



ORANGE MEMORIAL PARK MASTER PLAN

CITY OF SOUTH SAN FRANCISCO

ADOPTED FEBRUARY 22, 2023



ORANGE MEMORIAL PARK MASTER PLAN

Adopted February 22, 2023

prepared by



Callander Associates
Landscape Architecture, Inc

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The image features a background of overlapping, curved green lines in various shades, creating a sense of depth and movement. The lines are thick and smooth, resembling stylized branches or abstract architectural elements. The colors range from a vibrant lime green to a muted, olive green. In the center, the text "EXECUTIVE SUMMARY" is displayed in a bold, blue, sans-serif font, arranged in two lines. The text is centered horizontally and vertically within the frame.

**EXECUTIVE
SUMMARY**

EXECUTIVE SUMMARY

Orange Memorial park is one the City's largest and most widely used parks. The City has been updating the master plan about every 15 years and it was time to re-evaluate the park and update the previously developed version completed in 2007. The purpose of updating the master plan was to establish a vision for future improvements and to serve as a point of reference as opportunities and funding become available.

An essential part to a successful master plan is receiving input during development to ensure the plan represents the needs and preferences of project stakeholders and end users. The Orange Memorial park master plan is a product of feedback

received from the local community and several stakeholder groups that were engaged during a series of in-person and online events and meetings.

The concept plan developed is a mix of the community's preferred amenities and vision for the park based on the feedback and input received throughout the process,

An estimate of probable construction costs was developed to assist with allocating funding for improvements. The preferred plan was broken down into phases that allows items to be built independently of one another to the maximum extent possible so that the project could be constructed as monies became available.



Site Photo - Park entry sign at Tennis Drive and Orange Avenue

The background features a series of thick, overlapping, curved lines in various shades of green, creating a sense of movement and depth. The lines are arranged in a way that suggests a stylized, abstract representation of a plant or a dynamic structure. The colors range from a vibrant lime green to a muted, earthy olive green.

01

**INTRODUCTION
& BACKGROUND**

1. INTRODUCTION & BACKGROUND

Introduction

Orange Memorial park is one of the city's most treasured parks which includes a multitude of amenities and is home to many citywide events and programs throughout the year. The recent development and growth within South San Francisco, combined with recent upgrades (Stormwater Capture and Field Project) and anticipated projects (Aquatic Center), creates an appropriate opportunity to update the master plan. The intention of the updated master plan is to establish a vision for future improvements and to serve as a point of reference for securing funding as it is made available in the future.



Site Photo - Existing basketball courts and recreation building

Site Context

Orange Memorial park is centrally located in the City of South San Francisco between Orange Avenue and Chestnut Avenue just east of El Camino Real. It is situated between residential neighborhoods to the north, east, and south with a commercial area to the west. Trails adjacent to the park include Centennial Way along the southern edge and Sister Cities Trail parallel to North Canal Street at the east entrance. The existing park is approximately 31.5 acres, (not including adjacent streets) including the undeveloped 3.5 acre Old Mazzanti property. Although negotiations for the purchase of the Cal Water property, located adjacent to the Mazzanti Property, have stopped, the City is open to resuming negotiations in the future. The size of the park combined with its central location

make it a popular destination widely used for recreational and passive activities, City-wide programs, and public events alike. The park is roughly divided into a north side and a south side by the Colma Creek drainage channel with two foot bridges that connect each area. The north side of the park contains the majority of the undeveloped Old Mazzanti property.



Figure 1 - Location Map



Figure 2 - Aerial of Orange Memorial park

History

The City of South Francisco was incorporated in 1908. Sixteen years after incorporation, in 1924, the community brought the need for a park and playgrounds to the attention of the City. In 1925 the City secured land for a park when the South San Francisco Land and Improvement Company deeded 20 acres to the City. A few years later, in 1929, the first plan for Orange Memorial park was drawn up and the park was later constructed in unison with the Colma Creek drainage channel in 1933/1934. The South San Francisco Land and Improvement Company deeded an additional 7.8 acres to the city in 1934, another 2 acres in 1947, and in 1969 the City obtained 0.5 acres from the Southern Pacific Company to form the 30.3 acres which is now comprised of Orange Memorial park, Orange Avenue, Memorial Drive, and Tennis Drive. From its conception, the central location

and size of Orange Memorial park made it a prime asset to the community for social and recreational gatherings. The first building to be constructed on site to accommodate these gatherings was a log cabin, known as the Scout cabin, and was built during the 1930's. The cabin was well utilized as a meeting place for various groups and classes, but was demolished in 2006 due to structural instability and to allow for construction of a new recreation building, basketball courts, and outdoor park restroom. In the 1940's a concrete barbeque was built near the cabin to strengthen the community and neighborhood, although it too was torn down and replaced in 1965 by a group picnic shelter. A couple years later, in 1967, the City Corp Yard was constructed in the park, adjacent to the old Old Mazzanti property, and was the first permanent home of the City's Parks Department.

In later years it was transitioned into artist studios and program storage. The existing tennis court complex was built the following year, followed by the pool building in 1970, and the relocation of the Eternal Flame sculpture to the park from City Hall in 1984. Over the years, the park has been expanded and renovated. The last building to be constructed on the site was the recreation building in 2008 while the Kaboom play area renovation was finished in 2011. The playground is the latest feature to be constructed and completed. In 2015, community outreach and design began for the Stormwater Capture Project which will divert water from Colma Creek and clean it before being utilized for irrigation around the park. Completion of the project is set for 2022 while the completion of the Sports Field Improvement Project on top of the Stormwater Capture Project is set for completion in 2023.



Site Photo - Artist studios



Site Photo - Tennis courts



Site Photo - Pool building



Site Photo - 'Eternal Flame' sculpture



Site Photo - Old Mazzanti property



Site Photo - Recreation building



Figure 3 - 2007 Master Plan, Final Concept

Recently there has been more interest in naturalizing a significant portion of the creek. Specifically the portion of the creek in Orange Park has been well supported by the community. Additionally, planning is currently underway for a new Aquatics Facility that would replace the aging pool along Tennis Drive.

2007 Master Plan Summary

For the previous master plan the City conducted an extensive public outreach campaign including workshops, public meetings, and steering committee meetings in order to create a new vision for the park. Once the planning process was complete development goals were established based on the information gathered. The following is a summary of the goals and programmatic elements of the 2007 Master Plan:

- Unify and connect existing portions of the park currently divided by the Colma Creek drainage channel, existing tree rows, and vehicular routes
- Design park so that it can be built in phases
- Develop a central meeting location for community events and ceremonies
- Develop strong pedestrian circulation throughout site and between primary features of park
- Include additional high quality youth baseball fields
- Include additional high quality soccer field
- Include field lighting in master plan
- Enhance and expand existing bocce ball facilities

- Create a windbreak for protection from prevailing winds
- Incorporate a library/performing arts center into the design
- Allow for future expansion of the pool building
- Provide security lighting and other security features throughout park
- Add more seating and picnic areas
- Provide a concession/storage building for soccer and baseball
- Make Colma Creek drainage channel more aesthetically pleasing
- Design park to still accommodate a variety of small and large gatherings and community events
- Add parking in perimeter locations to create more pedestrian friendly conditions
- Design park for low maintenance and good maintenance access
- Use materials that are vandal resistant
- Open up park to create better visibility
- Add an entrance to the park off Chestnut Avenue / Mission Road intersection and at Commercial Avenue
- Repair or replace the existing sports fields
- Plan for summer camps utilizing the park
- Save as many of the healthy trees as possible
- Remove declining pines and eucalyptus and replace with less messy trees
- Increase pedestrian safety along Orange Avenue
- Design Orange Memorial park so that it ties into adjacent existing and proposed trails and parks
- Build a skate park so that skaters have an appointed place to skate
- Add more sculpture and art throughout the park
- Design more playgrounds into the park, especially near picnic areas
- Design more open spaces that can be used for both passive and active recreation
- Minimize visual intrusion of residential garages along Tennis Drive
- Enhance the park entrances and community frontages with placemaking and landmark features
- Provide accessible playgrounds
- Provide for security surveillance and lighting throughout park
- Maintain visibility of basketball courts from Orange Avenue
- Provide permanent soccer field with attractive seating that won't block view for surveillance
- Improve connections to Centennial Way and Sister Cities Linear Park



Site Photo - Sculpture Garden

Current Master Plan Goals

This master plan update for Orange Memorial park seeks to achieve the following goals:

- Engage the community and stakeholders to better understand desired amenities and improvements.
- Develop a master plan to help guide future park improvements.
- Incorporate and study impacts of current and proposed projects within the park limits.
- Determine the best use of underutilized areas of the park including the former Old Mazzanti property

These goals were achieved through an extensive master planning process which is described in the following sections. To ensure the master plan was responsive to current community needs and desires, a series of meetings were organized to collect feedback from the public and stakeholders. Additional input was gathered through printed and online surveys.

The background features a series of thick, overlapping, curved lines in various shades of green, creating a sense of depth and movement. The lines are arranged in a way that suggests a stylized, organic form, possibly a leaf or a branch. The colors range from a vibrant lime green to a muted, olive green.

0 2

SITE

UNDERSTANDING

2. SITE UNDERSTANDING

Overview

Many changes have taken place in the 15 years that have passed since the previous master plan; both within the community and the park itself. The City of South San Francisco has grown from a population of 61,000 to almost 67,600 and the needs and desires of the community have changed with the population. Park improvements have been completed since the previous master plan with the addition of a new playground, skatepark, the completion of the recreation center including two new basketball courts and restroom facilities and the removal of the existing buildings on the Old Mazzanti property. The Stormwater Capture Project, at the southeast quadrant, is currently under construction

with the Sports Field Improvement Project to follow. The final project will include new lighting, synthetic turf fields (striping will make provisions for one adult baseball diamond, one adult softball diamond, two youth baseball diamonds, two adult soccer fields, two junior soccer fields, and four youth soccer fields), a concession stand, and enhanced furnishings and planting. Lastly, planning is currently underway for a new Aquatics Facility.

In addition to the development mentioned above, the park also includes tennis courts, bocce ball courts, an indoor pool, the artist studios, walking trails, picnic areas, a picnic shelter, the Sculpture Garden, various



Site Photo - Picnic shelter



Site Photo - Colma Creek drainage channel



Site Photo - Skate park



Site Photo - Kaboom playground

children play areas, and open space for both passive and active recreation. Furthermore, Orange Memorial park serves as the location for city organized events and various other public/private events.

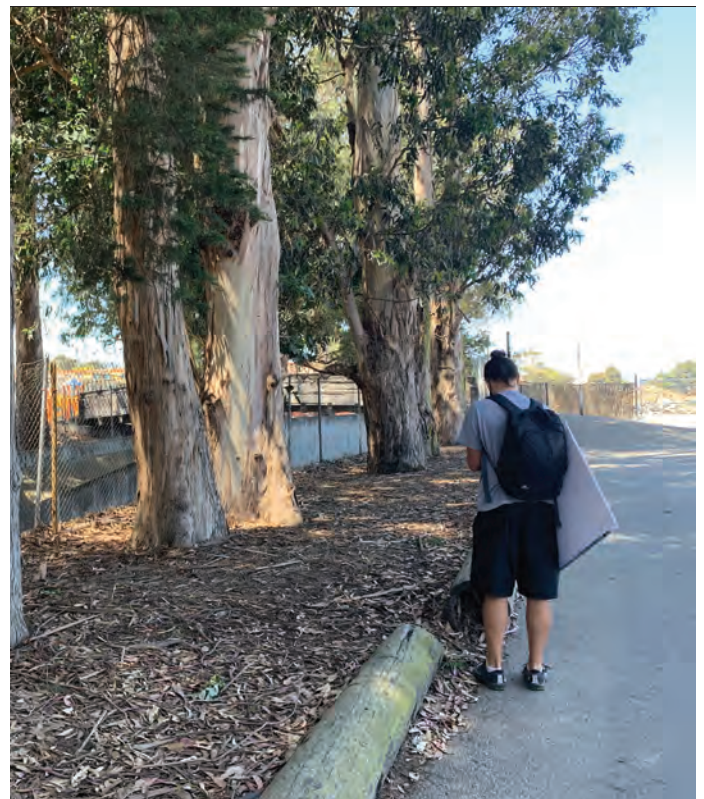
Site Reconnaissance and Analysis

A site visit was conducted in May 2021. The purpose of the visit was to familiarize team members with the location, condition, and context of the site. While at the site, Callander Associates reviewed existing relationships between park elements and analyzed the opportunities and constraints of the site. Team members walked the site, observed park users patterns, and compiled a photo log of the site. Although the Stormwater Capture Project had already begun construction, the Callander team was able to examine the area and adjacent features. All of this information was cataloged for use throughout the process.

Opportunities and Constraints

The identified opportunities and constraints for the development and expansion of Orange Memorial park determined by the site analysis and presented to the City and public for input are as follows:

The 3.5 acre old Old Mazzanti property, the artist studios and the skate park/City material storage area present the three greatest potential areas of expansion. All 3 areas are either undeveloped or under-utilized and when combined would add 5 acres of usable park space. They are all linked to each other and the Old Mazzanti property is the ideal location for additional sports fields and open space while removing the skate park and artist studio would create an opportunity to open up access to this part of the park.



Site Photos - Site reconnaissance data collection



Figure 4 - Opportunities and Constraints Plan

Opportunities

- Strengthen pedestrian connection between both sides of the park.
- Naturalize a portion of Colma Creek to enhance park experience and relationship between Colma Creek and Orange Memorial park.
- Potentially renovate or relocate artist studios.
- Utilize Old Mazzanti property to expand park for additional recreation space.
- Utilize and strengthen sight lines and pedestrian corridors through the park.

Constraints

- The visual appearance and division of the park from the Colma Creek drainage channel.
- Unsafe crossings for pedestrians within streets and parking areas.
- Lack of access points and visibility to Centennial Way Trail.
- Skate park location is not ideal as is, it conflicts with potential park expansion.

A stylized graphic of a green leaf with prominent veins, rendered in various shades of green. The leaf is positioned diagonally across the page, with its base at the bottom left and its tip at the top right. The veins are thick and curved, creating a sense of movement and growth.

03

OUTREACH

PROCESS

3. OUTREACH PROCESS

Overview

An essential part to a successful South San Francisco master plan is receiving input during development to ensure the plan represents the needs and preferences of project stakeholders and end users. The Orange Memorial park master plan is a product of feedback received from the local community and several stakeholder groups that were engaged during a series of in-person and online events and meetings. The events and meetings took place over several months where the same participants had the opportunity to monitor progress and ensure their voices were being heard. The outreach process was designed to gather broad preferences at first and slowly refine the design documents in response to the comments received. In the beginning of the process, outreach participants were encouraged to express

their ideas and desires without a preformed agenda. Only after initial feedback was received were design alternatives prepared. The design alternatives were eventually critiqued and refined into a single preferred alternative, which was further vetted through more review. In order to maximize efficiency, the outreach process for updating the Orange Memorial park master plan was combined with outreach for updating the City's Centennial Way master plan. Both projects were similar and the combined effort worked to broaden public interest and reach a larger audience.

Components of the outreach process are described in the following sections. Summaries of outreach meetings are provided in Appendix A.



Figure 5 - Project Process Diagram

Public Outreach

Pop-up Events

In order to have a successful South San Francisco outreach program it is necessary to get the word out. In addition to announcements delivered via the City's website, social media platforms, email newsletters, and publications, the design team attended various public events to engage with the community. These pop-up events included Movie Night at Orange Park, the Parks and Recreation July Field Day event, the City Hall Birthday Celebration, and Halloween at Orange Park. During the pop-up events, the design team handed out flyers, collected feedback, and advertised upcoming community meetings.

Graphics Displays

To augment the meetings described below,

the City also posted master plan graphics at various locations throughout the City and asked the public to comment by answering survey questions. Displays were posted at the Orange Memorial Pool, Roberta Cerri Teglia Center (formerly known as Magnolia Senior Center), and Municipal Services Building.

Community Meeting #1

At the first open house, the City and design team introduced the master plan process by sharing the project background and goals. After reviewing a site analysis showing opportunities and constraints, the public was asked to vote on images that represented potential site amenities that they wanted to see in the forthcoming concept plans. General comments and ideas were also documented with written notes.

3 Master Plans, 1 Process Help Envision your Community

ARTS + TRAIL + PARK

Open House Event

Saturday, August 14, 2021
10:00 am - 1:00 pm

Joseph A. Fernekas Building in
Orange Memorial Park
781 Tennis Drive
South San Francisco, CA 94080

We Want to Hear from You!

Please take a few minutes to complete the following online surveys. Either scan the QR codes or use the web links provided below.



Online Survey



Online Survey



<https://www.surveymonkey.com/r/centennialwaytrail>

Figure 6 - Open House Handout



Outreach Photo - Pop up event #2, Parks and Recreation July Field Day event

Community Meeting #2

At the second open house, the community was presented with two alternatives for the park. It was decided to segment the northern portion of the park into two areas to help facilitate more structured feedback from the community. Everything west from Eucalyptus Avenue was considered Area A. Area B was considered everything east of Eucalyptus Avenue including Colma Creek. The design alternatives were based on feedback received during the first community meeting. Preferences for each alternative were collected through survey questions and written notes.

The key differences between the alternatives are as follows: Area A in Alternative 1 included a new bike pump track, skate park, parking lot and partial artist studio which is about one-third smaller than the existing studio. Area B included the restoration of Colma Creek. A new parks facility was proposed south of Colma Creek

across from the Old Mazzanti property. Area A in Alternative 2 included a youth multi-purpose sports field, restroom, and parking lot. Area B included the expansion of the Sculpture Garden, a market/event walk and fitness court. A new community garden and greenhouse was proposed south of Colma Creek across from the Old Mazzanti property. Both alternatives included variations of additional picnic areas and connections to Chestnut Avenue in Area A. New pickleball courts, additional picnic areas, unprogrammed turf areas, a shade shelter/outdoor theater, an all abilities playground, and a new swim center were included in both alternatives for Area B. Eliminating vehicular routes in the inner portion of the northern portion of the park was well favored and allows for better pedestrian connectivity between areas.

The design alternatives are provided in Appendix C for reference.

INSPIRATION IMAGERY



PRELIMINARY MASTER PLAN ALTERNATIVE 1



INSPIRATION IMAGERY



PRELIMINARY MASTER PLAN ALTERNATIVE 2



Figure 7 - Preliminary Design Alternatives



Outreach Photo - Community Open House #1

Parks and Recreation Commission Meeting #1

The design team presented a summary of the public outreach process and comments received to the Parks and Recreation Commission, along with the design alternatives that had been developed for each opportunity area. The Commission provided further input, which was used to develop a preferred plan.

Parks and Recreation Commission Meeting #2

During a second meeting with the Commission, a preferred plan was presented for the entire trail corridor along with a written master plan report. Commission comments were recorded and used to further refine the master plan documents.

City Council Meeting

A presentation summarizing the entire outreach process was presented to the City Council along with the master plan documents. The Council was asked to provide comments on the master plan, which were incorporated before the final document was adopted.

Stakeholder and Committee Meetings

In addition to the community events and meetings described above, the design team gave presentations to several stakeholder groups and committees throughout the outreach process. All the groups were asked to provide feedback, which was combined with input received during public outreach. The City organized meetings with four stakeholder groups. Members of each stakeholder group are listed below and each meeting included representation from the City Manager's office:

- **Property and Landowners:** Members of this group included BART, developers involved in new projects along the trail corridor, Kaiser Hospital, San Mateo County, Cal Water, Barbara Butler, Colma Creek Visioning Group, and the City of San Bruno and Town of Colma.
- **Community:** This group represented the South San Francisco Unified School District, Boys and Girls Club, Mothers Club, Park Lane Apartments, Youth Advisory Council, Community Garden Group, Special Needs Group, Dog Owners Group, Artist Studio Users, Cultural Arts Commission, and South San Francisco Friends of Parks and Recreation.
- **Recreation:** This group included representatives for Soccer, Softball/Baseball, Swimming, Bocce Ball, Pickleball, Tennis, Outdoor Fitness, Seniors, Skateboarders, and BMX Bike Riders.
- **City Staff:** Staff members representing various City departments and programs were gathered including representatives from Park Maintenance, Facility Maintenance,

Recreation (including Aquatics, Childcare, Recreation Classes, Cultural Arts, Rentals, Seniors, Sports, Special Events/Publicity), and Economic and Community Development.

The design team met with each stakeholder group twice in virtual meetings to present the project and collect comments. Although not every member was present during the stakeholder meetings, everyone that received an invitation was provided with a written meeting summary and encouraged to fill out an online survey.

Master plan design documents were also shared at meetings with different City committees. Presentations were given to the Bicycle and Pedestrian Advisory

ORANGE PARK MASTER PLAN SURVEY We Want to Hear from You!

The City of South San Francisco is updating the Orange Memorial Park Master Plan. Please take a few minutes to complete this survey as we collect comments on the preliminary design alternatives. These design alternatives are based on feedback we received from the first survey and during the first series of outreach events.

ALTERNATIVE #1

ALTERNATIVE #2

Which alternative do you prefer for Area A?
 Alternative 1 Alternative 2

Why did you choose that alternative?

How can your preferred alternative be improved?

What else would you like to see at Area A?

English Español

To fill out this survey online, go to <https://www.surveymonkey.com/t/orangememorialpark2> or scan the QR code. If you have questions or would like more information, please email PRMasterPlans@sfsf.net. Survey answers are due November 12th.

Figure 8 - Survey #2

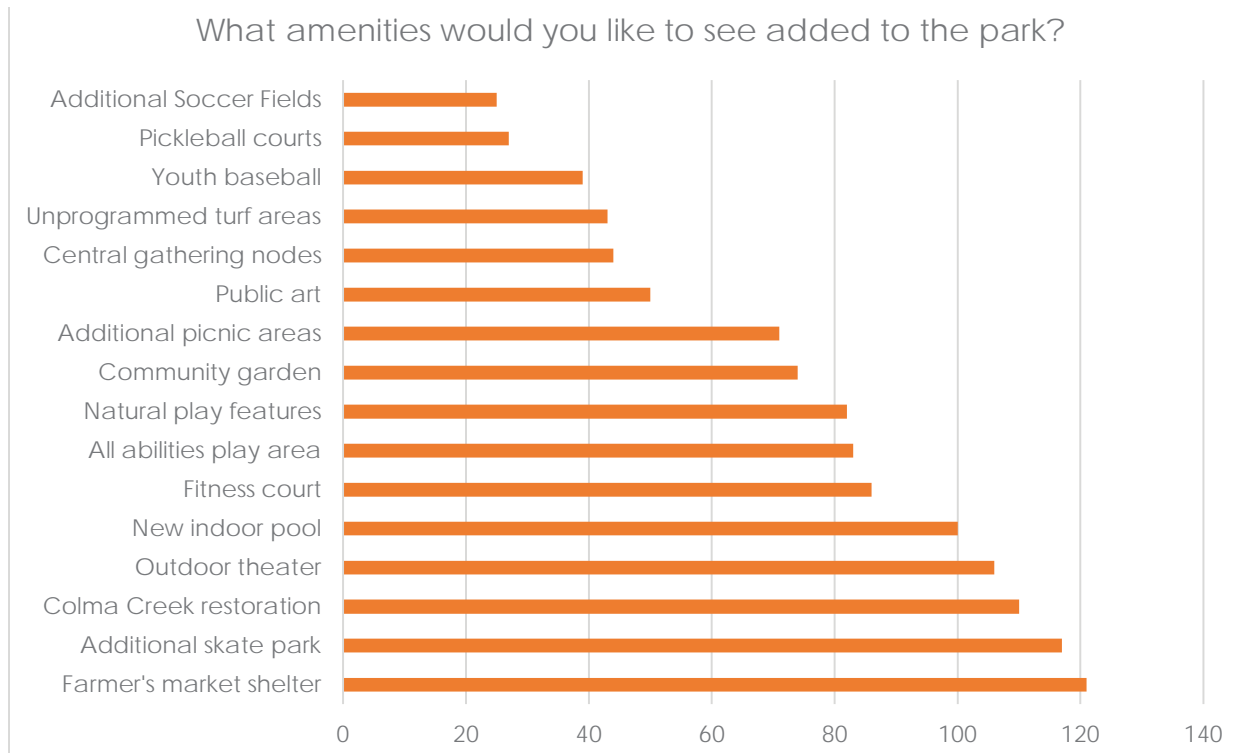


Figure 9 - Survey Data Collection Table

Committee during regular meetings for those groups. This meeting was intended to give the group an overview of the master plan update process and offered a way to receive even more feedback.

Survey Data Collection

The purpose of the outreach process described above was to collect input that would guide master plan development. During the outreach process, the primary means of gathering feedback was through a series of surveys. Surveys were offered to event and meeting participants, and also advertised to the general public through flyers, newsletters, social media platforms, City publications, and the City’s website.

The initial survey was released prior to Community Meeting #1 and asked participants to rank potential park amenities and also provide their own ideas for how they would like the park to be improved. The survey was offered online and also in paper format at Community Meeting #1. Survey questions were also integrated into

the Agents of Discovery app, which was tailored to a younger audience and allowed input through a scavenger hunt format.

The second survey was released prior to Community Meeting #2 and provided a means of collecting comments on preliminary design alternatives for each identified area of the park. The survey was offered online and also in paper format at the community meeting. The online version of the survey was converted to Spanish, in order to reach a wider audience.

A key component of the second survey was to determine the community’s and stakeholders preferred location for a new skate park, bike pump track and sports fields. The input provided about the preferred location of these amenities was incorporated into the preferred concepts for Orange Memorial park and Centennial Trail.

A summary of the survey results is presented in the Appendix B.

The background features a series of thick, overlapping, curved lines in various shades of green, creating a sense of depth and movement. The lines are arranged in a way that suggests a stylized plant or a series of interconnected paths. The colors range from a vibrant lime green to a muted, earthy olive green.

04

CONCEPT

PLANS

4. CONCEPT PLANS

Overview

The concept plan described in the following sections is the product of the outreach process and is intended to serve as a general framework for future improvements of Orange Memorial park. The selection and placement of amenities is based on the feedback received from the public, stakeholders, and committees that participated in outreach meetings and events. The drawings are not meant to show final designs for improvements, but to provide general direction and inspiration. Detailed design development would be necessary prior to implementing improvements.

Preferred Plan

The preferred plan is shown in Appendix D and described below. Based on the feedback and input received throughout the process the preferred plan is a mix of amenities from both alternatives. The proposed pedestrian connections from Chestnut Avenue and the existing community gardens on Commercial Ave to the park will provide desired access to this part of the park. Although the acquisition of the Cal Water property is not being pursued at the moment, Cal Water is receptive to further discussions about pedestrian access along their property. Any future work will require coordination with Cal Water.



Figure 10 - Perspective of proposed shade shelter/theater and all abilities playground



Figure 11 - Preferred Concept Plan

4. CONCEPT PLANS

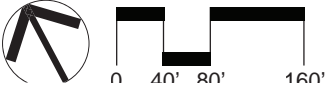




Figure 12 - Conceptual perspective of Colma Creek Restoration

There was not a clear favorite between Area A alternatives amongst the community, however when given the option, there was a strong preference to locate the sports fields at Orange Memorial park rather than along Centennial Trail. Additionally, placing multi-purpose fields on the Old Mazzanti property keeps the park open to future

connections to the Cal Water property if it is acquired in the future. The multi-purpose field layout allows for one youth baseball field, one Bronco baseball field (ages 11-12) and one U-12 soccer field. Although baseball fields are shown, the area is reserved for sports fields in general and it will need to be analyzed which sports to



implement based on community needs at the time of development. New parking was provided to accommodate the influx of users to this area of the park. The picnic area to the west of the fields was redesigned to provide a larger, more contiguous space and additional picnic areas were provided in between both ball fields.

A hierarchy of pathways will be provided throughout the park to accommodate various users and passive opportunities. Walkway loops will include mile markers while pathways for maintenance access will be a minimum 12 feet wide and culminate with space for turnarounds.

The central connection from Eucalyptus Avenue to the bridge across Colma Creek eliminated the loop road to strengthen this pedestrian corridor and create a centrally located gathering node/plaza for park users. In addition, the redesign allowed for an additional picnic area to be located adjacent to the bocce ball courts and six pickleball courts. The increase in pickleball courts from what was provided on the initial alternatives will meet the anticipated growth of the sport. The main features from the Area B alternatives that were favored were the restoration of Colma Creek, the market/event walk and the fitness court. The idea of beautifying the creek and providing an accessible space that can be used for educational and passive opportunities was very enticing to the community and

stakeholders. The design had to be slightly modified to work in cohesion with the layout of the multi-purpose field, but for the most part remained unchanged from the originally proposed design. Most of the creek widening would occur on the northern side because of the space limitations from the Stormwater Capture Project. The flexible design of the market/event walk provides a space for farmer's markets and events while providing picnic and seating when events aren't being held. While there wasn't enough space for an outdoor fitness court, an indoor fitness center is expected to be included within the new swim center and additional fitness stations are planned along the adjacent Centennial Trail.

All ability play was critical to the community, stakeholders, City and



Figure 13 - Market/Event Walk Elevation

4. CONCEPT PLANS

committees. The proposed playground is roughly the same size of the Red Morton Magical Bridge Playground in Redwood City (approximately 0.70 acres). The proposed shade shelter/outdoor theater and unprogrammed turf area are spacious and provide an area for the City to hold organized events. Although the turf area was slightly reduced in size, it's large enough for a U-12 soccer field. The entry plaza along Orange Avenue not only creates a better connection within the park, but also develops a main entrance to the park. Smaller entrance nodes have been provided along Orange Avenue to match the design of the new sports fields to the south.

Community members expressed their love for the existing pool and hope that it stays open if a new swim center should be

constructed. The new swim center location along Orange Avenue will allow for the existing pool to continue to operate during its construction. Alongside the swim center design, a thorough study had been done to determine the best location within the park to relocate the Veteran's Memorial. The preferred location was determined by its high visibility along Orange Ave but also this location provides enough space to accommodate roughly 120 guest for any type of Veteran events and gatherings.

After further discussions and outreach to stakeholders it was determined that skate spaces would be more desirable than a traditional skate park. Various spaces outside of the main pedestrian routes throughout the park can act as skate spaces such as the central



gathering node/plaza at Orange Avenue and west of the bocce ball courts.

The majority of the layout of the southern portion of the park will remain unchanged. The Stormwater Capture Project is nearing completion while the Sports Field Improvement Project will be completed soon thereafter. Due to the fact that the park will be expanding, it was important to keep a park facility onsite to store maintenance equipment and material. A new park facility is proposed south of Colma Creek across from the Old Mazzanti property adjacent to the stormwater capture maintenance driveway. Small artist studios/maker spaces are also proposed adjacent

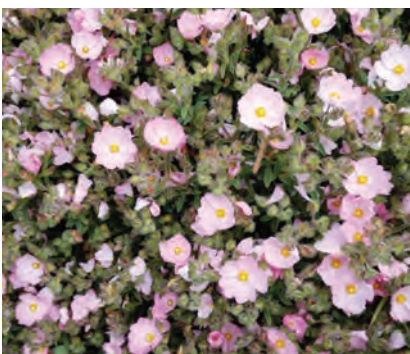


Figure 14 - Materials Standards Imagery



Figure 15 - Youth Multi-Purpose Fields

to the park facility with the intention of continuing to provide on-site opportunities for artists although at a smaller scale.

Smaller features of the southern portion of the park addressed were renovating the existing playground, picnic shelter and restroom in place. These features are reaching the end of their functional lifespan and will be in need of renovation in the near future.

Refer to Appendix F for the complete updated materials standards for the park. The planting material has been updated to more drought resistant and low maintenance species while the furnishings standards have been updated for a more modern park look.

Lighting/Artificial Turf

Installing lighting and artificial turf on the sports fields at Orange Memorial park has been a topic brought up by community members throughout the process. The Sports Field Improvement Project slated to be finished in 2023 will provide

much needed illuminated fields for the community. Sports stakeholder group members have expressed desire that any new fields should be illuminated to expand practice time after normal work hours.

Having both lighting and artificial turf would expand the usable hours in a day and the days per year that games can be played. With the artificial turf, games would not have to be canceled because the fields are still too wet from rainstorms. Other benefits of artificial turf include reduced maintenance costs and reduction of water usage. Potential light pollution to adjacent residents may be mitigated through the use of cut-out style fixtures that maximize control of light spill. Additional studies and outreach will have to be conducted in order to determine the feasibility of lighted fields in this location. For this master plan, natural turf fields were included in the estimate. The installation of artificial turf and lighting have been included as an additional alternate for City estimating purposes and are included in the overall estimate.

Signage Program

City-wide Park Signage Program

With the signs at Orange Memorial park in need of an upgrade, the City decided to use this opportunity to develop a family of signs that can be used at all park facilities. Currently the City has a mixture of signs that vary at each park location and would like to create a unified park system through its signage.

Inspiration images were compiled of various signage around the Bay including existing South San Francisco parks and features that define the City. Two alternatives were ultimately developed. The final designs were inspired by the shapes of the San Bruno mountains.

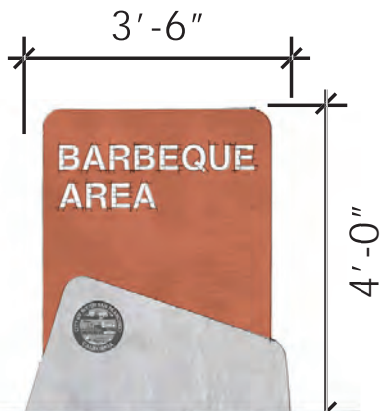


Figure 16 - Inspiration Images

AREA SIGN

MATERIALS:

Top: Corten steel,
acrylic lettering
Bottom: Concrete,
inset logo



WAYFINDING/ PARK RULES

MATERIALS:

Aluminum

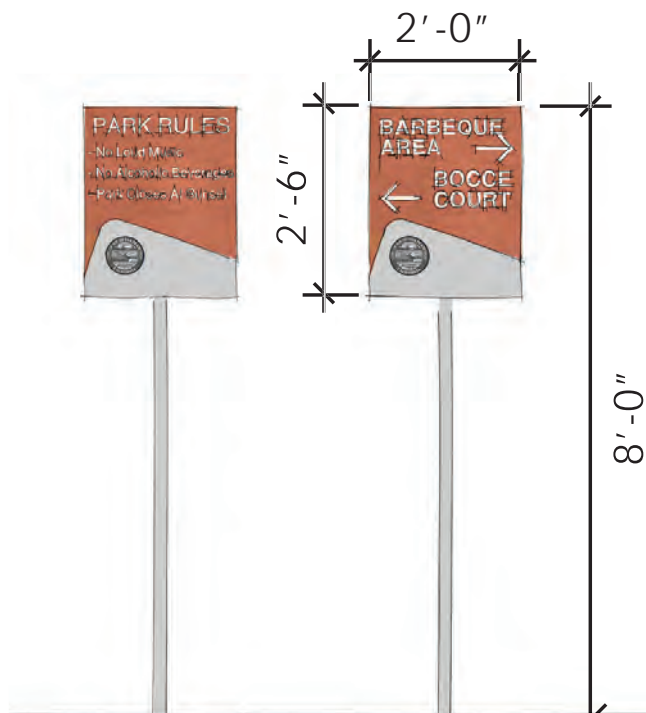


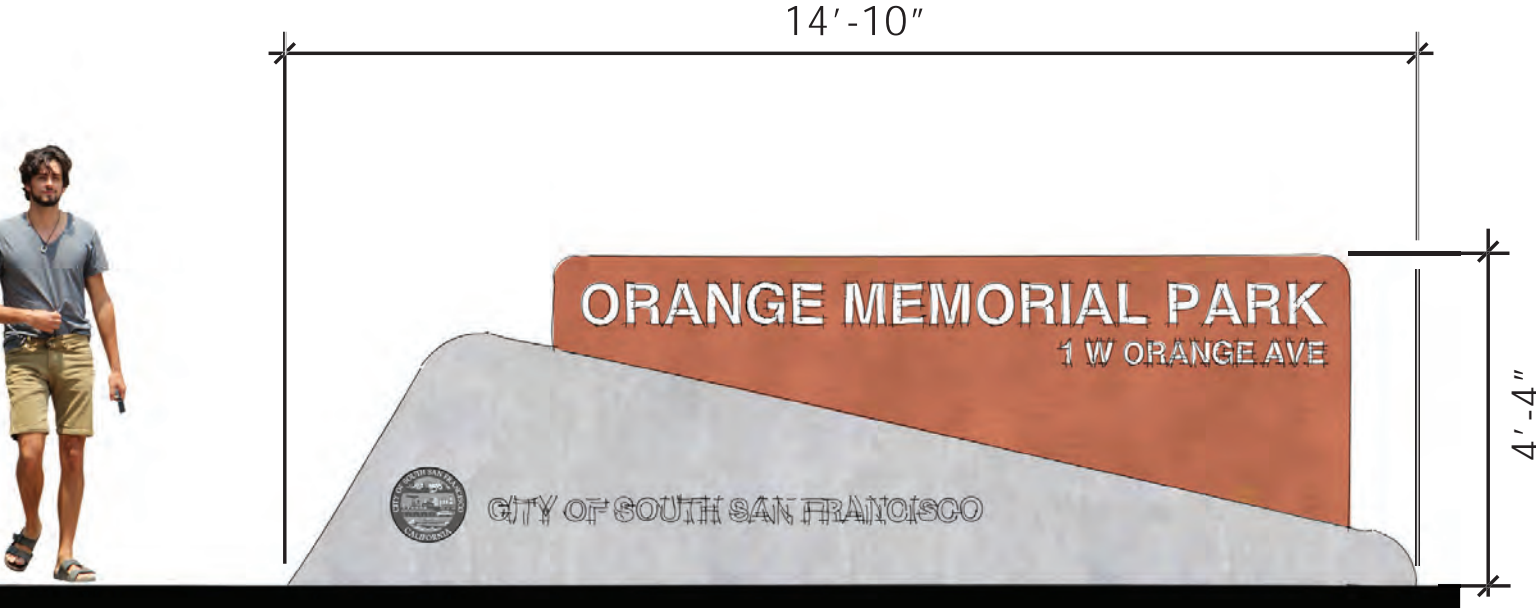
Figure 17 - Signage Family Final Design



Figure 18 - Inspiration Images

ENTRY SIGN

MATERIALS:
Top: Corten steel, acrylic lettering
Bottom: Concrete, inset lettering and logo



The background features a complex, abstract graphic design composed of thick, overlapping curved lines in various shades of green, ranging from light lime to dark forest green. The lines create a sense of depth and movement, resembling a stylized plant or a modern architectural structure. The overall composition is dynamic and organic.

05

IMPLEMENTATION

5. IMPLEMENTATION

Cost Estimate

To assist with developing a phasing strategy and allocating funding for improvements, an estimate of probable construction costs was prepared for the preferred plan and broken down into areas (see diagram below). The areas were separated in a manner that allowed items to be built independently of one another to the maximum extent possible so that the project could be constructed as monies became available. The City has allocated a budget for the new aquatic center (area 1) of \$49 million. Since the design of this project is currently out to RFP, these costs have not been developed. Dollar figures are based on current (2023) construction costs and are expected to increase over time due to inflation. When budgeting for implementation, it is recommended to add 6% inflation for

every year after 2023. The total estimated cost for each area is summarized below. A more detailed cost breakdown for each phase is provided in Appendix E.

Funding Sources

Funding for improvements outlined in this master plan would likely need to come from a mix of local municipal sources and external grant applications. Potential funding sources for elements of the master plan could include the California Land and Water Conservation Fund Program, local and private donations, and park dedication fees from local developments. However, when grant opportunities arise, they will be easier to apply for now that desired improvements are defined and documented.

Area	Estimated Cost
1	\$49,510,110
2	\$22,947,990
3	\$15,522,170
4	\$14,203,520
5	\$11,106,740
Total Estimated Cost	\$113,290,530

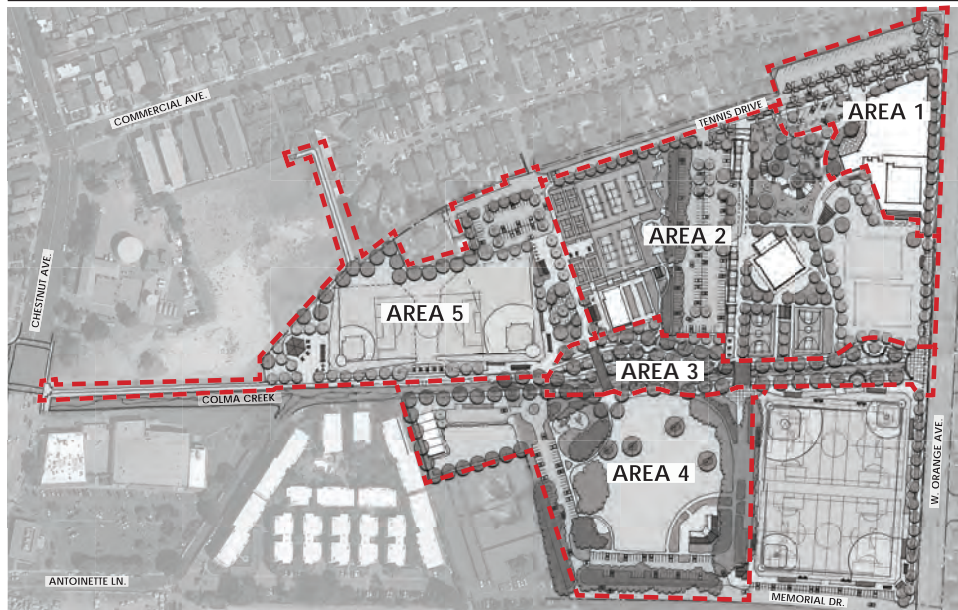


Figure 19 - Phasing Diagram

A stylized graphic of a green leaf with prominent veins, rendered in various shades of green. The leaf is positioned diagonally across the page, with its base at the bottom left and its tip at the top right. The veins are thick and curved, creating a sense of movement and growth.

06

APPENDIX

APPENDIX A

Meeting Summaries





Revised August 5, 2021

Meeting Summary

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

Date: July 28, 2021

Time: 2:30 – 4:00 pm

Attendees: City of South San Francisco (City)
Philip Vitale, philip.vitale@ssf.net
Sharon Ranals, sharon.ranals@ssf.net
Jacob Gilchrist, jacob.gilchrist@ssf.net
Erin O'Brien, erin.obrien@ssf.net
Devin Stenhouse, devin.stenhouse@ssf.net
Angela Duldulao, angela.duldulao@ssf.net

Calwater

Ross Moilan, rmoilan@calwater.com
Mike Utz, mutz@calwater.com
Rob Seeley, rseeley@calwater.com

Barbara Butler Artist-BUILDER

Barbara Butler, barbara@barbarabutler.com

SummerHill Apartment Communities (988 El Camino Real)

Elaine Breeze (EB), ebreeze@shapartments.com

L37 (1051 Mission)

Brian Baker, brian@l37partners.com

PMA/Lane Partners (Southline)

Sabrina Alonso, sabrinaa@pmainc.com

SyRes Properties (410 Noor)

Glen Ceridono, gceridono@syresproperties.com

BART

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Callander Associates (CALA)

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Nate Ritchie, nritchie@callanderassociates.com

Zach Katz, zkatz@callanderassociates.com

Opportunities and constraints plans for the Centennial Way Trail Master Plan and Orange Memorial Park Master Plan were presented during the meeting to facilitate feedback from stakeholder groups. The following items were discussed and/or decided upon during the meeting.

Item

Action / Due Date

CENTENNIAL WAY TRAIL

The trail master plan is being updated in response to new areas within the trail corridor that are now available for constructing improvements and several adjacent developments that are either planned or under construction.

BART Comments

1. Any improvements along the trail corridor would need to be reviewed by BART, but in general improvements are likely acceptable as long as they don't impact the integrity of BART underground tunnels and infrastructure via footings, weight impacts, etc.
 - a. Secure areas must be excluded from study including vent structures and sub-stations. These areas are already fenced off.
2. The City could program the plaza at the South San Francisco BART station for events if desired.
 - a. There are precedents at Castro Valley, 24th Street, and 16th Street stations where farmer's market and artisan events are held.
 - b. Additional security for events is sometimes a concern and may need to be paid for by the event organizers.

Developer Comments

3. The 410 Noor development will offer mostly studio and 1-bedroom apartments for rent, and the typical resident will likely be young and single.
 - a. Private on-site amenities include a gym, lounge, entertainment room, and work from home space.
 - b. A community garden will be available to both residents and the public.
 - c. Desired off-site amenities include access to bike trails, a playground, and a place to take pets.

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

August 5, 2021

Page 3 of 5

<i>Item</i>	<i>Action / Due Date</i>
4. The 1477 Huntington development will provide public access to Centennial Way from Huntington Avenue.	
5. The 988 El Camino Real development (SummerHill) will likely rent to young adults, either singles or couples.	
a. Private on-site amenities include retail space, a gym, club room, work from home space, hot-tub, BBQ, seating areas, bike parking, and a dog run.	
b. A public outdoor fitness park will be constructed along the Centennial Way trail, and the Chestnut Avenue pedestrian crossing will be improved. EB to provide more information on the outdoor fitness park.	Already provided
c. Bike and scooter rental is not a part of the development plans. However, there are two public bike parking areas at the fitness park that might be able to accommodate bike or scooter rental if needed.	
d. Desired off-site amenities include places to take pets, flexible spaces for lounging and playing games (i.e., grass mounds, open lawn areas, etc.), cornhole, concrete ping pong tables, basketball, and pickleball.	
6. The 1051 Mission development is anticipated to house a mixed demographic of working singles and families. About 20% of the units will be affordable housing.	
a. On-site amenities include a child care facility, retail space, outdoor plaza, parking area that can be programmed for events (farmer's market, food truck, etc.), pedestrian/bike connections to El Camino Real and Mission Road, a footbridge to Kaiser Hospital, playground, fitness court, and sculpture/lawn area.	
b. The location of the footbridge to Kaiser has not been finalized and it could move farther north depending on Kaiser's plans for redeveloping their campus.	
c. Restoration of Colma Creek to a more natural channel will be explored, including softening up the concrete channel and restoring plant growth.	
d. Desired off-site amenities include a dog park and bike share stations.	
Town of Colma	
7. Colma does not currently have plans for extending the trail north.	
8. There are plans for bike lanes on El Camino Real which could extend south to the South San Francisco city limit.	

Item

Action / Due Date

ORANGE PARK

Plans for a new pool building and the construction of new synthetic turf fields have prompted an update to the park master plan. The City also wants to evaluate what uses are working well and which ones might function better if changed.

Calwater Comments

9. Public access from Chestnut Avenue into Orange Park along the Colma Creek channel is desired by the City.
10. Access to Orange Park from Commercial Avenue through the City's community gardens and Calwater property is another potential connection that may be beneficial.
11. Calwater's treatment plant may expand to process groundwater into drinking water, thus the groundwater area on the south side of the plant is important to protect.
12. There are several wells on the property that also need protection.
13. An underground water line that crosses under Colma Creek and runs north to the treatment plant must not be impacted.
14. Calwater is open to resuming discussions with the City on usage of their property for access to Orange Park.

Barbara Butler Comments

15. Barbara is exploring the possibility of renovating the existing artist studios at Orange Park.
 - a. Some of the buildings would be occupied by Barbara and her staff.
 - b. Other buildings could be used for classroom training and mentoring, or rented by other artists.
 - c. The studios could periodically be opened for public access and events.
16. The proposed renovation fits within the existing artist studios footprint, but additional space for parking would be desirable.

Other Comments

17. Eucalyptus Avenue could potentially provide a vehicular access to the park from Commercial Avenue if the gate was removed. Impacts to neighboring homes would need to be evaluated first.

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

August 16, 2021

Page 4 of 4

The information above is CALA's understanding of items discussed and decisions reached during the meeting. CALA is proceeding with the project based on this understanding. If corrections are requested, a revised summary will be issued.

Submitted by:



Nate Ritchie
CALA

cc: All attendees

Adena Friedman, City of South San Francisco, adena.friedman@ssf.net

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Nadia Rodriguez, Mothers Club, riley_nadia@yahoo.com

Alex Kolcek, Park Lane Apartments, lordoftheisles56@aol.com

Henryk De-Rewenda, Community Garden, henrykpan@earthlink.net

Ethan Mizzi, Youth Advisory Council, ethanjmizzi@gmail.com

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Marie Patea, SSF Friends of Parks and Recreation, marie.patea@ssf.net

Kelli Jo Cullinan, SSF Friends of Parks and Recreation, kelli.cullinan@ssf.net

Attachments: Outreach Event Flyer and Survey Link, one page
Agents of Discovery Game Flyer, one page
Outreach Graphic Exhibits, August 2021, three pages



www.callanderassociates.com

Recreate
Educate
Live+Work
Connect
Sustain

August 16, 2021

Meeting Summary

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

Date: August 10, 2021

Time: 5:30 – 7:00 pm

Attendees: City of South San Francisco (City)

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Erin O'Brien, erin.obrien@ssf.net
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Mike Mulkerrins, mike.mulkerrins@ssf.net

South San Francisco Unified School District

Bill Savidge, bsavidge@ssfusd.org
Daina Lujan, dlujan@ssfusd.org

Full of Fun Camp (Special Needs Group)

Herbert Rahm, hotjrco@aol.com

SSF Parks and Recreation Commission

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Ruth DeNardi, denardi@comcast.net

Callander Associates (CALA)

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Nate Ritchie, nritchier@callanderassociates.com
Dania Castro, dcastro@callanderassociates.com

The purpose of the meeting was to give stakeholder groups an opportunity to provide feedback regarding amenities that they would like to see within Centennial Way Trail and Orange Memorial Park. The information collected will be considered during the preparation of master plan updates for the trail and park. A brief background of previous master planning efforts was presented along with current graphics illustrating opportunities and constraints. The following items were discussed and/or decided upon during the meeting.

BURLINGAME

1633 Bayshore Highway, Suite 133
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GOLD RIVER

12150 Tributary Point Drive, Suite 140
Gold River, CA 95670
916.985.4366

SAN JOSE

2025 Gateway Place, Suite 285
San Jose, CA 95110
408.275.0565

<i>Item</i>	<i>Action / Due Date</i>
School District Comments	
1. SSF High School and Los Cerritos Elementary School are both adjacent to the trail and neither school is currently utilizing the trail to its full potential. a. Student use of the trail is limited since the schools are fenced off and direct connections are not currently provided. b. Providing trail access to both schools may be beneficial to those who live locally within the neighborhood and do not drive to school. c. If direct access was provided, gates would need to be implemented that restrict public access to school grounds.	
2. Students commuting by bicycle to SSF High School might benefit from a better trail connection. a. Bike parking could potentially be implemented nearby to encourage use.	
3. The SSF High School track team could potentially use the trail for practice.	
4. Fitness stations along the trail adjacent to SSF High School might be useful for PE classes and sport teams.	
5. Safety at the Orange Avenue street crossing near Los Cerritos Elementary School could be improved. a. Crosswalk markings are faded and should be repainted. b. A walking audit had been completed for the Safe Routes to School program which may have additional recommendations.	City sent report to CALA
6. A connection from the Los Cerritos Elementary School playground to the trail corridor could provide an opportunity for student activities such as nature walks or outdoor learning.	
7. Community gardens adjacent to the schools might provide benefit, since there are few or no facilities within school grounds.	
8. More trail lighting could improve student safety for those that use the trail early in the morning or after school events.	
Full of Fun Camp Comments	
9. Sensory play features and educational/interactive play elements could be assets for those with special needs.	
10. Having a play structure with inclusive play and safety features is desirable.	

<i>Item</i>	<i>Action / Due Date</i>
11. If frisbee golf is implemented along the trail, smaller putting courses may be more suitable due to space constraints.	
12. Picnic areas and restroom interiors at the park are outdated and could benefit from being renovated.	
13. One concern with adding a shared bike/scooter program is users leaving the bikes/scooters in unauthorized locations. This has been a problem in the past.	

Parks and Recreation Commission Comments

14. Adding a public play structure to the trail could be a good addition.
15. Providing emergency call boxes might make trail users feel safer.
16. The trail crossing at Chestnut Avenue and Antoinette Lane is difficult and safety is a concern.
 - a. Improvements are currently underway and should be monitored for efficacy.
17. Screening trees or other physical barriers might protect the trail corridor from strong prevailing winds.
18. Joint use of the trail by bicyclists and pedestrians sometimes causes congestion and safety concerns.
 - a. Widening the dirt shoulder on both sides of the trail or widening the paved area could help alleviate congestion.
 - b. Cyclist education could also help, either through permanent signage or by periodically organizing pop-up stations with bicycle safety educational materials.

Next Steps

19. Meeting participants are encouraged to fill out the online surveys for each project and share the surveys with members of their group. Survey links are attached to the meeting summary.
20. Meeting participants can also provide feedback through the Agents of Discovery game using a smart phone. Instructions are attached to the meeting summary.
21. Stakeholders will be asked to provide more input as the master plans continue to develop.

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

August 5, 2021

Page 5 of 5

<i>Item</i>	<i>Action / Due Date</i>
Process and Next Steps	
18. The outreach process has and will include other stakeholder groups and the larger community.	
19. Stakeholders can fill out online surveys for both Orange Park and Centennial Way to provide further comments.	
20. Stakeholders will be asked to provide more input as the master plans continue to develop.	

The information above is CALA's understanding of items discussed and decisions reached during the meeting. CALA is proceeding with the project based on this understanding. If corrections are requested, a revised summary will be issued.

Submitted by:



Nate Ritchie
CALA

cc: All attendees

Greg Mediati, City of South San Francisco, greg.mediati@ssf.net

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Michael Johnson, Overton Moore Properties (1477 Huntington), mjohnson@omprop.com

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Makena Wong, County Flood and Sea Level Rise (OneShoreline), mwong@oneshoreline.org

Len Materman, County Flood and Sea Level Rise (OneShoreline), len@oneshoreline.org

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Danielle Brewer, San Bruno, dbrewer@sanbruno.ca.gov

Attachments: Outreach Event Flyer and Survey Link, July 2021, one page
Outreach Graphic Exhibits, July 2021, three pages



August 16, 2021

Meeting Summary

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

Date: August 12, 2021

Time: 5:30 – 7:00 pm

Attendees: City of South San Francisco (City)

Philip Vitale Jr., philip.vitale@ssf.net
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SSF Parks and Recreation Commission

Ruth DeNardi, denardi@comcast.net

BMX Bicyclists

Jaxon Lazzari, jillianpenna@yahoo.com

Aquatic Group

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Rosalind Stewart, rcstewart12@comcast.net

Skateboarders

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Ryan Motzek, motzekryen@gmail.com
Chris Kraft, christoferkraft@hotmail.com

Bocce Ball Group

Kay McGough, krmcgoo@comcast.net

Softball/Baseball Leagues

Juan Bustos, juanj.bustos@yahoo.com
Woody Rael, wrael@sbhsi.com
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Dania Castro, dcastro@callanderassociates.com

The purpose of the meeting was to give stakeholder groups an opportunity to provide feedback regarding amenities that they would like to see within Centennial Way Trail and Orange Memorial Park. The information collected will be considered during the preparation of master plan updates for the trail and park. A brief background of previous master planning efforts was presented along with current graphics illustrating opportunities and constraints. The following items were discussed and/or decided upon during the meeting.

<i>Item</i>	<i>Action / Due Date</i>
Softball/Baseball Leagues	
1. After the synthetic turf fields at Orange Park are completed, the number of fields available to softball/baseball leagues throughout the city should meet current needs but may not accommodate future league growth.	
a. This assumes continued use of school facilities for league play, not just city facilities.	
2. There is some concern about the use of school facilities.	
a. It can be more difficult for the city leagues to obtain access for practices and games at some school sites, particularly Parkway Heights field.	
b. Maintenance of the school fields seems to be less consistent than city-maintained facilities. There are sometimes problems with irrigation scheduling.	
3. There are concerns with allowing dogs to use baseball/softball fields and dog owners not cleaning up after their pets.	
a. Consider prohibiting dogs on fields used for league play.	
4. After the synthetic turf fields at Orange Park are completed, baseball and soccer will be competing for use of the same facility, so careful coordination between the leagues will be necessary.	
5. There is some concern that city maintenance resources will be occupied maintaining the new synthetic turf fields at Orange Park and other natural turf facilities might not be maintained as well as they are today.	
6. The new synthetic turf fields should be designed with multiple base path lengths (60' and 70'), so they can accommodate more than one age group.	

<i>Item</i>	<i>Action / Due Date</i>
BMX Bicyclists	
7. A bike pump track within Orange Park could be beneficial, as there currently isn't a track locally. a. A petition has been organized that shows support for a pump track facility within the city.	
8. Good examples of BMX facilities include McLaren Bike Park in San Francisco, Santa Clara PAL.	
Skateboarders	
9. The existing skatepark within Orange Park doesn't match the desires of many users. a. The existing asphalt pavement is rough and the modular metal ramps are not ideal for most skaters. b. A mix of transition style skateboarding (ramps), bowls, and street style skateboarding elements would likely be more popular. Integrating the different styles is a more modern approach to building a skatepark.	
10. Having skateable elements that feel inclusive within the overall park ("skate spaces") are more desirable than a fenced-off area. a. Examples of skate spaces include Oculus Park in Burlingame and urban plazas in general. b. Other good skatepark examples include designs by Spohn Ranch, skateparks in Barcelona Spain, and Mayfair Skatepark in San Jose.	
11. A petition was organized that showed support for improving the current skatepark.	
12. The Transition Project skate group conducted a survey of members that may provide insights on local skateboarder preferences.	PDM provided survey results
13. Providing skate features along Centennial Trail that are off the main path could be another alternative to a concentrated park. a. It would be important for the skate spaces to have enough separation so they don't conflict with pedestrians and cyclists.	
Aquatic Group	
14. If a new pool building is constructed in Orange Park, the existing pool facility should remain open during construction because there is a high demand for its use and its consistent staff presence is an asset for park users.	

<i>Item</i>	<i>Action / Due Date</i>
15. If a new pool building is constructed, the existing building could be repurposed for another use, such as a gymnasium or community hall.	
16. Any new pool should be larger than the existing pool to better accommodate the high usage. a. Ideally there would be two pools, one to accommodate swim classes and older use groups and a separate pool for lap swimmers. b. A pool facility with more capacity could allow local swim teams to use the pool for swim meets.	
Bocce Ball Group	
17. The current facility consists of four outdoor courts and two covered courts.	
18. The current courts are fully utilized and should not be reduced or removed.	
19. It can be difficult to schedule league use of the courts for play, practice, and tournaments because of the requirement to maintain the courts for public use during certain times. a. It would be helpful if there was a mechanism for locking the courts during times when they are reserved for league use.	
20. On the four uncovered courts, overhead shade at the end of the court where the ball is thrown would be beneficial to protect players from the sun during warm months.	
21. The exiting bocce facility could benefit from a multi-use space adjacent to the courts that would allow for larger events to take place.	
Next Steps	
22. Meeting participants are encouraged to fill out the online surveys for each project and share the surveys with members of their group. Survey links are attached to the meeting summary.	
23. Meeting participants can also provide feedback through the Agents of Discovery game using a smart phone. Instructions are attached to the meeting summary.	
24. Stakeholders will be asked to provide more input as the master plans continue to develop.	

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

August 16, 2021

Page 5 of 5

The information above is CALA's understanding of items discussed and decisions reached during the meeting. CALA is proceeding with the project based on this understanding. If corrections are requested, a revised summary will be issued.

Submitted by:



Nate Ritchie
CALA

cc: All attendees

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Attachments: Outreach Event Flyer and Survey Link, one page
Agents of Discovery Game Flyer, one page
Outreach Graphic Exhibits, August 2021, three pages



August 24, 2021

Meeting Summary

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: City Staff Stakeholder Meeting

Date: August 19, 2021

Time: 10:00 – 11:00 am

Attendees: **City of South San Francisco (City)**
Greg Mediati, greg.mediati@ssf.net
Philip Vitale, philip.vitale@ssf.net
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Callander Associates (CALA)

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Nate Ritchie, nritchie@callanderassociates.com

The purpose of the meeting was to give City staff an opportunity to provide initial feedback for the Centennial Way Trail and Orange Memorial Park master plans. The following items were discussed and/or decided upon during the meeting.

Item

Centennial Trail Comments

1. The annual Fun Run could potentially utilize the trail or another similar running event could be programmed on the trail.
2. If the trail had more access points it might better serve as an alternative mode of transportation to events at Orange Park and could be promoted as such.

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SAN JOSE

2025 Gateway Place, Suite 285
San Jose, CA 95110
408.275.0565

Item

3. A small (U8) soccer field off of the trail could reduce demand on the new multi-use synthetic turf field at Orange Park if it had associated parking.
4. Interactive art elements along the trail such as outdoor musical instruments could create opportunities for public performances.
5. Story walks for children could be held along the trail if there were small gathering areas.
6. More access points along the trail should accompany amenities that are added.
7. Exercise equipment along the trail could accommodate walking or agility training classes.
 - a. Equipment should be adaptable for use by seniors and those of all abilities.
 - b. Classes could travel between different exercise stations and also educate users on how to use the equipment properly.
 - c. Sunset Blvd in San Francisco is an example of dispersed exercise stations.

Orange Park Comments

8. Picnic areas and shelters get high use so they should not be removed.
9. The Pickleball community would like to see permanent courts.
10. Artist studios could be adapted to host artist in residence, gallery showings, or community working rooms (for example a wood shop with tools that can be used by the public once they have been through training classes).
 - a. Studios could be open to special needs groups during specific times.
11. Unprogrammed field space is important for unstructured play.
12. Community gardens could become a valuable asset as more apartment housing is developed.
13. When programming the Mazzanti property, consider how it would interact with the Calwater property if it becomes available in the future.
14. Currently the Mazzanti property is used to hold landscape materials. Adding material bays for compost, infield fines, wood chips, etc. is desired.
15. A plant nursery space might be an asset for the city and could host a volunteer program.
16. The potential park expansion area on the south side of Colma Creek shown on the Opportunities & Constraints Plan is not currently reserved for any specific type of use.
17. An outdoor theater could be incorporated with the artist studios for performing arts.
18. A garage or satellite corp. yard to store City maintenance equipment and trucks would be helpful since the need for equipment storage is expected to increase and the artist studios are currently used for storage.

Item

19. Childcare, sports, the historical society and other groups currently store supplies in the artist studios and will need another building for storage if the studios are redeveloped.
20. It was discussed to potentially shrink the main parking lot, but its current size and location is likely well utilized as is and shouldn't be changed.
 - a. The parking lot could be beautified by adding larger canopy trees or other landscape.
21. Access across the Calwater property could improve circulation throughout the park, either from Commercial Avenue through the community garden or from Chestnut Avenue along Colma Creek.
22. A bridge across Colma Creek connecting the two potential expansion areas could be helpful.

Outreach Suggestions

23. Good locations to collect user feedback include the pool building at Orange Park, Fernekes Building, Magnolia Center, and City Hall.
24. In addition to distributing surveys, preliminary design alternatives could be displayed at locations throughout the city to collect feedback.
25. More engagement with Kaiser might be useful to find out what amenities hospital staff would like to see.
26. Provide an announcement in the next senior newsletter about upcoming meetings.

Next Steps

27. Online surveys are available for staff to complete. Survey links are provided below:
 - a. Orange Park: <https://www.surveymonkey.com/r/OrangeMemorialParkStaff>
 - b. Centennial Trail: <https://www.surveymonkey.com/r/CentennialWayTrailStaff>
28. Staff can suggest events and locations that could be used for further public outreach. Suggestions for additional stakeholder groups are also welcome.

The information above is CALA's understanding of items discussed and decisions reached during the meeting. CALA is proceeding with the project based on this understanding. If corrections are requested, a revised summary will be issued.

Submitted by:



Nate Ritchie
CALA

cc: All attendees

Attachments: Outreach Graphic Exhibits, August 2021, three pages



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October 26, 2021

Meeting Summary

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting #5

Date: October 14, 2021

Time: 3:00 – 4:30 pm

Attendees: City of South San Francisco (City)
Philip Vitale, philip.vitale@ssf.net
Sharon Ranals, sharon.ranals@ssf.net
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Calwater

Ross Moilan, rmoilan@calwater.com
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L37 (1051 Mission)

Brian Baker, brian@l37partners.com

Overton Moore Properties (1477 Huntington)

Will McPhee, wmcphoe@omprop.com

San Mateo County Flood and Sea Level Rise District

Makena Wong, mwong@oneshoreline.org

Colma Creek Visioning Group

Richard Mullane, rmullane@hassellstudio.com

BART

Paul Voix, pvoix@bart.gov

Callander Associates (CALA)

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Dania Castro, dcastro@callanderassociates.com

The purpose of the meeting was to give stakeholders an opportunity to provide initial feedback for the Centennial Way Trail and Orange Memorial Park master plan alternatives. The following items were discussed and/or decided upon during the meeting.

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SAN JOSE

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408.275.0565

Item

Action / Due Date

CENTENNIAL WAY TRAIL

1. Providing tree canopies wherever possible along the trail is highly encouraged.

Opportunity Area #1

2. Connectivity/access points from residential buildings to the trail should be considered. Alternative #1 proposes a better connection from the property to the trail.
3. Developer for 1477 Huntington suggested that parking would make sense in this area. Parking in this location will continue to be studied as there are space constraints. While not shown in either alternative, parking was discussed closer to West Orange. Parking would require coordination and approval from the PUC.
4. Developer for 1477 Huntington liked both alternatives, however Alternative #1 was preferred most.

Opportunity Area #3

5. Makena Wong suggests looking at opportunities to soften the edges of Colma Creek without compromising the flood protection. Additional studies would be required.
6. Opportunity Area #3 has some space to soften the edges of the creek along the entire span.
 - a. This span of the creek is a low flow area and with the trail at a much higher elevation than the creek.
 - b. Any accessibility into the creek would most likely eat into park space.
 - c. Terracing the creek would have to be considered to provide access to the creek. Opportunities to integrate terracing into a park element such as an amphitheater could be considered.
 - d. Meandering the trail would provide opportunities to soften the edge of the creek.
7. The developer of L37 noted that during their outreach, dog runs were highly desired, but could not be placed on the L37 development site, so a dog run nearby would be valuable.

Item

Action / Due Date

ORANGE MEMORIAL PARK

8. The idea of detention of Colma Creek flows in the park was a point of contention during previous community outreach efforts. Richard Mullane suggested that the bike pump track & skate park location was a great opportunity for detention.
9. Cisterns that are currently being placed underneath new ballfields are focused for water quality and not flood mitigation.
10. Calwater doesn't have concern with using their land for flood mitigation as long as it does not impact their water quality or existing water wells. More studies and approvals would be required to move forward in this direction.
11. Calwater doesn't see a problem with providing an asphalt trail along the existing maintenance road to provide park access from Chestnut Ave. Only concern they have is if a physical structure was built that would prohibit them from accessing their underground tanks for maintenance
12. Calwater recommends providing a written request for intended park improvements. This will help facilitate communication between the City and Calwater.
13. Calwater isn't aware of any future development plans on their property.
14. Makena Wong and Richard Mullane preferred Alternative #1
15. The connection from the trail on North Canal St to the park is currently difficult. Consider looking at improving the connection across Orange Ave.

Process and Next Steps

16. Stakeholders will be asked to provide more input as the master plans continue to develop.

The information above is CALA's understanding of items discussed and decisions reached during the meeting. CALA is proceeding with the project based on this understanding. If corrections are requested, a revised summary will be issued.

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

October 26, 2021

Page 4 of 4

Submitted by:

Zach Katz

Zach Katz

CALA

cc: All attendees

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Len Materman, County Flood and Sea Level Rise (OneShoreline), len@oneshoreline.org

Ann Mottola, San Bruno, amottola@sanbruno.ca.gov

Danielle Brewer, San Bruno, dbrewer@sanbruno.ca.gov

Attachments: Survey Link, one page
Presentation materials, 27 pages



October 29, 2021

Meeting Summary

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

Date: October 20, 2021

Time: 5:30 – 7:00 pm

Attendees: City of South San Francisco (City)

Philip Vitale, philip.vitale@ssf.net
Sharon Ranals, sharon.ranals@ssf.net
Greg Mediati, greg.mediati@ssf.net
Erin O'Brien, erin.obrien@ssf.net
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South San Francisco Unified School District

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The purpose of the meeting was to give stakeholders an opportunity to provide initial feedback for the Centennial Way Trail and Orange Memorial Park master plan alternatives. The following items were discussed and/or decided upon during the meeting.

Item

Action / Due Date

School District Comments

1. Providing more nature into the centennial trail corridor would be beneficial to the schools
2. The outdoor classroom is very appealing and exciting.
3. The access shown to the tennis courts would provide a good bike connection to the school.

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

October 29, 2021

Page 2 of 3

<i>Item</i>	<i>Action / Due Date</i>
4. The connection at the end of the football stadium is a is harder to get to for students. This connection could benefit from bike parking which the school would be in charge of providing within the grounds to encourage use.	
5. The district is currently updating their master plan with a focus on school security.	
a. The district and City along with their respective design teams should have a meeting to confirm access to school sites and discuss the district's goals and the City's development goals.	District to set up a meeting between City and District
6. Community gardens adjacent to the schools would be of interest to the school district.	
7. More trail lighting could improve student safety for those that use the trail early in the morning or after school events.	

Process and Next Steps

Meeting participants are encouraged to fill out the online surveys for each project and share the surveys with members of their group. Survey links are attached to the meeting summary. Stakeholders will be asked to provide more input as the master plans continue to develop.

The information above is CALA's understanding of items discussed and decisions reached during the meeting. CALA is proceeding with the project based on this understanding. If corrections are requested, a revised summary will be issued.

Submitted by:

Zach Katz

Zach Katz
CALA

cc: All attendees

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Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

October 29, 2021

Page 3 of 3

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Attachments: Survey Link, one page
 Meeting Presentation, 20 pages



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October 29, 2021

Meeting Summary

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

Date: October 21, 2021

Time: 5:30 – 7:00 pm

Attendees: City of South San Francisco (City)

Philip Vitale Jr., philip.vitale@ssf.net
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Mike Mulkerrins, mike.mulkerrins@ssf.net
Bill Stridbeck, bill.stridbeck@ssf.net

Aquatic Group

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Rosalind Stewart, rcstewart12@comcast.net

Skateboarders

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Ryan Motzek, motzekryen@gmail.com
Derick Stevenson, Derik.Stevenson@ssf.net
Patrick Beaudouin

Softball/Baseball Leagues

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Woody Rael, wrael@sbhsi.com

Soccer

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Patty Gomez, apatty_gomez@yahoo.com

Pickleball

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Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

October 29, 2021

Page 2 of 4

The purpose of the meeting was to give stakeholders an opportunity to provide initial feedback for the Centennial Way Trail and Orange Memorial Park master plan alternatives. The following items were discussed and/or decided upon during the meeting.

<i>Item</i>	<i>Action / Due Date</i>
General	
1. Stakeholders like the diversity of amenities proposed and appreciate that they serve users of all generations and ages.	
Pickleball Group	
2. Thinks it would be good to have each Centennial trail opportunity area be themed such as "Health and Wellness", "Science and Tech", etc.	
3. Crossing Chestnut from the trail is currently difficult. The City confirmed upgrades to the crossing are currently under construction.	
4. Pickleball has seen a large growth of users (multi-generational) over the past 5-10 years.	
5. Appreciate incorporating dedicated pickleball courts into the OMP design but 2-3 courts are probably not enough for the expected users.	
6. Consider providing at a minimum 6 courts which is how many courts Leo Ryan Park in Foster City currently has.	
Skateboarder Group	
7. The stakeholder groups likes and appreciate all of the proposed skateparks and skate spaces, although the concept having skateable elements that feel inclusive within the overall park and Centennial Trail ("skate spaces") are more desirable than a fenced-off area. a. The current trend is moving away from larger skate parks to permanent simplistic skate spaces that mimic urban/street infrastructure that skateboarders generally gravitate towards.	
8. The idea of blending in permanent multi-purpose skate space elements into the landscape/design of the park or trail is very desirable.	
9. Lighting at any new skate feature is desired and encouraged.	
Aquatic Group	
10. The City encouraged group to attend the special city council session regarding the OMP pool on Tuesday, the 26 th .	City to provide details to aquatics group.

<i>Item</i>	<i>Action / Due Date</i>
11. Likes the idea of a community garden and greenhouse and encourages providing raised beds in the garden.	
Soccer Group	
12. The preferred OMP alternative is #2.	
13. Having more fields will alleviate scheduling conflicts of the multi-purposes fields under construction.	
14. It's preferred that all new fields are lit since there is not much daylight time for practice after normal work hours.	
15. Group is in support of skateparks around the City for youth.	
Next Steps	
16. Meeting participants are encouraged to fill out the online surveys for each project and share the surveys with members of their group. Survey links are attached to the meeting summary.	
17. Stakeholders will be asked to provide more input as the master plans continue to develop.	

The information above is CALA's understanding of items discussed and decisions reached during the meeting. CALA is proceeding with the project based on this understanding. If corrections are requested, a revised summary will be issued.

Submitted by:

Zach Katz

Zach Katz
CALA

cc: All attendees
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Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

October 29, 2021

Page 4 of 4

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Attachments: Survey Link, one page
Meeting Presentation, 20 pages



October 20, 2021

Meeting Summary

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: City Staff Stakeholder Meeting

Date: October 20, 2021

Time: 10:00 – 11:00 am

Attendees: City of South San Francisco (City)
Greg Mediati, greg.mediati@ssf.net
Philip Vitale, philip.vitale@ssf.net
Angela Duldulao, angela.duldulao@ssf.net
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Brian Fletcher, bfletcher@callanderassociates.com

The purpose of the meeting was to give City staff an opportunity to provide initial feedback for the Centennial Way Trail and Orange Memorial Park master plan alternatives. The following items were discussed and/or decided upon during the meeting.

Item

Centennial Trail Comments

1. Make sure that trail elements are accessible to all ages and abilities, i.e. Fitness equipment similar to Sunset Blvd and elevated community garden plots.

Item

2. The City is exploring bringing recycled water down to Centennial Trail.
3. It's difficult to maneuver maintenance trucks on the trail. Consider locating trash enclosures/trash receptacles in close proximity to the trail for ease of maintenance.
4. The City would like to run the alternatives by the fire department to confirm what type of access and if a turnaround is required.
5. Alternative #1 for opportunity area 2 is the preference for high school and City classes.
6. Consider interchangeable interpretive/educational signage along the entire span of the trail for educational purposes.
7. There have been discussions about continuing Sequoia lane through the trail and across the creek. Consider adjusting the location of the community garden and other potential amenities east so they don't get displaced by Sequoia Lane.
8. Restroom locations should be considered as more amenities are being implemented. Ideally there are restroom every ½ a mile for users.
9. Opportunity area #3 feels more open and potentially has more eyes on it. Consider locating the skatepark and pump track in this area if space permits.
10. There are graffiti issues closer to San Bruno Station. Consider adding cameras and providing more connections to allow for more access to the site.
11. The City is contemplating if a bikeshare/scooter program would be beneficial along the trail.
12. Consider showing the PG&E easement on the plans.

Orange Park Comments

13. Childcare services require storage space. The City is currently looking into storage for childcare services at the Orange Park Library as the primary location
14. Picnic areas and shelters get high use so they should not be removed.
15. It's preferred to keep any maintenance facility separate from public spaces/amenities.
16. Picnic areas are generally fully booked. Look at adding more picnic areas where space allows.
17. The market/event walk is a flexible space and can utilized for picnic area.
18. Consider showing U-9 soccer field striping on the un-programmed turf area. This area will most likely be utilized for soccer.
19. Cultural arts prefers alternative #1 and would like to see the artist studio remain. There currently is demand for the artist studios.

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: City Staff Stakeholder Meeting

October 21, 2021

Page 3 of 3

Item

20. The currently proposed alternatives are preliminary. Amenities and locations can be mixed and matched depending on the outreach data received throughout the process.
21. A further discussion item is the possibility of using a portion of the Cal Water property connecting the community garden to the Mazzanti property.

Next Steps

22. Meeting participants are encouraged to fill out the online surveys for each project and share the surveys with members of their group. Survey links are attached to the meeting summary. Stakeholders will be asked to provide more input as the master plans continue to develop.

The information above is CALA's understanding of items discussed and decisions reached during the meeting. CALA is proceeding with the project based on this understanding. If corrections are requested, a revised summary will be issued.

Submitted by:

Zach Katz

Zach Katz
CALA

cc: All attendees

Attachments: Survey Link, one page

APPENDIX B

Survey Results Summaries





September 3, 2021

Round 1 Public Outreach Data Summary

Orange Memorial Park Master Plan Update

Number of survey responses

- Public responses = 320, City staff responses = 2

Most popular amenities based on sticker votes

1. Colma Creek restoration
2. New indoor pool
3. Outdoor theatre
4. Farmer's market shelter
5. All abilities play area
6. Community garden
7. Natural play features
8. Fitness station
9. Unprogrammed turf areas
10. Additional picnic areas

Most popular amenities based on survey results

1. Farmer's market shelter
2. Skate park
3. Outdoor theatre
4. New indoor pool
5. Colma Creek restoration
6. Fitness station
7. All abilities play area
8. Natural play features
9. Community garden
10. Additional picnic areas

Most popular amenities and improvements based on hand written notes during events

- New pool
- All abilities playground
- More events
- Art studio
- Upgrade site furnishings

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Summary of survey results

- Most people live a 10-20 minute walk away from the park while the second most people live less than a 10 minute walk
- Roughly 40% of people visit OMP once a week. Roughly 25% of people visit the park once a month and roughly 20% of people visit once a day.
- What people like most about park: Skatepark, playground, pool building, picnic/bbq areas, sport fields and walkways
- How the park can be improved: Skatepark, basketball courts, picnic area, swimming pool, maintenance, signage, playground, all abilities playground
- Events people would like at the park: Music/concerts, skateboarding events, movies, Day at the Park,



November 15, 2021

Round 2 Public Outreach Data Summary

Orange Memorial Park Master Plan Update

Number of Survey Responses = 51

Demographics

- Roughly 70% of responders have not attended previous meetings related to the master planning process.
- 40% of responders live more than a 20 minutes' walk away from the park, 30% live 10-20 minutes away, and 26% live less than 10 minutes away.
- 32% visit the park once a month, 38% visit once a week, 22% visit once a day, and 8% visit once a year.

General Comments

- The addition of restrooms was suggested.
- Design the park to be inclusive for all ages.

Area A

- The skate park and pump track are preferred because they provide more diverse recreation options in the park. It was suggested that there are already enough fields in the park.
- The skatepark and pump track area should have shade.
- Although not the preferred option, multi-purpose fields are desired.
- Picnic spaces are desired.

Area B

- The most popular amenities are the restoration of Colma Creek, the market/event walk, and the fitness court.
- The outdoor theatre is appealing to community members.
- More pickleball courts was suggested.

Uses That Could Happen at Either Site

- There is significant interest in having a bike pump track and skate park. However, there is not a strong preference for where those uses are located (either at Orange Park or along Centennial Trail).
- There is a strong preference for locating soccer fields at Orange Park instead of Centennial Trail. Most people responded that if a soccer field was constructed along Centennial Trail at Opportunity Area 1, they would either need to park nearby or else they wouldn't know how to access it.

BURLINGAME

1633 Bayshore Highway, Suite 133
Burlingame, CA 94010
650.375.1313

GOLD RIVER

12150 Tributary Point Drive, Suite 14
Gold River, CA 95670
916.985.4366

SAN JOSE

2025 Gateway Place, Suite 285
San Jose, CA 95110
408.275.0565

APPENDIX C

Design Alternatives





1 COLMA CREEK RESTORATION



2 CENTRAL GATHERING NODES / PLAZAS



3 SHADE SHELTER / OUTDOOR THEATER



4 ALL ABILITIES PLAYGROUND



5 BIKE PUMP TRACK



6 SKATE PARK



7 PICKLEBALL COURTS

PRELIMINARY MASTER PLAN ALTERNATIVE 1



8 ADDITIONAL PICNIC AREAS



9 UNPROGRAMMED TURF AREAS



10 OUTDOOR LEARNING



11 NATURAL PLAY



12 SWIM CENTER



1 MARKET/EVENT WALK



2 CENTRAL GATHERING NODES / PLAZAS



3 SHADE SHELTER / OUTDOOR THEATER



4 ALL ABILITIES PLAYGROUND



5 ADDITIONAL SOCCER FIELDS



6 YOUTH BASEBALL



7 PICKLEBALL COURTS

PRELIMINARY MASTER PLAN ALTERNATIVE 2



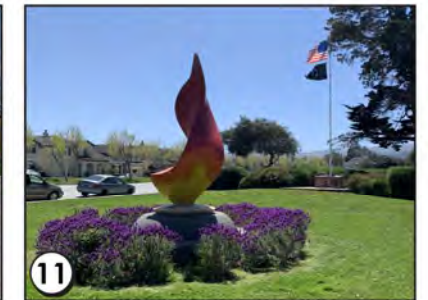
8 ADDITIONAL PICNIC AREAS



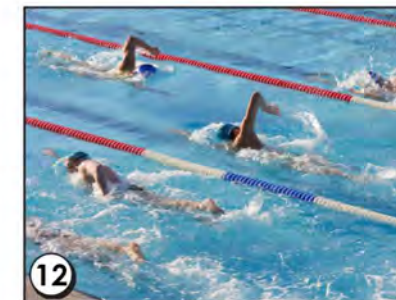
9 UNPROGRAMMED TURF AREAS



10 FITNESS COURT



11 PUBLIC ART



12 SWIM CENTER



13 COMMUNITY GARDEN

APPENDIX D

Preferred Concept Plan



PREFERRED CONCEPT PLAN



APPENDIX E

Cost Estimates



prepared for the
City of South San Francisco

**Estimate of Probable Construction Costs
 Orange Memorial Park
 Final Master Plan - Area 1**

prepared on: 2/09/2023
 prepared by: DC
 checked by: BF & ZK

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A.	Estimated Cost for Swim Center (Provided by City)	Allow	LS	\$49,000,000.00	\$49,000,000.	
B.	Veteran's Memorial	Allow	LS	\$ 510,110.00	\$ 510,110.00	
C.	TOTAL ESTIMATED PROJECT COST - AREA 1					\$ 49,510,110.00

Based on drawing titled "Preferred Concept Plan", dated "February 2023"

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Estimate of Probable Construction Costs

prepared for the
City of South San Francisco

Orange Memorial Park
Final Master Plan - Area 2

prepared on: 2/09/2023
prepared by: DC
checked by: BF & ZK

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A. Project Start-up						
1.	Bonding and mobilization	ALLOW	8%	\$ 572,097.42	\$ 572,097.42	
2.	Construction staking	ALLOW	LS	\$ 35,000.00	\$ 35,000.00	
3.	Temporary fencing	ALLOW	LS	\$ 20,000.00	\$ 20,000.00	
4.	Traffic control	ALLOW	LS	\$ 25,000.00	\$ 25,000.00	
						\$ 652,100.00
B. Demolition						
1.	Clear and grub	37,055	SF	\$ 1.00	\$ 37,055.00	
2.	Selective tree removal	ALLOW	LS	\$ 30,000.00	\$ 30,000.00	
3.	Asphalt and base rock removal	19,230	SF	\$ 3.00	\$ 57,690.00	
5.	Chainlink fence and gate removal	525	LF	\$ 8.00	\$ 4,200.00	
6.	4' Ornamental metal fence removal	150	LF	\$ 20.00	\$ 3,000.00	
7.	Concrete and base rock removal	17,940	SF	\$ 5.00	\$ 89,700.00	
8.	Natural turf removal	122,990	SF	\$ 0.35	\$ 43,046.50	
9.	Play structure removal	ALLOW	LS	\$ 25,000.00	\$ 25,000.00	
10.	Rubber surfacing removal	12,325	SF	\$ 1.00	\$ 12,325.00	
11.	Seatwall removal	190	LF	\$ 50.00	\$ 9,500.00	
12.	Irrigation equipment removal	ALLOW	LS	\$ 20,000.00	\$ 20,000.00	
13.	Miscellaneous demolition	ALLOW	LS	\$ 25,000.00	\$ 25,000.00	
						\$ 356,520.00
C. Earthwork and Grading						
1.	Rough grading, 6" avg. depth	4,090	CY	\$ 80.00	\$ 327,200.00	
2.	Play area mounding, 10' avg. depth	4,500	CY	\$ 80.00	\$ 360,000.00	
3.	Storm water pollution prevention	ALLOW	LS	\$ 50,000.00	\$ 50,000.00	
4.	Utility point of connections, components and pipelines	ALLOW	LS	\$ 250,000.00	\$ 250,000.00	
5.	Biotreatment areas (4% of impervious pavement)	4,955	SF	\$ 45.00	\$ 222,975.00	
6.	Adjust utilities to grade	ALLOW	LS	\$ 20,000.00	\$ 20,000.00	
						\$ 1,230,180.00
D. Site Construction						
1.	Asphalt pavement	6,275	SF	\$ 8.00	\$ 50,200.00	
2.	Parking lot striping	ALLOW	LS	\$ 50,000.00	\$ 50,000.00	
3.	Parking lot slurry seal	53,115	SF	\$ 1.00	\$ 53,115.00	
4.	Play area curb	1,905	LF	\$ 70.00	\$ 133,350.00	
5.	Concrete curb and gutter	1,370	LF	\$ 70.00	\$ 95,900.00	
6.	Concrete pavement	51,125	SF	\$ 16.00	\$ 818,000.00	
7.	Accent concrete pavement	4,600	SF	\$ 24.00	\$ 110,400.00	
8.	Decomposed granite pavement	8,760	SF	\$ 10.00	\$ 87,600.00	
9.	Concrete seatwall	425	LF	\$ 350.00	\$ 148,750.00	
10.	Pickle ball chainlink fence, 10' height	905	LF	\$ 140.00	\$ 126,700.00	
11.	Pickle ball chainlink gate	6	EA	\$ 3,000.00	\$ 18,000.00	
12.	Large shade structure	1	EA	\$ 150,000.00	\$ 150,000.00	

prepared for the
City of South San Francisco

Estimate of Probable Construction Costs
Orange Memorial Park
Final Master Plan - Area 2

prepared on: 2/09/2023
prepared by: DC
checked by: BF & ZK

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
13.	Market walk shade structure	7	EA	\$ 30,000.00	\$ 210,000.00	
14.	Basketball court resurfacing	2	EA	\$ 15,000.00	\$ 30,000.00	
15.	Small shade structure	1	EA	\$ 50,000.00	\$ 50,000.00	
16.	Tot lot play equipment	1	EA	\$ 250,000.00	\$ 250,000.00	
17.	Youth play equipment	1	EA	\$ 600,000.00	\$ 600,000.00	
18.	Pickle ball courts	6	EA	\$ 50,000.00	\$ 300,000.00	
19.	Rubber surfacing	29,300	SF	\$ 35.00	\$ 1,025,500.00	
						\$ 4,307,520.00
E.	Site Furnishings					
1.	Picnic table	18	EA	\$ 1,600.00	\$ 28,800.00	
2.	Trash receptacle	9	EA	\$ 1,000.00	\$ 9,000.00	
3.	Drinking fountain	2	EA	\$ 5,000.00	\$ 10,000.00	
4.	Bicycle rack	15	EA	\$ 1,000.00	\$ 15,000.00	
5.	Barbecue	2	EA	\$ 750.00	\$ 1,500.00	
6.	Wayfinding/park rules signage	5	EA	\$ 2,500.00	\$ 12,500.00	
7.	Area sign	6	EA	\$ 4,000.00	\$ 24,000.00	
8.	Bench	17	EA	\$ 1,100.00	\$ 18,700.00	
9.	Mutt mitt dispenser	3	EA	\$ 650.00	\$ 1,950.00	
10.	Permanent Bollard	7	EA	\$ 600.00	\$ 4,200.00	
11.	Removable bollard	3	EA	\$ 900.00	\$ 2,700.00	
12.	Youth soccer goal	4	EA	\$ 2,500.00	\$ 10,000.00	
						\$ 138,350.00
F.	Irrigation					
1.	Backflow preventer	2	EA	\$ 8,000.00	\$ 16,000.00	
2.	Water meter	1	EA	\$ 10,000.00	\$ 10,000.00	
3.	Point of connection - water	2	EA	\$ 2,500.00	\$ 5,000.00	
4.	Electrical point of connection	2	EA	\$ 5,000.00	\$ 10,000.00	
5.	Controller assembly	2	EA	\$ 12,000.00	\$ 24,000.00	
6.	Mainline piping including, gate valve, quick coupling, master valve and flow sensor	1,585	LF	\$ 20.00	\$ 31,700.00	
7.	Irrigation system, shrub and groundcover areas (including remote control valves)	34,235	SF	\$ 3.00	\$ 102,705.00	
8.	Irrigation system, tree bubblers	186	EA	\$ 100.00	\$ 18,600.00	
9.	Irrigation system, turf areas (including remote control valves)	77,300	SF	\$ 1.75	\$ 135,275.00	
						\$ 353,280.00
G.	Soil Preparation					
1.	Soil preparation and fine grading	111,535	SF	\$ 0.75	\$ 83,651.25	
						\$ 83,650.00
H.	Planting					
1.	Trees, 24" box	60	EA	\$ 450.00	\$ 27,000.00	
2.	Trees, 15 gal.	33	EA	\$ 225.00	\$ 7,425.00	
3.	Shrubs and grasses	13,695	SF	\$ 5.00	\$ 68,475.00	
4.	Groundcover	20,540	SF	\$ 3.00	\$ 61,620.00	

prepared for the
City of South San Francisco

Estimate of Probable Construction Costs
Orange Memorial Park
Final Master Plan - Area 2

prepared on: 2/09/2023
prepared by: DC
checked by: BF & ZK

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
5.	Mulch	34,235	SF	\$ 1.00	\$ 34,235.00	
6.	Turf from sod	77,300	SF	\$ 0.75	\$ 57,975.00	
7.	Palm tree, 15' BTH	4	EA	\$ 7,500.00	\$ 30,000.00	
						\$ 286,730.00
I.	Landscape Maintenance					
1.	Landscape Maintenance	3	MO	\$ 5,000.00	\$ 15,000.00	
						\$ 15,000.00
J.	Lighting and Electrical					
1.	Electrical service	1	EA	\$ 25,000.00	\$ 25,000.00	
2.	Pathway, parking, and landscape lights	ALLOW	LS	\$ 275,000.00	\$ 275,000.00	
						\$ 300,000.00
K.	Area Renovations					
1.	Renovate existing areas of the park that are not improved as part of the master plan	100,105	SF	\$ 35.00	\$ 3,503,675.00	
						\$ 3,503,680.00
L.	Total Estimated Construction Costs					\$ 11,227,010.00
M.	Contingencies					
1.	Design contingency	ALLOW	20%	\$ 2,245,402.00	\$ 2,245,402.00	
2.	Bid contingency	ALLOW	10%	\$ 1,122,701.00	\$ 1,122,701.00	
3.	Construction contingency	ALLOW	10%	\$ 1,122,701.00	\$ 1,122,701.00	
4.	Inflation	ALLOW	6%	\$ 673,620.60	\$ 673,620.60	
						\$ 5,164,420.00

prepared on: 2/09/2023
 prepared by: DC
 checked by: BF & ZK

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
N.	Total Estimated Construction Costs & Contingencies					\$ 16,391,430.00
O.	Project Soft Costs					
1.	Construction Management Fee (planning, design, construction & close-out)	Allow	8.0%	\$ 1,311,310.00	\$ 1,311,310.00	
2.	Studies (topo, Geotech, traffic, environmental, etc.)	Allow	12%	\$ 1,966,970.00	\$ 1,966,970.00	
3.	Services (Special inspections & testing)	Allow	1%	\$ 163,910.00	\$ 163,910.00	
4.	Permits/Fees (Calwater, PG&E, Building/Plan Review, other)	Allow	3%	\$ 491,740.00	\$ 491,740.00	
5.	Preliminary design and public outreach	(completed with master plan)				
6.	Design development	Allow	2.5%	\$ 409,790.00	\$ 409,790.00	
7.	Construction documents	Allow	10%	\$ 1,639,140.00	\$ 1,639,140.00	
8.	Construction administration	Allow	2.5%	\$ 409,790.00	\$ 409,790.00	
9.	Miscellaneous	Allow	1.0%	\$ 163,910.00	\$ 163,910.00	
						\$ 6,556,560
P.	TOTAL ESTIMATED PROJECT COST - AREA 2					\$ 22,947,990.00

Based on drawing titled "Preferred Concept Plan", dated "February 2023"

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prepared for the
City of South San Francisco

Estimate of Probable Construction Costs
Orange Memorial Park
Final Master Plan - Area 3

prepared on: 2/09/2023
prepared by: DC
checked by: BF & ZK

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A. Project Start-up						
1.	Bonding and mobilization	ALLOW	8%	\$ 562,520.20	\$ 562,520.20	
2.	Construction staking	ALLOW	LS	\$ 35,000.00	\$ 35,000.00	
3.	Temporary fencing	ALLOW	LS	\$ 20,000.00	\$ 20,000.00	
4.	Traffic control	ALLOW	LS	\$ 25,000.00	\$ 25,000.00	
						\$ 642,520.00
B. Demolition						
1.	Clear and grub	39,790	SF	\$ 1.00	\$ 39,790.00	
2.	Selective tree removal	ALLOW	LS	\$ 40,000.00	\$ 40,000.00	
3.	Asphalt and base rock removal	23,940	SF	\$ 3.00	\$ 71,820.00	
4.	Chainlink fence and gate removal	1,880	LF	\$ 8.00	\$ 15,040.00	
5.	Concrete and base rock removal	1,010	SF	\$ 5.00	\$ 5,050.00	
6.	Bridge removal	2	EA	\$ 20,000.00	\$ 40,000.00	
7.	Colma creek channel removal	58,890	SF	\$ 20.00	\$ 1,177,800.00	
8.	Irrigation equipment removal	ALLOW	LS	\$ 20,000.00	\$ 20,000.00	
9.	Miscellaneous demolition	ALLOW	LS	\$ 25,000.00	\$ 25,000.00	
						\$ 1,434,500.00
C. Earthwork and Grading						
1.	Rough grading + soil offhaul	ALLOW	LS	\$ 1,500,000.00	\$ 1,500,000.00	
2.	Colma creek restoration	ALLOW	LS	\$ 1,000,000.00	\$ 1,000,000.00	
3.	Storm water pollution prevention	ALLOW	LS	\$ 50,000.00	\$ 50,000.00	
4.	Drain line	380	LF	\$ 80.00	\$ 30,400.00	
5.	Catch basin	2	EA	\$ 3,500.00	\$ 7,000.00	
6.	Biotreatment areas (4% of impervious pavement)	610	SF	\$ 45.00	\$ 27,450.00	
7.	Adjust utilities to grade	ALLOW	LS	\$ 20,000.00	\$ 20,000.00	
						\$ 2,634,850.00
D. Site Construction						
1.	Concrete curb and gutter	95	LF	\$ 70.00	\$ 6,650.00	
2.	Concrete pavement	14,680	SF	\$ 16.00	\$ 234,880.00	
3.	Concrete retaining wall	260	LF	\$ 250.00	\$ 65,000.00	
4.	Concrete seatwall	260	LF	\$ 350.00	\$ 91,000.00	
5.	Accent concrete pavement	500	SF	\$ 24.00	\$ 12,000.00	
6.	Colma creek bridge, Type 1	ALLOW	LS	\$ 1,000,000.00	\$ 1,000,000.00	
7.	Colma creek bridge, Type 2	ALLOW	LS	\$ 500,000.00	\$ 500,000.00	
						\$ 1,909,530.00
E. Site Furnishings						
1.	Trash receptacle	3	EA	\$ 1,000.00	\$ 3,000.00	
3.	Wayfinding/park rules signage	6	EA	\$ 2,500.00	\$ 15,000.00	
4.	Area sign	2	EA	\$ 4,000.00	\$ 8,000.00	
5.	Bench	5	EA	\$ 1,100.00	\$ 5,500.00	
7.	Permanent Bollard	10	EA	\$ 600.00	\$ 6,000.00	
8.	Removable bollard	2	EA	\$ 900.00	\$ 1,800.00	
9.	Boulders (medium to large)	100	EA	\$ 1,000.00	\$ 100,000.00	
						\$ 139,300.00

prepared on: 2/09/2023
 prepared by: DC
 checked by: BF & ZK

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
F. Irrigation						
1.	Backflow preventer	1	EA	\$ 8,000.00	\$ 8,000.00	
2.	Point of connection - water	1	EA	\$ 2,500.00	\$ 2,500.00	
3.	Water meter	1	EA	\$ 10,000.00	\$ 10,000.00	
4.	Electrical point of connection	1	EA	\$ 5,000.00	\$ 5,000.00	
5.	Controller assembly	1	EA	\$ 12,000.00	\$ 12,000.00	
6.	Mainline piping including gate valve, quick coupling, master valve and flow sensor	880	LF	\$ 20.00	\$ 17,600.00	
7.	Irrigation system, shrub and groundcover areas (including remote control valve)	54,470	SF	\$ 3.00	\$ 163,410.00	
8.	Irrigation system, tree bubblers	160	EA	\$ 100.00	\$ 16,000.00	
						\$ 234,510.00
G. Soil Preparation						
1.	Soil preparation and fine grading	54,470	SF	\$ 0.75	\$ 40,852.50	
						\$ 40,850.00
H. Planting						
1.	Trees, 24" box	60	EA	\$ 450.00	\$ 27,000.00	
2.	Trees, 15 gal.	20	EA	\$ 225.00	\$ 4,500.00	
3.	Shrubs and grasses	21,790	SF	\$ 5.00	\$ 108,950.00	
4.	Groundcover	32,680	SF	\$ 3.00	\$ 98,040.00	
5.	Mulch	54,470	SF	\$ 1.00	\$ 54,470.00	
						\$ 292,960.00
I. Landscape Maintenance						
1.	Landscape Maintenance	3	MO	\$ 5,000.00	\$ 15,000.00	
						\$ 15,000.00
J. Lighting and Electrical						
1.	Electrical service	1	EA	\$ 25,000.00	\$ 25,000.00	
2.	Pathway, parking, and landscape lights	ALLOW	LS	\$ 225,000.00	\$ 225,000.00	
						\$ 250,000.00
K. Total Estimated Construction Costs						
						\$ 7,594,020.00
L. Contingencies						
1.	Design contingency	ALLOW	20%	\$ 1,518,804.00	\$ 1,518,804.00	
2.	Bid contingency	ALLOW	10%	\$ 759,402.00	\$ 759,402.00	
3.	Construction contingency	ALLOW	10%	\$ 759,402.00	\$ 759,402.00	
4.	Inflation	ALLOW	6%	\$ 455,641.20	\$ 455,641.20	
						\$ 3,493,250.00
M. Total Estimated Construction Costs & Contingencies						
						\$ 11,087,270.00

prepared on: 2/09/2023
prepared by: DC
checked by: BF & ZK

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal	
N. Project Soft Costs							
1.	Construction Management Fee (planning, design, construction & close-out)	Allow	8.0%	\$ 886,980.00	\$ 886,980.00		
2.	Studies (topo, Geotech, traffic, environmental, etc.)	Allow	12%	\$ 1,330,470.00	\$ 1,330,470.00		
3.	Services (Special inspections & testing)	Allow	1%	\$ 110,870.00	\$ 110,870.00		
4.	Permits/Fees (Calwater, PG&E, Building/Plan Review, other)	Allow	3%	\$ 332,620.00	\$ 332,620.00		
5.	Preliminary design and public outreach	(completed with master plan)					
6.	Design development	Allow	2.5%	\$ 277,180.00	\$ 277,180.00		
7.	Construction documents	Allow	10%	\$ 1,108,730.00	\$ 1,108,730.00		
8.	Construction administration	Allow	2.5%	\$ 277,180.00	\$ 277,180.00		
9.	Miscellaneous	Allow	1.0%	\$ 110,870.00	\$ 110,870.00		
						\$ 4,434,900	
O.	TOTAL ESTIMATED PROJECT COST - AREA 3					\$ 15,522,170.00	

Based on drawing titled "Preferred Concept Plan", dated "February 2023"

The above items, amounts, quantities, and related information are based on Callander Associates' judgment at this level document preparation and is offered only as reference data. Callander Associates Landscape Architecture, Inc. has no control over construction costs and related factors affecting costs, and advises the client that significant variation may occur between this estimate of probable construction costs and actual construction prices.

Estimate of Probable Construction Costs

prepared for the
City of South San Francisco

Orange Memorial Park
Final Master Plan - Area 4

prepared on: 2/09/2023
prepared by: DC
checked by: BF & ZK

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A. Project Start-up						
1.	Bonding and mobilization	ALLOW	8%	\$ 167,813.64	\$ 167,813.64	
2.	Construction staking	ALLOW	LS	\$ 35,000.00	\$ 35,000.00	
3.	Temporary fencing	ALLOW	LS	\$ 20,000.00	\$ 20,000.00	
4.	Traffic control	ALLOW	LS	\$ 25,000.00	\$ 25,000.00	
						\$ 247,810.00
B. Demolition						
1.	Clear and grub	47,545	SF	\$ 1.00	\$ 47,545.00	
2.	Selective tree removal	ALLOW	LS	\$ 10,000.00	\$ 10,000.00	
3.	Concrete and base rock removal	7,925	SF	\$ 5.00	\$ 39,625.00	
4.	Play structure removal	ALLOW	LS	\$ 10,000.00	\$ 10,000.00	
5.	Rubber surfacing removal	3,670	SF	\$ 2.00	\$ 7,340.00	
6.	Area signage removal	8	EA	\$ 500.00	\$ 4,000.00	
7.	Picnic shelter furnishing removal (picnic table, trash receptacles & bbq)	ALLOW	LS	\$ 25,000.00	\$ 25,000.00	
8.	Miscellaneous demolition	ALLOW	LS	\$ 25,000.00	\$ 25,000.00	
						\$ 168,510.00
C. Earthwork and Grading						
1.	Rough grading, 6" avg. depth	1,095	CY	\$ 80.00	\$ 87,600.00	
2.	Storm water pollution prevention	ALLOW	LS	\$ 50,000.00	\$ 50,000.00	
3.	Utility point of connections, components, and pipelines	ALLOW	LS	\$ 100,000.00	\$ 100,000.00	
4.	Bioretention areas (4% of impervious pavement)	1,380	SF	\$ 45.00	\$ 62,100.00	
5.	Adjust utilities to grade	ALLOW	LS	\$ 20,000.00	\$ 20,000.00	
						\$ 319,700.00
D. Site Construction						
1.	Asphalt pavement	17,185	SF	\$ 8.00	\$ 137,480.00	
2.	Play area curb	240	LF	\$ 70.00	\$ 16,800.00	
3.	Concrete pavement	10,190	SF	\$ 16.00	\$ 163,040.00	
4.	Accent concrete pavement	3,445	SF	\$ 24.00	\$ 82,680.00	
5.	Rubber surfacing	3,670	SF	\$ 35.00	\$ 128,450.00	
6.	Colma creek chainlink fence, 6' high	345	LF	\$ 100.00	\$ 34,500.00	
7.	Youth play equipment	1	EA	\$ 250,000.00	\$ 250,000.00	
8.	Picnic shelter renovation	ALLOW	LS	\$ 100,000.00	\$ 100,000.00	
9.	Restroom renovation	ALLOW	LS	\$ 100,000.00	\$ 100,000.00	
10.	Artist facility	1	EA	\$ 150,000.00	\$ 150,000.00	
						\$ 1,162,950.00
E. Site Furnishings						
1.	Picnic table (for picnic shelter only)	13	EA	\$ 1,600.00	\$ 20,800.00	
2.	Trash receptacle (for picnic shelter only)	9	EA	\$ 1,000.00	\$ 9,000.00	
3.	Park entry sign	1	EA	\$ 20,000.00	\$ 20,000.00	
4.	Wayfinding/park rules signage	3	EA	\$ 2,500.00	\$ 7,500.00	
5.	Area sign	8	EA	\$ 4,000.00	\$ 32,000.00	

Estimate of Probable Construction Costs

prepared for the
City of South San Francisco

Orange Memorial Park
Final Master Plan - Area 4

prepared on: 2/09/2023
prepared by: DC
checked by: BF & ZK

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
6.	Mutt mitt dispenser	3	EA	\$ 650.00	\$ 1,950.00	
						\$ 91,250.00
F.	Irrigation					
1.	Irrigation modifications	2,060	SF	\$ 10.00	\$ 20,600.00	
2.	Backflow preventer	1	EA	\$ 8,000.00	\$ 8,000.00	
3.	Water meter	1	EA	\$ 10,000.00	\$ 10,000.00	
4.	Point of connection - water	1	EA	\$ 2,500.00	\$ 2,500.00	
5.	Electrical point of connection	1	EA	\$ 5,000.00	\$ 5,000.00	
6.	Controller assembly	1	EA	\$ 12,000.00	\$ 12,000.00	
7.	Mainline piping including gate valve, quick coupling, master valve and flow sensor	745	LF	\$ 45.00	\$ 33,525.00	
8.	Irrigation system, shrub and groundcover areas (including remote control valves)	18,010	SF	\$ 3.00	\$ 54,030.00	
9.	Irrigation system, tree bubblers	52	EA	\$ 100.00	\$ 5,200.00	
						\$ 150,860.00
G.	Soil Preparation					
1.	Soil preparation and fine grading	18,010	SF	\$ 0.75	\$ 13,507.50	
						\$ 13,510.00
H.	Planting					
1.	Trees, 24" box	16	EA	\$ 450.00	\$ 7,200.00	
2.	Trees, 15 gal.	10	EA	\$ 225.00	\$ 2,250.00	
3.	Shrubs and grasses	7,204	SF	\$ 5.00	\$ 36,020.00	
4.	Groundcover	10,806	SF	\$ 3.00	\$ 32,418.00	
5.	Mulch	18,010	SF	\$ 1.00	\$ 18,010.00	
						\$ 95,900.00
I.	Landscape Maintenance					
1.	Landscape Maintenance	3	MO	\$ 5,000.00	\$ 15,000.00	
						\$ 15,000.00
J.	Area Renovations					
1.	Renovate existing areas of the park that are not improved as part of the master plan	234,170	SF	\$ 20.00	\$ 4,683,400.00	
						\$ 4,683,400.00
K.	Total Estimated Construction Costs					\$ 6,948,890.00
L.	Contingencies					
1.	Design contingency	ALLOW	20%	\$ 1,389,778.00	\$ 1,389,778.00	
2.	Bid contingency	ALLOW	10%	\$ 694,889.00	\$ 694,889.00	
3.	Construction contingency	ALLOW	10%	\$ 694,889.00	\$ 694,889.00	
4.	Inflation	ALLOW	6%	\$ 416,933.40	\$ 416,933.40	
						\$ 3,196,490.00

prepared for the
City of South San Francisco

Estimate of Probable Construction Costs
Orange Memorial Park
Final Master Plan - Area 4

prepared on: 2/09/2023
 prepared by: DC
 checked by: BF & ZK

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal	
M.	Total Estimated Construction Costs & Contingencies					\$ 10,145,380.00	
N.	Project Soft Costs						
1.	Construction Management Fee (planning, design, construction & close-out)	Allow	8.0%	\$ 811,630.00	\$ 811,630.00		
2.	Studies (topo, Geotech, traffic, environmental, etc.)	Allow	12%	\$ 1,217,450.00	\$ 1,217,450.00		
3.	Services (Special inspections & testing)	Allow	1%	\$ 101,450.00	\$ 101,450.00		
4.	Permits/Fees (Calwater, PG&E, Building/Plan Review, other)	Allow	3%	\$ 304,360.00	\$ 304,360.00		
5.	Preliminary design and public outreach	(completed with master plan)					
6.	Design development	Allow	2.5%	\$ 253,630.00	\$ 253,630.00		
7.	Construction documents	Allow	10%	\$ 1,014,540.00	\$ 1,014,540.00		
8.	Construction administration	Allow	2.5%	\$ 253,630.00	\$ 253,630.00		
9.	Miscellaneous	Allow	1.0%	\$ 101,450.00	\$ 101,450.00		
						\$ 4,058,140	
O.	TOTAL ESTIMATED PROJECT COST - AREA 4					\$ 14,203,520.00	

Based on drawing titled "Preferred Concept Plan", dated "February 2023"

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prepared for the
City of South San Francisco

Estimate of Probable Construction Costs
Orange Memorial Park
Final Master Plan - Area 5

prepared on: 2/09/2023
prepared by: DC
checked by: BF & ZK

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A. Project Start-up						
1.	Bonding and mobilization	ALLOW	8%	\$ 448,155.80	\$ 448,155.80	
2.	Construction staking	ALLOW	LS	\$ 35,000.00	\$ 35,000.00	
3.	Temporary fencing	ALLOW	LS	\$ 20,000.00	\$ 20,000.00	
4.	Traffic control	ALLOW	LS	\$ 25,000.00	\$ 25,000.00	
						\$ 528,160.00
B. Demolition						
1.	Clear and grub	145,355	SF	\$ 1.00	\$ 145,355.00	
2.	Selective tree removal	ALLOW	LS	\$ 10,000.00	\$ 10,000.00	
3.	Asphalt and base rock removal	68,465	SF	\$ 3.00	\$ 205,395.00	
4.	Chainlink fence and gate removal	2,690	LF	\$ 10.00	\$ 26,900.00	
5.	Gravel removal	22,425	SF	\$ 2.00	\$ 44,850.00	
6.	Artist studios removal	ALLOW	LS	\$ 100,000.00	\$ 100,000.00	
7.	Building removal	ALLOW	LS	\$ 20,000.00	\$ 20,000.00	
8.	Abandoned restroom building	ALLOW	LS	\$ 10,000.00	\$ 10,000.00	
9.	Irrigation equipment removal	ALLOW	LS	\$ 25,000.00	\$ 25,000.00	
10.	Miscellaneous demolition	ALLOW	LS	\$ 25,000.00	\$ 25,000.00	
						\$ 612,500.00
C. Earthwork and Grading						
1.	Rough grading, 6" avg. depth	4,375	CY	\$ 80.00	\$ 350,000.00	
2.	Storm water pollution prevention	ALLOW	LS	\$ 50,000.00	\$ 50,000.00	
3.	Utility point of connections, components and pipelines	ALLOW	LS	\$ 250,000.00	\$ 250,000.00	
4.	Biotreatment areas (4% of impervious pavement)	2,985	SF	\$ 45.00	\$ 134,325.00	
5.	Soil mitigation cap	ALLOW	LS	\$ 500,000.00	\$ 500,000.00	
6.	Adjust utilities to grade	ALLOW	LS	\$ 20,000.00	\$ 20,000.00	
						\$ 1,304,330.00
D. Site Construction						
1.	Asphalt pavement	27,390	SF	\$ 8.00	\$ 219,120.00	
2.	Parking lot striping	ALLOW	LS	\$ 25,000.00	\$ 25,000.00	
3.	Concrete curb and gutter	280	LF	\$ 70.00	\$ 19,600.00	
4.	Concrete pavement	39,885	SF	\$ 16.00	\$ 638,160.00	
5.	Accent concrete pavement	7,295	SF	\$ 24.00	\$ 175,080.00	
6.	Concrete seatwall	125	LF	\$ 350.00	\$ 43,750.00	
7.	Colma creek chainlink fence, 6' high	1,200	LF	\$ 100.00	\$ 120,000.00	
8.	Baseball chainlink fence, 10' high	1,230	LF	\$ 150.00	\$ 184,500.00	
9.	Dugout	4	EA	\$ 20,000.00	\$ 80,000.00	
10.	Backstop	2	EA	\$ 60,000.00	\$ 120,000.00	
11.	Infield mix	13,195	SF	\$ 8.00	\$ 105,560.00	
12.	Large shade structure	1	EA	\$ 150,000.00	\$ 150,000.00	
13.	Restroom/concessions	1	EA	\$ 500,000.00	\$ 500,000.00	
						\$ 2,380,770.00

Estimate of Probable Construction Costs

prepared for the
City of South San Francisco

Orange Memorial Park
Final Master Plan - Area 5

prepared on: 2/09/2023
prepared by: DC
checked by: BF & ZK

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
E.	Site Furnishings					
1.	Picnic table	16	EA	\$ 1,600.00	\$ 25,600.00	
2.	Trash receptacle	10	EA	\$ 1,000.00	\$ 10,000.00	
3.	Drinking fountain	3	EA	\$ 5,000.00	\$ 15,000.00	
4.	Bicycle rack	5	EA	\$ 1,000.00	\$ 5,000.00	
5.	Barbecue	2	EA	\$ 750.00	\$ 1,500.00	
6.	Wayfinding/park rules signage	4	EA	\$ 2,500.00	\$ 10,000.00	
7.	Area sign	4	EA	\$ 4,000.00	\$ 16,000.00	
8.	Bench	4	EA	\$ 1,100.00	\$ 4,400.00	
9.	Mutt mitt dispenser	2	EA	\$ 650.00	\$ 1,300.00	
10.	Bleachers	4	EA	\$ 20,000.00	\$ 80,000.00	
11.	Permanent Bollard	5	EA	\$ 600.00	\$ 3,000.00	
12.	Removable bollard	2	EA	\$ 900.00	\$ 1,800.00	
13.	Youth soccer goal	2	EA	\$ 2,500.00	\$ 5,000.00	
14.	Foul pole	4	EA	\$ 7,000.00	\$ 28,000.00	
15.	Baseball bases	8	EA	\$ 1,500.00	\$ 12,000.00	
16.	Dugout bench	4	EA	\$ 2,500.00	\$ 10,000.00	
17.	Storage unit	1	EA	\$ 20,000.00	\$ 20,000.00	
						\$ 248,600.00
F.	Irrigation					
1.	Backflow preventer	1	EA	\$ 8,000.00	\$ 8,000.00	
2.	Point of connection - water	1	EA	\$ 2,500.00	\$ 2,500.00	
3.	Water meter	1	EA	\$ 10,000.00	\$ 10,000.00	
4.	Electrical point of connection	1	EA	\$ 5,000.00	\$ 5,000.00	
4.	Controller assembly	1	EA	\$ 12,000.00	\$ 12,000.00	
5.	Mainline piping including gate valve, quick coupling, master valve and flow sensor	1,230	LF	\$ 20.00	\$ 24,600.00	
6.	Irrigation system, shrub and groundcover areas (including remote control valve)	26,170	SF	\$ 3.00	\$ 78,510.00	
7.	Irrigation system, tree bubblers	156	EA	\$ 100.00	\$ 15,600.00	
8.	Irrigation system , turf areas (including remote control valve)	114,860	SF	\$ 1.75	\$ 201,005.00	
						\$ 357,220.00
G.	Soil Preparation					
1.	Soil preparation and fine grading	141,030	SF	\$ 0.75	\$ 105,772.50	
						\$ 105,770.00
H.	Planting					
1.	Trees, 24" box	65	EA	\$ 450.00	\$ 29,250.00	
2.	Trees, 15 gal.	30	EA	\$ 225.00	\$ 6,750.00	
3.	Shrubs and grasses	10,470	SF	\$ 5.00	\$ 52,350.00	
4.	Groundcover	15,700	SF	\$ 3.00	\$ 47,100.00	
5.	Mulch	26,170	SF	\$ 1.00	\$ 26,170.00	
6.	Turf from sod	114,860	SF	\$ 0.75	\$ 86,145.00	
						\$ 247,770.00

prepared on: 2/09/2023
prepared by: DC
checked by: BF & ZK

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal	
I. Landscape Maintenance							
1.	Landscape Maintenance	3	MO	\$ 5,000.00	\$ 15,000.00		
						\$ 15,000.00	
J. Lighting and Electrical							
1.	Electrical service	1	EA	\$ 25,000.00	\$ 25,000.00		
2.	Pathway, parking, and landscape lights	ALLOW	LS	\$ 225,000.00	\$ 225,000.00		
						\$ 250,000.00	
K. Area Renovations							
1.	Renovate existing areas of the park that are not improved as part of the master plan	8,445	SF	\$ 35.00	\$ 295,575.00		
						\$ 295,580.00	
L. Total Estimated Construction Costs							
						\$ 6,345,700.00	
M. Contingencies							
1.	Design contingency	ALLOW	20%	\$ 1,269,140.00	\$ 1,269,140.00		
2.	Bid contingency	ALLOW	10%	\$ 634,570.00	\$ 634,570.00		
3.	Construction contingency	ALLOW	10%	\$ 634,570.00	\$ 634,570.00		
4.	Inflation	ALLOW	6%	\$ 380,742.00	\$ 380,742.00		
						\$ 2,919,020.00	
N. TOTAL ESTIMATED CONSTRUCTION COSTS & CONTINGENCIES							
						\$ 9,264,720.00	
O. Add Alternate							
1.	Deduct turf from sod	114,860	SF	\$ (0.60)	\$ (68,916.00)		
2.	Deduct infield mix	13,195	SF	\$ (8.00)	\$ (105,560.00)		
3.	Artificial turf	114,860	SF	\$ 14.00	\$ 1,608,040.00		
4.	Muti-purpose field lighting	1	EA	\$ 450,000.00	\$ 450,000.00		
5.	Multi-purpose field striping	Allow	LS	\$ 15,000.00	\$ 15,000.00		
6.	Deduct soil mitigation cap	Allow	SF	\$ (400,000.00)	\$ (400,000.00)		
						\$ 1,498,560.00	
P. Project Soft Costs							
1.	Construction Management Fee (planning, design, construction & close-out)	Allow	8.0%	\$ 119,880.00	\$ 119,880.00		
2.	Studies (topo, Geotech, traffic, environmental, etc.)	Allow	12%	\$ 179,830.00	\$ 179,830.00		
3.	Services (Special inspections & testing)	Allow	1%	\$ 14,990.00	\$ 14,990.00		
4.	Permits/Fees (Calwater, PG&E, Building/Plan Review, other)	Allow	3%	\$ 44,960.00	\$ 44,960.00		
5.	Preliminary design and public outreach	(completed with master plan)					
6.	Design development	Allow	2.5%	\$ 231,620.00	\$ 231,620.00		
7.	Construction documents	Allow	10%	\$ 926,470.00	\$ 926,470.00		

prepared on: 2/09/2023
prepared by: DC
checked by: BF & ZK

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
8.	Construction administration	Allow	2.5%	\$ 231,620.00	\$ 231,620.00	
9.	Miscellaneous	Allow	1.0%	\$ 92,650.00	\$ 92,650.00	
						\$ 1,842,020.00
Q.	TOTAL ESTIMATED PROJECT COSTS- AREA 5 - NATURAL TURF					\$ 11,106,740.00
R.	TOTAL ESTIMATED PROJECT COSTS- AREA 5 - SYNTHETIC TURF					\$ 12,451,589.00

Based on drawing titled "Preferred Concept Plan", dated "February 2023"

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APPENDIX F

Park Materials Board



PARK MATERIALS BOARD

TREES



Acer rubrum 'Red Sunset'
Red Sunset Red Maple



Eriobotrya deflexa
Bronze Loquat



Lagerstroemia indica 'Muskogee'
Muskogee Crape Myrtle



Platanus acerifolia 'Columbia'
Columbia London Plane Tree



Tristania laurina 'Elegant'
Elegant Water Gum



Quercus suber
Cork Oak



Myrica californica
Pacific Wax Myrtle



Pistacia chinensis 'Keith Davey'
Chinese Pistache



Magnolia x soulangeana
Saucer Magnolia



Tristania conferta
Brisbane Box



Quercus agrifolia
Coast Live Oak

PARK MATERIALS BOARD

SHURBS, GRASSES & GROUNDCOVERS



Agave 'Blue Flame'
Blue Flame Agave



Carex tumulicola
Berkeley Sedge



Cistus skanbergii
Pink Rockrose



Leucadendron 'Safari Sunset'
Safari Conebush



Grevillea noellii
Noell Grevillea



Agave 'Blue Glow'
Blue Glow Agave



Ceanothus griseus horizontalis
'Yankee Point'
Yankee Point Ceanothus



Coprosma x kirkii
Creeping Mirror Plant



Erigeron karvinskianus
Mexican Daisy



Hesperaloe parviflora
Red Yucca



Bouteloua gracilis
Blonde Ambition Blue Grama Grass



Cistus salvifolius
Sageleaf Rockrose



Cotoneaster dammeri 'Lowfast'
Bearberry Cotoneaster



Festuca glauca
Blue Fescue



Muhlenbergia rigens
Deer Grass



ORANGE MEMORIAL PARK MASTER PLAN



CALA

PARK MATERIALS BOARD

SHURBS, GRASSES & GROUNDCOVERS



Nandina domestica 'Firepower'
Heavenly Bamboo 'Firepower'



Limonium perezii
Sea Lavender



Yucca Filamentosa 'Color Guard'
Adam's Needle



Lantana montevidensis
Trailing Lantana



Phormium tenax
New Zealand Flax



Lavandula angustifolia
English Lavender



Prunus caroliniana
Carolina Cherry Laurel



ORANGE MEMORIAL PARK MASTER PLAN



CALA

PARK MATERIALS BOARD

SITE FURNISHINGS



Pedestrian Bridge - Type 1



Pedestrian Bridge - Type 2



Shade Shelter



Market Walk Shelter



Bleacher



Large Barbecue



Bench - Black



Picnic Table - Black



Concrete seatwall



Bicycle Rack - Stainless Steel



Pedestrian Light



Drinking Fountain - Black



Trash Receptacle - Black



Small Barbecue



Bollard - Stainless Steel

APPENDIX G

Signage Program



INSPIRATION IMAGERY



SIGNAGE FAMILY - ENTRY SIGN



SENSE OF PLACE



IDENTITY



SIGNAGE FAMILY

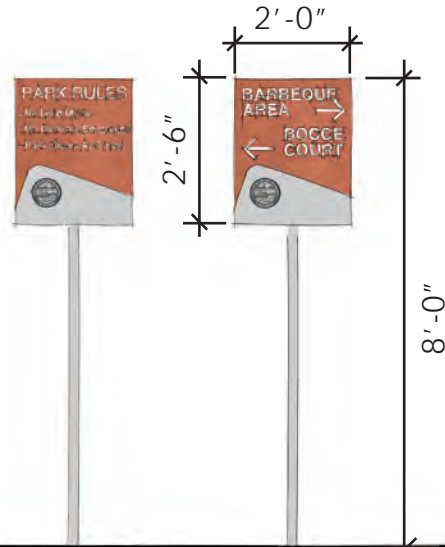
AREA SIGN

MATERIALS:
Top: Corten steel,
acrylic lettering
Bottom: Concrete,
inset logo



WAYFINDING/ PARK RULES

MATERIALS:
Aluminum



ENTRY SIGN

MATERIALS:
Top: Corten steel, acrylic lettering
Bottom: Concrete, inset lettering and logo

