosted several community outreach meetings that included input for improvements to Quigley Community Park during the planning process of 2019. Their upcoming meetings were advertised online, with mailers, and even in some cases door to door invitations. The public's input was considered in drafting preliminary concepts for improvements to the park and presented three options at each of the three community workshops.

The community workshops were scheduled at different times and days in hopes that a wider variety of community members could make it to at least one event. The first was scheduled on a Monday, the second on a Saturday, and the third on a Friday, in case attendees happened to work during the previous times scheduled. For workshop #1 and #2 flyers were distributed letting community members know of the event. The flyers were translated into Spanish and Hmong to accommodate the large percentage of the population of each.

District 1 council woman Esmeralda Soria was well represented and supported and really helped get the key community members to the meetings.

Kickoff Meeting with City Staff

A kickoff meeting occurred with the City staff and advisory group to discuss existing conditions and potential improvements to the park. The following is a list of comments from the meeting to highlight the opportunities and constraints:

Existing Park Constraints:

- Community Center is old and small
- Pool is too small and needs repair
- Homeless camping in the park
- Play area is old and needs to be inclusive
- Courts are old and dilapidated
- Lacking trails in park
- Lacking senior activity
- Needs better visibility into park
- School fence separates the users

Potential Park Opportunities:

- Upgrade the fields for easier maintenance
- Dog area can be provided
- New community center can be by school (dual use) or kept separate
- New multi-use courts for Basketball and Futsal (New game)
- We can add trees to help with screening W Dakota Ave road and sequestering carbon
- New field layout will provide for better use
- Spray ground to provide water play



Existing trees leaning towards the east due to persistent heavy winds in the area



Playground surrounded with chain-link fencing and rubber fall material



Rarely used pool in disrepair and not very functional for use



Newly planted trees to help with shade and carbon sequestering

COMMUNITY OUTREACH

PUBLIC WORKSHOP #1

Monday Feb 25th, 2019 @6:30pm -Williams Elementary Cafeteria

The first meeting was held at the Williams Elementary Cafeteria adjacent to the park. Examples of potential improvements and designs were presented to the public. The goal of the workshop was to solicit public input from the community to refine preliminary concepts and develop the schematic master plan for the next public workshop. A survey of needs was provided and completed by all attendees. Additionally a blank site photo for the public to comment their ideas. Three schematic master plans were presented along with two idea photoboards of possible park elements.

All three of the schematic master plan options had the main entrance and plaza promenade in the NW corner facing to the center of the park, a new location for baseball field in the SW corner, dog park in the SE corner, and the soccer/multi-purpose field to the East. These placements were considered according to sun direction, activation of low-use areas, maintenance, visibility, and ease of access into the park.

The primary difference between options A, B, and C was placement and size of the community center, length and width of the plaza promenade, circulation paths, number and placement of multi-purpose courts, and if an outdoor classroom would be added.

Option A had the smallest plaza with a spray park, and an outdoor classroom with a relocated community center and an amphitheater on the back end opening out onto the multi-use field.

Option B utilized the original community center, to save money, while making it larger, and had no outdoor classroom. Had the largest plaza promenade, and exposed all play areas to the street. Parking was made available inside the park. An amphitheater was also added onto the back of the community center going into the multi-use field.

Option C had a long and narrow plaza with the community center split into two separate buildings on either side of the strip and an outdoor classroom. A separate amphitheater at the end of the promenade faced the multi-use field and served as a primary stage for the field.

In these initial stages, access into the school field was included as a possibility as long as there were City of Fresno park staff on duty.



Community members gathered at the first public workshop

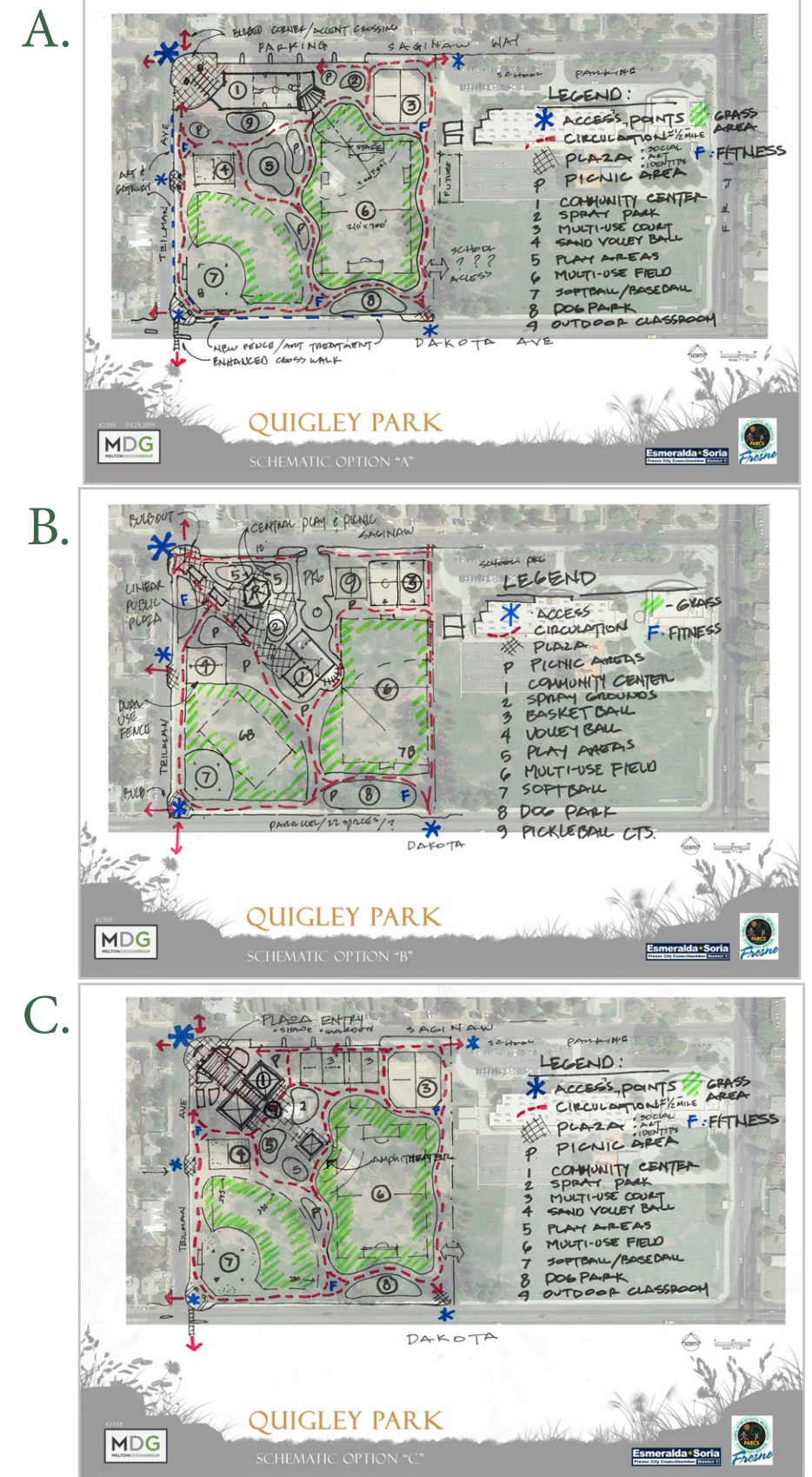


Elements Idea Photoboard #1



Elements Idea Photoboard #2

Schematic Map Options



COMMUNITY OUTREACH

RESULTS OF PUBLIC WORKSHOP #1 - PRESENTED AT WORKSHOP #2

Maps worked on by community members during workshop #1 were tallied for responses. The top 10 most requested elements were:

1. Park Extension (into school field)
2. Dog Park
3. Running Trail with Fitness Stations
4. Soccer Field
5. Baseball
6. Basketball
7. Volleyball
8. Amphitheater
9. Splash Pad
10. Futsal Court

The complete list of requested items can be seen on the next page, along with the complete tallied list of survey responses.

The four maps show community suggestions for Quigley Park:

- Top Left Map:** Features a green outline for a 'clubhouse' area, a 'synthetic turf' field, and a 'gate to side court games'. Annotations include 'joint use' and 'social area'. A blue circular logo is at the bottom.
- Top Right Map:** Shows a 'multi-use court', 'soccer field', and 'amphitheater'. A list of suggestions includes: Basketball court, Soccer field, Volleyball court, Gym, and Park extension to school field. A handwritten note at the top right says: 'Partner with the school to participate in a joint use agreement - make it attractive to the schools for providing - playground - soccer court - more room for parking - drop off/pick up area'. Another note on the right says: 'Annex library & all adjoining businesses - keep the library - keep the street walking - keep the library'.
- Bottom Left Map:** Includes 'MULTI-USE COURTS', 'DOG PARK', and 'BASEBALL'. Suggestions include 'drainage open views into park', 'winding trail', 'fancy line of sight', 'Lumber Jack throne', 'more lighting', and 'cameras'. A list of requests on the right includes: splash pad, multi use field, soccer field, volleyball trail, basketball, and soccer.
- Bottom Right Map:** Titled 'QUIGLEY - SOCCER HEAVEN?', it features 'SOCCER HEAVEN', 'DOG PARK', and 'picnic shelter'. Suggestions include 'HEALTHY LIVING BEHAVIORS FOR LIFES', 'DUAL HEAD SITE LIGHTING', 'LIGHT SIDEWALK WALLMOUNT COUCHS FOR SEAT COST', 'OR FULL FIELD SOCCER & SMALL SIDED COMPANION', and 'TURF FOR LOW MAINTENANCE'. A list of requests on the right includes: 'Remove/re-orient fence to have walkway'.

RESULTS OF PUBLIC WORKSHOP #1 - PRESENTED AT WORKSHOP #2

The following is the complete list of map results shown on page six.

MAP RESULTS		(III =Tallies Indicate the Number of Votes)
1. Park Extension into field behind school (IIII)		30. Designated park cleaning days/times (I)
a. This area synthetic turf (I)		31. Improve fence around perimeter (II)
b. With Gate (I)		a. Make welcoming (I)
c. Partnership with the school (I)		32. Meditation Area (I)
d. Partnership with FSDP (I)		33. Farmers Market (I)
2. Dog Park (IIII)		34. Emergency drive through to park center (I)
a. Rubber turf they can't tear up (I)		35. More/Different kinds of Trees (I)
b. With dog food buffet (I)		a. No Redwood Trees (I)
3. Walking/Running Trail around/in park (IIII)		36. Park Staff (I)
4. Basketball Court (IIII)		
5. Improve Baseball/Softball Field (IIII)		
6. Soccer Field (IIII)		
a. Sand Soccer (I)		
7. Splash Pad/Park (IIII)		
a. No Splash - not used in winter (I)		
8. Renovate Volleyball Court (IIII)		
9. Revamp Amphitheater/Seating (III)		
10. Homeless/Loitering Issue (III)		
a. Increase Police presence/FCC Police Academy (II)		
b. Cameras (II)		
c. Security Lighting (II)		
d. Fence (I)		
11. Better Lighting (III)		
12. Public Art (III)		
13. Multi-Purpose Court (II)		
14. Futsal Court (II)		
15. Improve Tennis Courts (II)		
16. Synthetic Turf (II)		
a. Behind School (I)		
b. Rubber Turf for dog park (I)		
17. Renovate Playground (II)		
a. Make Bigger		
b. Additional Playgrounds (I)		
18. Clubhouse/Community Center (II)		
19. Picnic Area (II)		
a. With power outlets (I)		
b. With Shelter (I)		
20. Crosswalk/Stop at Dakota/Teilman (II)		
21. Trash Cans (II)		
22. Pickleball Court (I)		
23. Football Field (I)		
24. Multi-Purpose Field (I)		
25. Skate Park (I)		
26. Gym/Workout area (I)		
27. Make a hill (I)		
28. Pedestrian Overpass/bridge to library (I)		
29. Bathrooms (I)		

The following is the result of the 21 written surveys filled out during the workshop.

SURVEY QUESTIONS

(III =Tallies Indicate the Number of Votes)



1. Knowing your neighborhood... What are the TOP 3 NEEDS of the neighborhood?

- | | |
|---|---|
| a. Police presence/PD corner station/Safer community/crime (IIIIIIII) | i. Soccer Field (II) |
| b. Programs/activities/mentors for youth (IIIIIIII) | m. Basketball courts (II) |
| c. Well maintained/clean/inviting park (IIIIIIII) | n. Programs/activities for seniors (II) |
| d. Recreation/opportunity/active living/Amenities (IIIIII) | o. Programs/activities for adults (I) |
| e. Dog park (III) | p. More green space (I) |
| f. Teilman/Dakota crosswalk (III) | q. More trails (I) |
| g. Fruit/Dakota corner revitalized (III) | r. Multipurpose court (I) |
| h. Lighting (III) | s. Pool (I) |
| i. Futsal court (III) | t. Splash pad (I) |
| j. Picnic/Covered areas (II) | u. Bigger Playground (I) |
| k. Fitness areas/gym (II) | v. Clubhouse (I) |

2. What are YOUR BIGGEST CONCERNS about the park and future programming?

- | | |
|---|--|
| a. Clean/Maintained/safe welcoming park (IIIIII) | j. Splash park (I) |
| b. Homeless (III) | k. Dog park (I) |
| c. Recreation opportunities/organized programs (IIII) | l. Soccer (I) |
| d. Continued Funding/Maintenance/Lack there of (III) | m. Restrooms (I) |
| e. Community involvement (II) | n. Sand turns into giant litter boxes (I) |
| f. Crime (II) | o. Necessity of action for improvement (I) |
| g. Lack of Light (I) | p. New facilities won't be used (I) |
| h. On site recreation staff (I) | q. Keeping with the needs/popularity/demographics of community (I) |
| i. Art (I) | |
| j. Splash park (I) | |

3. What is the BIGGEST OPPORTUNITY the park has to offer?

- | | |
|---|---|
| a. Build community/involvement/neighborhood usage (IIIIII) | f. Soccer Community (II) |
| b. Renovate as clean slate/Redo whole park/can only get better (IIII) | g. Joint use with school (II) |
| c. Greenspace/grass/space (IIII) | h. Location is ideal/Only park in area (II) |
| d. Keeping youth out of trouble/street/ Resources for excelling in life/healthy alternatives (IIII) | i. Public art (I) |
| e. Could be focal point of revamped neighborhood/first nicer park of its time (II) | j. Dog park (I) |
| | k. Positive space near low income areas (I) |
| | l. Diversity of sports that can be played (I) |

4. What, if anything in the old park, would you like to see stay and be part of the new design of the Master Plan for the park?

- | | |
|---|--|
| a. Baseball/softball fields (IIIIII) | h. Court games (II) |
| b. Basketball court (IIIIII) | i. Keep aspects but renovate everything (II) |
| c. Nothing, redesign everything (IIIIII) | j. Community center (I) |
| d. Pool -but nicer (III) | k. Soccer field (I) |
| e. Multi-purpose sports areas/open spaces for high activity (III) | l. Volleyball court (I) |
| f. Trees only (II) | m. Futsal Court (I) |
| g. Sports fields/facilities (II) | n. Family presence (I) |
| | o. Synthetic grass (I) |

5. What age group or groups have the most need for facilities or park elements?

- | | |
|---|---|
| a. All ages (IIIIIIII) | f. 20-50 yrs (I) |
| b. Youth/Teenagers/8-12yrs/6-12yrs (IIIIII) | g. 3-9 Playground (I) |
| c. 10-35yrs/8-30yrs/10-40yrs (IIII) | h. 10-18 Sports fields/courts (I) |
| d. Families (III) | i. 18+ Fields/courts/track/dog park (I) |
| e. Seniors/50-65yrs (II) | |

6. What age specific facilities or park elements should be included?

- | | |
|--|---|
| a. All inclusive (IIII) | f. Positive opportunities for youth (I) |
| b. Sports fields/courts/baseball/soccer/Football/Futsal (IIII) | g. Senior/Elderly (I) |
| c. Trails/track with exercise equipment for adults (II) | h. Airnasium (I) |
| d. Splash park (II) | i. Fitness/Active play (I) |
| e. Clubhouse/Youth center (II) | |

COMMUNITY OUTREACH

PUBLIC WORKSHOP #2

Saturday April 13th, 2019 @10am - Quigley Park

The second meeting was held outside the Quigley Community Center in the park. Input from the first public workshop was utilized to draft updated schematic plans and photoboards. All options were sure to include the requested top 10 results from the previous Quigley meeting. Additional elements were shown and ideas for public art were displayed.

Schematic Option A did not change.

Schematic Option B was eliminated.

Schematic Option C modified the multi-use courts, combined the outdoor classroom into a multi-use room in the community center, and added greenery and seating with more picnic areas.

Schematic Option D was created with a circular plaza promenade with a spray park down the center and picnic areas around the edge. The plaza ended in large playground areas towards the center of the park. The community center was located in the NE corner adjacent the school.

Additionally, voting dots were given to community members to place on the schematic maps voting on elements they liked (green) and ones they did not (yellow). The results of this map can be seen on the next page. These were tabulated and reflected on the following page.



Site Elements Photoboard



Art Photoboard

A.



C.



D.



Schematic Plan Options



Community members gathered at the second public workshop

COMMUNITY OUTREACH

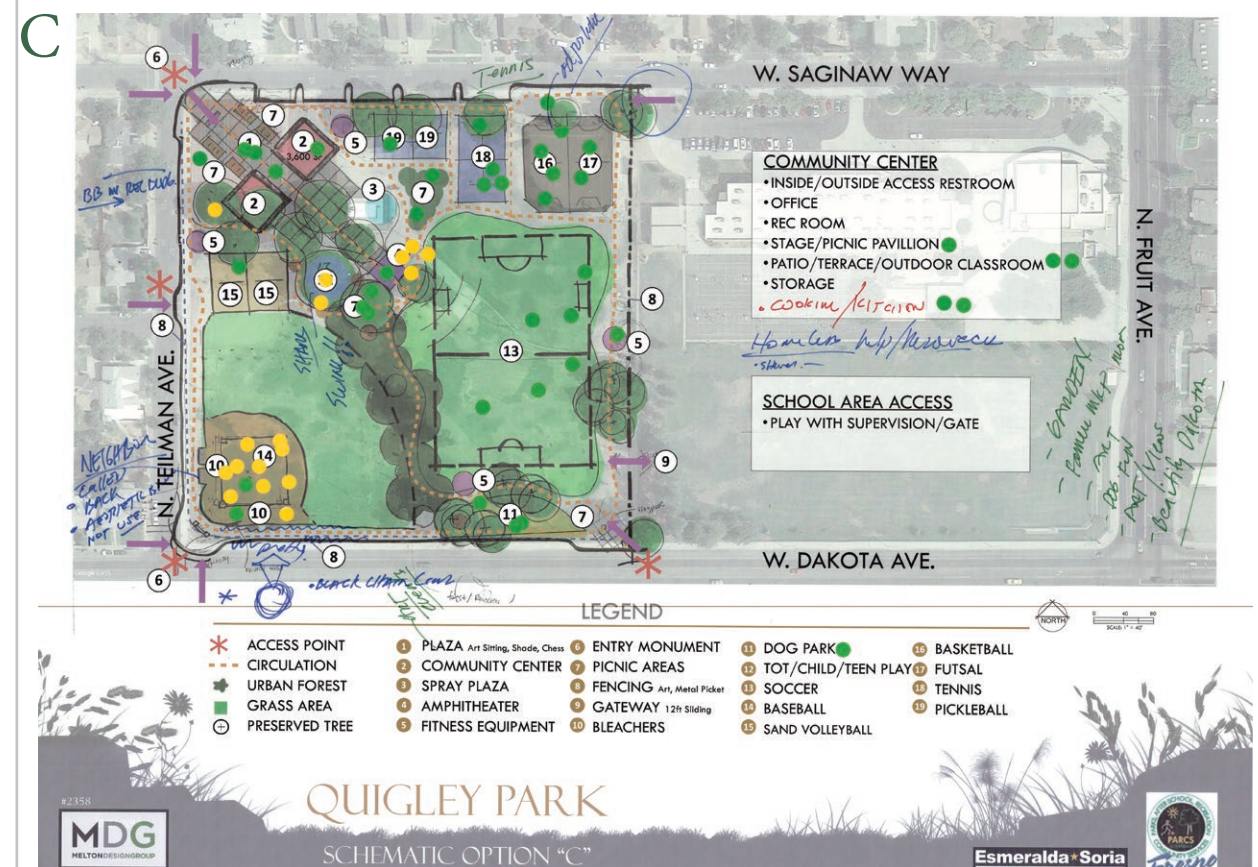
RESULTS OF PUBLIC WORKSHOP #2 - PRESENTED AT WORKSHOP #3



POSITIVE/NEGATIVE VOTES FOR PARK ELEMENTS

- SOCCER IIIII IIIII IIIII IIIII IIIII III (28) I
- DOG PARK IIIII IIIII IIIII IIIII IIIII III (24) IIII (4)
- FUTSALL IIIII IIIII IIIII II (17) III (3)
- PICNIC AREAS IIIII IIIII IIIII (15)
- COMMUNITY CENTER IIIII IIIII II (12) I
- BASEBALL IIIII IIIII I (11) IIIII IIIII II (12)
- BASKETBALL IIIII IIIII (10)
- SAND VOLLEYBALL IIIII IIIII (10) IIIII I (6)
- FITNESS EQUIPMENT IIIII IIIII (9)
- MULTI-USE COURT IIIII IIIII (9)
- SPRAY PLAZA IIIII IIIII (9) I
- PLAZA IIIII II (7)
- AMPHITHEATER IIIII I (6) IIIII (5)
- TOT/CHILD/TEEN PLAY IIIII (4) II (2)
- TENNIS IIIII (4)
- FENCING III (3)
- PRESERVED TREE III (3)
- PATIO/TERRACE/OUTDOOR CLASSROOM II (2)
- ACCESS POINT/SAFE CROSSING II (2)
- COOKING KITCHEN II (2)
- PICKLEBALL I (1)
- GARDEN I (1)
- STAGE/PICNIC PAVILLION I (1)
- BLEACHERS III (3)
- ENTRY MONUMENT
- CIRCULATION
- URBAN FOREST
- GRASS AREA
- GATEWAY
- MULTI-USE FIELD
- OUTDOOR CLASSROOM

Key to Colored Dots:
Green = Positive
Yellow = Negative



COMMUNITY OUTREACH - REFINED DESIGN

PUBLIC WORKSHOP # 3

Friday May 17th, 2019 - Quigley Park

The third meeting was also held at Quigley Park at the community luau event. All comments from Public Workshop #2 were taken into consideration and two new schematic plans were made with elements the community voted on. New idea photoboards were presented. The first was a Playground Elements board, the second was an updated Site Elements photoboard complete with color scheme and fencing ideas. A survey was presented asking participants to circle their top 3 out of 17 park elements listed.

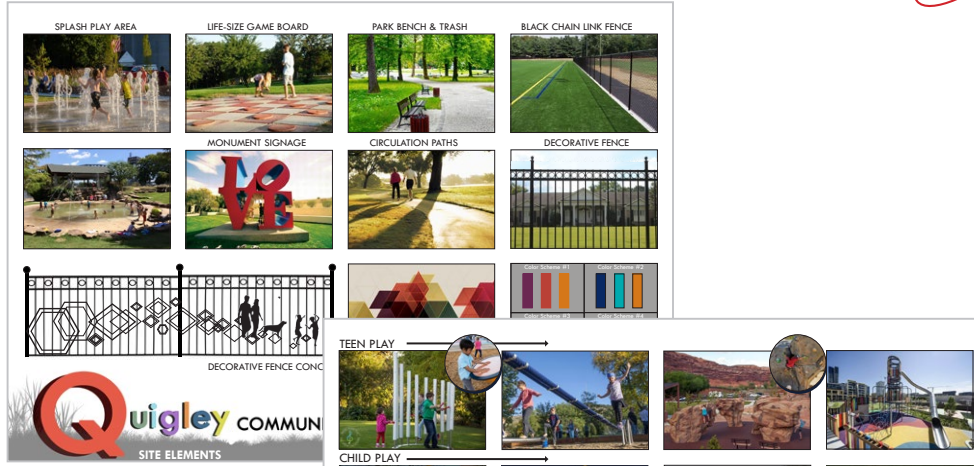
Option A was made to have the community center in the NE corner and designed with multi-use rooms. Three multi-use courts were placed to the north next to the community center. The plaza was made larger with the spray park the central focus and seating around the edges. Sand volleyball was eliminated and the amphitheater rested beyond the community center facing towards the field. This option generated 18 votes from the public.

Option B was made to have three multi-use courts in the NE corner and moved the community center to the middle of the north side. Shade over the spray park was made to be fun with unique designs. Sand volleyball was moved to grass volleyball on the multi-use/soccer field. This option generated 8 votes from the public.

Schematic Plan Options



Community members voting on schematic plan options A & B



Site Elements/Art Photoboard



Playground Photoboard

RESULTS OF PUBLIC WORKSHOP#3

CIRCLE YOUR TOP THREE PICKS

- Dog park IIIII III (8)
- Teilman/Dakota crosswalk IIIII (5)
- Fruit/Dakota corner revitalized (0)
- **Lighting** IIIII (4)
- Futsal court (0)
- Picnic/Covered areas IIIII IIIII (10)
- Fitness areas/gym II (2)
- Soccer Field IIIII (4)
- Basketball courts III (3)
- Programs/activities for seniors III (3)
- Programs/activities for adults II (2)
- **More green space** I
- More trails II (2)
- Multipurpose court III (3)
- **Splash pad** IIIII IIIII IIIII I (16)
- Bigger Playground IIIII IIIII (10)
- Community Center IIIII III (8)
- *Amphitheater* II (2)



The results of the survey taken at the third community meeting in order of votes are as follows:

Element Votes

1. Splash Pad = 16
2. Picnic/Covered Areas = 10
3. Bigger Playground = 10
4. Dog Park = 8
5. Community Center = 8
6. Teilman/Dakota Crosswalk = 5
7. Lighting = 4
8. Soccer Field = 4
9. Basketball = 3
10. Programs for Seniors = 3
11. Multi-Purpose Court = 3
12. Programs for Adults = 2
13. Fitness Stations = 2
14. More Trails = 2
15. Amphitheater = 2 (written in)
16. More Green Space = 1
17. Futsal Court = 0
18. Teilman/Dakota Revitalized = 0

PROGRAMMING

NATURAL

SEAT WALLS



FUN **SHADE** AND **PICNIC** STRUCTURES



COMMUNITY CENTER

- MULTI-PURPOSE ROOMS
- INDOOR COURT
- KITCHEN



SPRAY PARK



DOG PARK



FINAL DESIGN PARK ELEMENTS

MULTI-PURPOSE COURTS

- FUTSAL
- TENNIS
- BASKETBALL



VOLLEYBALL



SOCCER



BASEBALL



PLAYGROUND

- TOT
- CHILD
- TEEN

FINAL DESIGN

After the third community meeting, review and comment from the advisory committee, and analyzing all input, a final schematic design was created. This option was titled **Option C** and showcased a community center with solar panels, multi-use rooms, indoor court, kitchen, restrooms, and an amphitheater off the back leading out into the soccer field. (The center was moved to center of the park to help activation and provide good surveillance to the center of the park and attach the outdoor amphitheater.

A plaza and spray park at the entrance created an attractive arrival, incorporated fun shade and picnic structures, art, and plenty of space for events. Three playground areas were made for different age groups- tot, child, and teen.

Two multi-use sports courts and two sand volleyball courts were placed in the NE corner. The sports courts would have the ability to play a variety of sports including basketball, tennis, and futsal- all top requested items. A baseball and soccer field were placed at the south end of the park to better work for sun orientation and keep users away from W Dakota Ave.

A dog park to the SE corner, circulation paths that wind around the park, ample lighting, and an aesthetically pleasing 6' metal picket fence around the borders all contribute to good flow and activation of known loitering areas, enhancing safety.

Unfortunately, the much requested access into the field behind the school was not granted for the time being.

This final design will provide the community a great gathering place and the ability to improve the lives of many in Western Fresno District 1.



ENTRANCE AND OVERVIEW



Entrance Monument Sign Capturing "The Family"



Aerial view of park



Fun shade structures



Entrance to plaza



Community center and picnic structure

GRAPHICS

SPRAY PARK



View facing north parking with large shaded picnic structure to the right and shaded spray cover, multi-colored concrete and shade elements.



Seating around spray park and larger water sprays with one of three activators.



View to the south facing the children's playground. Shows entry and large bug sculpture, great for play and pictures.



Shade over spray park for spectators & active play (moms, dads, and kids)



View to the East facing community center.

COMMUNITY CENTER



Front entrance with playful slogan will stimulate users and invite them in.



An attractive community center will attract all users to come inside and be part of the neighborhood. Offices, kitchen, restroom, indoor court, and multi-use rooms inside will serve all the different requests from the users. Landscape areas around building are set up for storm water capture.



Back of the community center with a shaded performance stage/outdoor classroom to be used for public events for the community or rented as private venue, returning dollars back to the City for center maintenance.



Back and side view show all available areas. Back wall of stage also acts as a movie viewing opportunity.



Solar panels to help cover operation costs and picnic shelters available for reservations.

GRAPHICS

PLAYGROUND



Playground - Tot play area with age appropriate play and inclusive elements for all.



Playground - Children's play area with age appropriate play and inclusive elements for all.



Teen adventure play area to promote risk play and challenge the teens with bouldering, slack-line, and obstacle course.



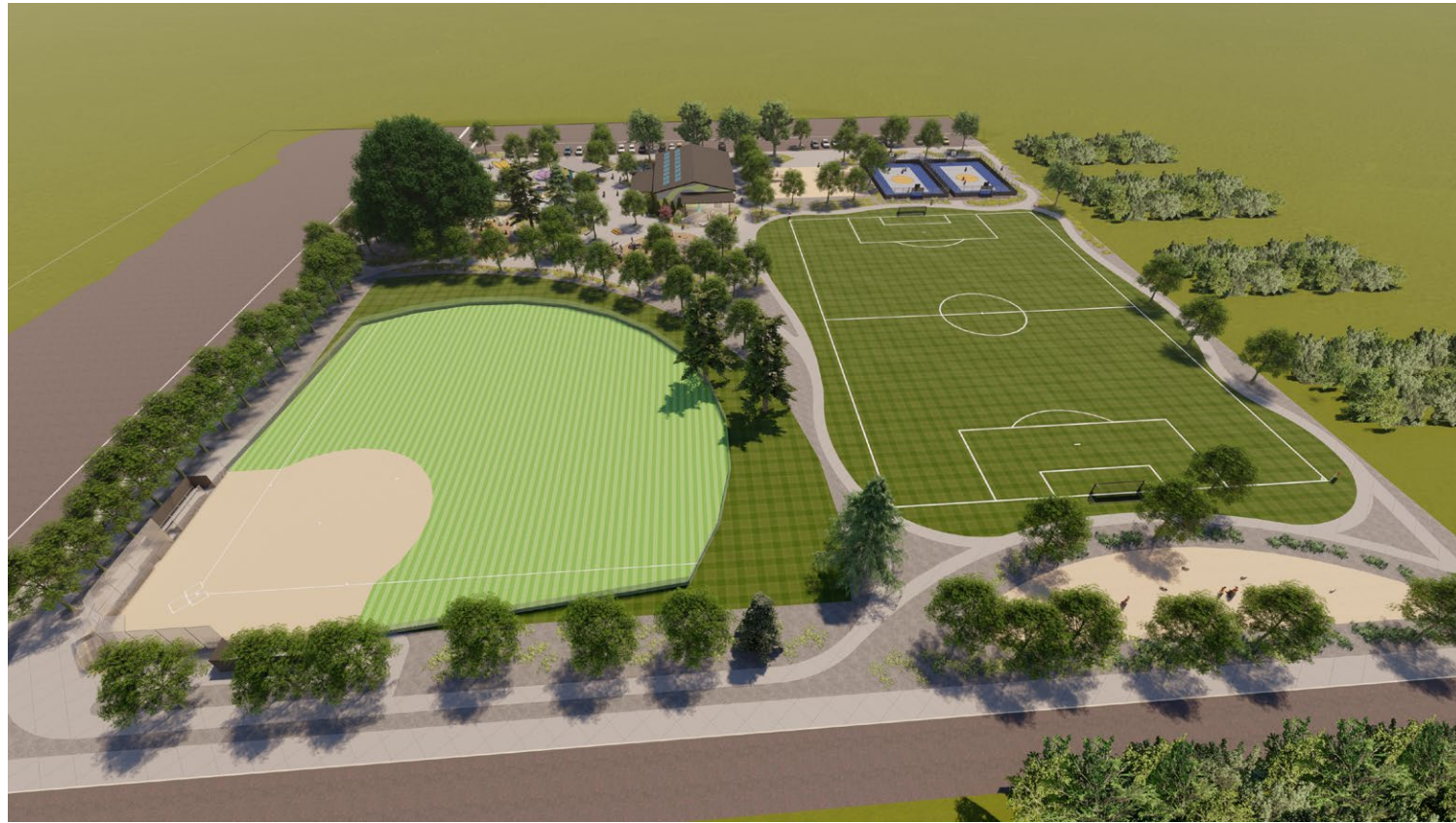
Shade trees and picnic tables for spectators around the natural themed play areas.



Playground and paths for walking or running around the park.

GRAPHICS

MULTI-USE COURTS & FIELD



Baseball field, soccer field, and dog park



Multi-use sports courts to accommodate multiple Basketball, Futsal, Pickleball, or Tennis games.



Fencing around futsal and tennis multi-use court



Basketball court



Sand volleyball with quality sand and permanent posts.

GRANT SCOPE/COST ESTIMATE FORM

Follow the directions starting on page 37

GRANT SCOPE ITEMS	ESTIMATED COST
ACQUISITIONS: List each parcel number, acreage, estimated date of purchase, and cost	
DEVELOPMENT: List each RECREATION FEATURE and MAJOR SUPPORT AMENITY	
Demolish & Grade Existing Site	\$675,000
Construct a new park entry, sidewalks and paths	\$537,000
Construct a new soccer field and lighting	\$640,000
Construct two new multi-use sports courts with lighting	\$380,000
Construct a new sand volleyball court	\$10,500
Construct a new spray park, seating and shade	\$697,000
Construct a new teen/adult play area (climbing, zip line, etc...)	\$192,000
Construct a new tot lot and childrens playground	\$260,000
Construct a new baseball diamond with bleachers	\$660,000
Construct a new community center with plaza, parking and lighting	\$3,057,500
Construct various site furnishings, fencing & signage	\$320,000
Construct new turf, planting & irrigation	\$300,000
Total Estimated Cost for the RECREATION FEATURES and MAJOR SUPPORT AMENITIES (A)	\$7,729,000
Total Estimated PRE-CONSTRUCTION COST (B)	\$771,000
TOTAL PROJECT COST (A+B)	\$8,500,000
Requested GRANT Amount	\$8,500,000
Estimated amount of the GRANT to be charged to PRE-CONSTRUCTION COSTS (cannot exceed 25% of the GRANT)	\$771,000

The APPLICANT understands that this form will be used to establish the expected GRANT deliverables; all of the RECREATION FEATURES and MAJOR SUPPORT AMENITIES listed on this form must be completed and open to the public before the final GRANT payment will be made. The APPLICANT also understands that no more than 25% of the GRANT amount may be spent on PRE-CONSTRUCTION costs. See the ELIGIBLE COSTS charts starting on page 52 before creating a cost estimate.

AUTHORIZED REPRESENTATIVE Signature

Date

#7 SITES OR LEED CERTIFICATION
• CARBON SEQUESTRATION
• WATER SAVING
7 POINTS



#1 CRITICAL LACK OF PARK SPACE & UNDER-SERVED COMMUNITIES
15 POINTS



Are You Ready?

#4 COMMUNITY BASED PLANNING
• WORKSHOP
• DESIGN IDEAS
• CONSENSUS/PRIORITY
10 POINTS



#9 COMMUNITY CHALLENGES, PROJECT BENEFITS & READINESS
20 POINTS

#6 PARTNERSHIP OR COMMUNITY FUNDING
• HEALTH
• VOLUNTEERS
• FUNDS
7 POINTS

MDG Can Help!

PROJECT TYPES:

- Outdoor Spaces & Parks
- Trails & Greenways
- Rural Recreation, Tourism & Economic Enrichment
- Rivers, Creeks & Waterways
- Conservancies & Wildlife
- Climate Preparedness & Habitat Resilience
- Flood Protection & Repair
- Regional Water Sustainability

PROJECT SELECTION CRITERIA	MAX POINT VALUE
Project Location	
1. Critical Lack of PARK SPACE	18
2. Significant Poverty	18
3. Type of Project	10
Community Engagement	
4. Community Based Planning	18
5. Employment or Volunteer Opportunities	3
6. Partnerships or Committed Funding	3
Operation and Maintenance Considerations	
7. Environmental Design	7
8. Public Use Fees and Hours of Operation	5
Summary about Project Need, Benefits, and Readiness	
9. Community CHALLENGES, Project Benefits and Readiness	18
Maximum Score	100



Quigley Park Development Project Timeline Form

TASKS	START DATE (MM/YY)	END DATE (MM/YY)	LEAD AGENCY & CONTACT INFORMATION	NOTES ABOUT ANY POTENTIAL DELAYS/ISSUES
Design Consultant Selection for Schematic Design & Initial Community Based Planning	11/18	02/19	Task Complete	Task Complete
Concept level design with community-based planning and ADA considerations	03/19	07/19	Task Complete	Task Complete
Design Consultant Opinion of Probably Cost based on Conceptual Design	06/19	07/19	Task Complete	Task Complete
Consultation with the Conservation Corps	07/19	07/19	Task Complete	Task Complete
CEQA for the construction scope	07/19	11/19	City of Fresno Planning & Development Margo Lerwill – Supervising Planner margo.lerwill@fresno.gov 559-621-8153	A Negative Declaration CEQA is required for this project. If excessive public comments occur this timeline may be extended to respond to comments and create mitigated negative declarations.
Design Consultant Bid & Award for Design Completion	12/19	03/20	City of Fresno PARCS David Smith - Project Administrator david.smith@fresno.gov 559-621-2957	Task Pending Grant Issuance
Construction Documents Design Development to meet Development Permit Requirements	03/20	05/20	City of Fresno PARCS David Smith - Project Administrator david.smith@fresno.gov 559-621-2957	
City of Fresno Conditional Use Permit	05/20	11/20	City of Fresno Planning & Development Margo Lerwill – Supervising Planner margo.lerwill@fresno.gov 559-621-8153	Back check comments and response timeframes could delay permit issuance further
City of Fresno Building Permits	11/20	12/20	City of Fresno Planning & Development Douglas Ediger – Supervising Plans Examiner douglas.ediger@fresno.gov	Could be delayed if development permit duration increases; back check comments and responses

Quigley Park Development Project Timeline Form

			559-621-8095	could also delay construction permit issuance
Construction Bid & Award	01/21	03/21	City of Fresno PARCS David Smith - Project Administrator david.smith@fresno.gov 559-621-2957	Delays to permits could cause delays in construction bid & award
City Council Approval of Construction Contracts	03/21	04/21	City of Fresno PARCS David Smith - Project Administrator david.smith@fresno.gov 559-621-2957	Council meeting dates could vary and cause this to be slightly delayed
Project Construction	04/21	03/22	City of Fresno PARCS David Smith - Project Administrator david.smith@fresno.gov 559-621-2957	Delays to permits, construction bid/award and City Council approval of construction contracts could delay the start of this task
Grand Opening	03/22	03/22	City of Fresno PARCS David Smith - Project Administrator david.smith@fresno.gov 559-621-2957	
Thirty Years of Operation & Maintenance for Public Use	03/22	03/52	City of Fresno PARCS David Smith - Project Administrator david.smith@fresno.gov 559-621-2957	

I certify that the above timeline has been created with input from each agency contact listed in the right column above. The agency contacts for each milestone above have reviewed the project concept, including its location and scope, and represent that the time period estimated for the step "is reasonable absent any unforeseen circumstances".



Authorized Representative Signature

08/02/19
Date

GRANT SCOPE/COST ESTIMATE FORM

GRANT SCOPE ITEMS	ESTIMATED COST
DEVELOPMENT: List each RECREATION FEATURE and MAJOR SUPPORT AMENITY	
Demolish & Grade Existing Site	\$ 700,000
Construct a new park entry plaza and sidewalks	\$ 1,500,000
Construct a new soccer field with lighting	\$ 500,000
Construct two new multi-use sports courts with lighting	\$ 140,000
Construct a new sand volleyball court	\$ 7,500
Construct a new spray park	\$ 600,000
Construct a new teen/adult play area	\$ 132,000
Construct a new tot lot playground	\$ 260,000
Construct a new baseball diamond with bleachers & lighting	\$ 600,000
Construct a new community center with a snack bar	\$ 2,835,500
Construct various site furnishings, fencing & signage	\$ 350,000
Construct new turf, planting & irrigation	\$ 400,000
Total Estimated Cost for the RECREATION FEATURES and MAJOR SUPPORT AMENITIES (A)	\$ 8,025,000
Total Estimated PRE-CONSTRUCTION COST (B)	\$ 475,000
TOTAL PROJECT COST (A+B)	\$ 8,500,000
Requested GRANT Amount	\$ 8,500,000
Estimated amount of the GRANT to be charged to PRE-CONSTRUCTION COSTS (cannot exceed 25% of the GRANT)	\$ 475,000

The APPLICANT understands that this form will be used to establish the expected GRANT deliverables; all of the RECREATION FEATURES and MAJOR SUPPORT AMENITIES listed on this form must be completed and open to the public before the final GRANT payment will be made. The APPLICANT also understands that no more than 25% of the GRANT amount may be spent on PRE-CONSTRUCTION costs. See the ELIGIBLE COSTS charts starting on page **Error! Bookmark not defined.** before creating a cost estimate.

AUTHORIZED REPRESENTATIVE Signature

Date

[Handwritten Signature]

08/02/19

FUNDING SOURCES FORM

Funding Source	Date COMMITTED	Amount
Statewide Park Program GRANT Request	TBD	\$8,500,000
City of Fresno District 1 Improvements -UGM	2/22/19	\$ 68,000
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
Grand Total All Funding Sources (Estimated TOTAL PROJECT COST)		\$8,568,000

The APPLICANT understands that the PROJECT cannot be funded unless the requested GRANT equals the estimated cost needed to complete the PROJECT, or, the requested GRANT plus the total amount of additional COMMITTED FUNDS equals the estimated cost of the PROJECT. If the GRANT is awarded, there will be no need for additional fundraising. The PROJECT must be completed and open to the public before final GRANT payment is processed. If funding sources change from the time of APPLICATION until PROJECT COMPLETION, the APPLICANT understands this form must be updated within 30 days.

AUTHORIZED REPRESENTATIVE Signature

Date

[Handwritten Signature]

08/02/19

COST ANALYSIS

Quigley Park Master Plan



Preliminary Estimated Cost of Construction - Labor and Materials

Prepared For: Landscape Improvement Plans

Project No.: 2358

Date: October 24, 2019

Mobilization, Demolition, and Grading

UNIT	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	Mobilization	1 LS	\$175,000.00	\$175,000.00
2	Erosion Control	8.7 AC	\$1,500.00	\$13,050.00
3	Demolition, Temp Fencing Clearing and Grubbing of Turf	321,126 SF	\$0.25	\$80,281.50
4	Building Demolition	3,265 SF	\$15.00	\$48,975.00
5	Playground Demolition	3,225 SF	\$7.00	\$22,575.00
6	Pool Demolition	2,053 SF	\$15.00	\$30,795.00
7	Sidewalk demolition	6,508 SF	\$2.50	\$16,270.00
8	Fencing Demolition	10,680 LF	\$4.00	\$42,720.00
9	Curb, Gutter Demolition	920 LF	\$10.00	\$9,200.00
10	Remove (E) Asphalt, Concrete Path, Hard Court; Leave Base	58,701 SF	\$2.00	\$117,402.00
11	Remove (E) Poles/Bollards	4 EA	\$10.00	\$40.00
12	Rough Grading (Entire Site)	379,826 SF	\$0.30	\$113,947.80
13	Tree Protection (Small Trees Gone)	26 EA	\$250.00	\$6,500.00
Mobilization, Demotion, & Grading Subtotal				\$676,756.30

Park Entry and Path Improvements

UNIT	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
14	4' Metal Picket Fence (N Teilman & W Saginaw)	750 LF	\$45.00	\$33,750.00
15	6' Metal Picket Fence (W Dakota)	568 LF	\$75.00	\$42,600.00
16	Metal Fence at Baseball Field	1,093 LF	\$85.00	\$92,905.00
17	Metal Fence at Courts	727 LF	\$85.00	\$61,795.00
18	Fence Gates to School (2 - 6' Swing Gates)	2 EA	\$3,500.00	\$7,000.00
19	4' Metal Picket Fence Gates (4' Swing)	2 EA	\$2,500.00	\$5,000.00
20	Sidewalk Flatwork	27,870 SF	\$11.00	\$306,570.00
21	Plaza Flatwork	45,267 SF	\$11.00	\$497,937.00
22	Park Path Flatwork	15,579 SF	\$11.00	\$171,369.00
23	New Curb and Gutter (W Saginaw Way)	524 LF	\$55.00	\$28,820.00
24	New Curb and Gutter (N Teilman Ave)	759 LF	\$55.00	\$41,745.00
25	Accessible Ramps	4 EA	\$2,500.00	\$10,000.00
26	Decomposed Granite with Fabric - Entire Site	33,467 SF	\$4.00	\$133,868.00
27	Parking Striping	1 LS	\$8,000.00	\$8,000.00
Park Entry and Path Subtotal				\$1,441,359.00

COST ANALYSIS

Courts, Sport Areas, Attractions					
UNIT	DESCRIPTION	QUANTITY		UNIT PRICE	TOTAL
28	Soccer Field (Sod)	87,535	SF	\$1.00	\$87,534.80
29	Multi-Use Basketball/Futsal/Tennis Court	2	EA	\$38,000.00	\$76,000.00
30	Sand Volleyball	2	LS	\$3,500.00	\$7,000.00
31	Basketball Hoops and Pole	6	LS	\$5,000.00	\$30,000.00
32	Light Poles and Fixtures (For Courts)	4	EA	\$7,500.00	\$30,000.00
33	Spray Park - Sculpture, Small Sprays, Water Flow	1	LS	\$575,000.00	\$575,000.00
34	Teen/Adult Play - Net Climber, Rock Wall, Slack-Lines	1	LS	\$100,000.00	\$100,000.00
35	Child's Playground - Swings, Structure, Play Area	1	LS	\$100,000.00	\$100,000.00
39	Tot Playground - Equipment	1	LS	\$75,000.00	\$75,000.00
40	Playground Fill	408	CY	\$85.00	\$34,680.00
41	Bleachers at Baseball Field	2	EA	\$5,500.00	\$11,000.00
42	Seat Wall at Playground, Planters	200	LF	\$200.00	\$40,000.00
44	Zipline	1	EA	\$26,000.00	\$26,000.00
45	Playground Curb	700	LF	\$65.00	\$45,500.00
46	Entrance Monument / Signage	1	EA	\$25,000.00	\$25,000.00
47	Entrance Sign on Dakota	1	EA	\$15,000.00	\$15,000.00
48	Art on Fence	1	LS	\$50,000.00	\$50,000.00
49	Softball/Baseball Infield	10,000	LS	\$6.50	\$65,000.00
50	Softball/Baseball Turf (Sod)	80,000	SF	\$1.00	\$80,000.00
51	Portable 5' fencing for outfield	500	SF	\$50.00	\$25,000.00
	Lights (Soccer 6, Softball 8)	14	EA	\$20,000.00	\$280,000.00
				Court, Sport, Attraction Subtotal	\$1,777,714.80

COVERED STRUCTURES					
UNIT	DESCRIPTION	QUANTITY		UNIT PRICE	TOTAL
52	Picnic Tables	13	EA	\$2,000.00	\$26,000.00
53	Game Tables	2	EA	\$2,000.00	\$4,000.00
54	Layout Tables	2	EA	\$2,000.00	\$4,000.00
55	BBQ Grill	4	EA	\$900.00	\$3,600.00
56	Bike Racks	16	EA	\$300.00	\$4,800.00
57	Picnic Structure at Plaza	1	EA	\$60,000.00	\$60,000.00
58	Community Center - Building (Phase 1)	5,500	SF	\$425.00	\$2,337,500.00
59	Community Center - Plaza	3,000	SF	\$12.00	\$36,000.00
60	Community Center - Amphitheater Stage	2,000	SF	\$40.00	\$80,000.00
61	Community Center - Amphitheater Band Shell	2,500	SF	\$75.00	\$187,500.00
62	Benches	10	EA	\$1,500.00	\$15,000.00
63	Flower Shade Structure	5	EA	\$22,000.00	\$110,000.00
64	Utility	1	LS	\$80,000.00	\$80,000.00
				Covered Area Subtotal	\$2,948,400.00

PLANTING AND IRRIGATION					
UNIT	DESCRIPTION	QUANTITY		UNIT PRICE	TOTAL
65	Sod - areas adjacent to path and court	4,850	SF	\$1.25	\$6,062.50
66	Trees - 15 gallon	69	EA	\$200.00	\$13,800.00
67	Landscape	1	LS	\$75,000.00	\$75,000.00
68	Mulch	100	CY	\$75.00	\$7,500.00
69	Irrigation	220,000	SF	\$1.25	\$275,000.00
				Planting and Irrigation Subtotal	\$377,362.50

Project Sub-Total	\$7,221,592.60
9% Soft Cost	\$649,944.00
8% Contingency	\$577,728.00
Total	\$8,449,264.60