

DRAFT MASTER PLAN UPDATE

Orange Memorial Park

May 31, 2007

prepared for the
City of South San Francisco



prepared by



Callander Associates
landscape architecture
master planning
urban design

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EXECUTIVE SUMMARY

The recent development and growth within South San Francisco combined with recent upgrades and an increase in popularity of Orange Memorial Park create 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 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. The existing park is approximately 26 1/2 acres and with the addition of the purchased Mazzanti property and negotiation for the purchase of the Cal Water property, the size of the park would increase to almost 36 acres. The size of the park combined with its central location make it a popular destination widely used for recreational activities and public events alike.



Colma Creek drainage channel from Orange Avenue

The park is roughly divided into a North side and a South side by the Colma Creek drainage channel. The North side of the park contains the acquired Mazzanti property and Cal Water properties, which are currently under negotiation for purchase by the city. Both the Mazzanti and Cal Water properties are relatively undeveloped. Additional park features on the North side include the artist studios, tennis and bocce ball courts, a sculpture garden, parking lots, a new recreation center, a swim center and soccer field. On the southern portion of the property there exists an empty field previously occupied by Mazzanti



Figure 1 - Park location map

EXECUTIVE SUMMARY



Figure 2 - Aerial of Orange Memorial Park

greenhouses, parking lots, a picnic meadow with shade structure, and a baseball and softball field.

History of Orange Memorial Park

The City of South Francisco was incorporated in 1912. Ten 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 SSF 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 Ave, and Memorial 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, 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 recently torn down because of structural instability. 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 Mazzanti property, and was the first permanent home of the City's Parks Department. 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.

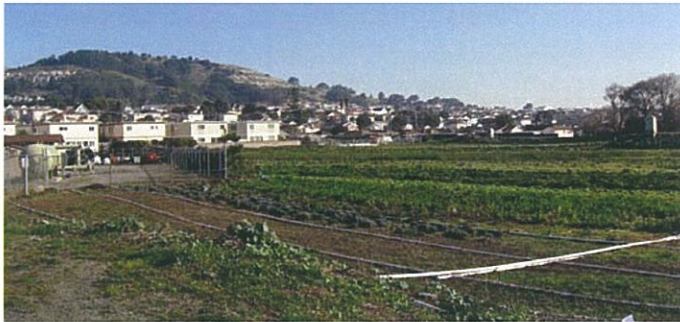
EXECUTIVE SUMMARY



Pool building



Eternal Flame Sculpture



Cal Water property



Old Mazzanti property

1990 Master Plan Summary

For the previous master plan the City conducted an extensive public outreach campaign including surveys, workshops, public meetings, and advisory 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 of the 1990 Master Plan:

- Expand the park to include the Mazzanti and the Cal Water properties
- Plan areas of expansion to function independently of any one area so that park can be built as monies become available
- Unify and connect the north and south sections of the park divided by Colma Creek
- Preserve existing trees where possible
- Enhance the presence of Colma Creek in the park
- Include additional baseball fields with optimum orientation to accommodate all levels of play
- without overlapping fields
- Minimize conflict between active and passive sports
- Minimize impact of park expansion on surrounding neighborhood
- Minimize visual intrusion of residential garages along Tennis Drive
- Beautify park entrance and make park more visible from Orange Ave.
- Provide accessible playgrounds
- Provide for security surveillance and lighting throughout park
- Maintain visibility of basketball courts from Orange Ave
- Provide permanent soccer field with attractive seating that won't block view for surveillance
- Develop linear park with connection to Orange Memorial Park

EXECUTIVE SUMMARY

Existing Conditions

Many changes have taken place in the 17 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 54,312 to almost 62,000 and the needs and desires of the community have changed with the population. Orange Memorial Park has expanded with the addition of the Mazzanti property and significant development has taken place with the addition of a sculpture garden, new parking lots, a large picnic area with barbecues and restroom, and a new playground. A recreation center is currently under construction and includes 2 new basketball courts and restroom facilities.

In addition to the recent development mentioned above, the park also includes tennis courts, an indoor pool, a soccer field, baseball and softball fields, various children play areas, and open space for both passive and active recreation. Furthermore, Orange Memorial Park serves as the location for the Farmers Market, a city organized summer concert event, Day in the Park, a car show, and various other public/private events.

The first step that the City took to accomplish some of the goals generated from the 1990 master plan process was to tear down the Parks Corporation Yard and replace it with the parking lot adjacent



Recreation Center

to the tennis courts. Later on in the early 90's, the City converted the City Corporation Yard into artist studios and in 1996 purchased the 3.5 acre property from the Mazzanti family to allow for future park expansion. In the year 2000 the picnic shelter and picnic area were rebuilt followed by the sculpture garden in 2001. Tennis Drive Improvements were also completed in 2001 in order to minimize the visual impact of the existing residential garages and improve the condition and appearance of the main park entrance. Along the southern border of the park, a major Class One multi-use trail, 'Centennial Way,' has begun construction. As planned, the trail will be directly adjacent to the park parallel with Memorial Drive. This segment of the trail will include a dog park and direct linkages to Orange Memorial Park; providing a non-motorized connection to residents throughout the city. The recreation center currently under construction is located to the east of the tennis court parking lot. The City is also in the process of purchasing an additional 4.7 acres from the Cal Water to achieve the goal of expanding the park.



Sculpture Garden



Parking Lot



Swim Center



Playground



Tennis Courts



Picnic Area

PLANNING PROCESS

Overview

The current planning process for updating Orange Memorial Park involved multiple steps and various input from the City and the public. The City Agencies involved in the planning process included staff from City Council, Parks and Recreation Commission, Economic and Community Development, Beautification Committee, Public Works, Recreation and Community Services, and Parks and Facility Maintenance. Participation and suggestions from these groups has been a vital component of updating the master plan, along with the invaluable input gathered from a series of public meetings.

Updating the Master Plan for Orange Memorial Park consisted of the following steps:

- Project Initiation
- Site Reconnaissance and Analysis
- Program Development
- Public Outreach, Conceptual Design, and Design Refinement
- Final Master Plan

Project Initiation

The project kick-off meeting was held on December 12, 2006 to review the existing 1990 Master Plan and to gather thoughts and ideas for the future of Orange Memorial Park. The data collected was based on the committee members experience with and knowledge of the site and community. The acquisition of park expansion property was discussed along with the state of the negotiations underway for the property. Information about the development of the project site since the 1990 Master Plan was compiled in order to understand the current condition of the park. Potential construction costs for master plan elements were touched upon along with the needs and desires of the maintenance department. A schedule was created for the completion of the master plan document and means to maintain that schedule were established.



Public Meeting



Public Meeting



Public Meeting

PLANNING PROCESS

Site Reconnaissance and Analysis

Site visits were conducted in December 2006 and January 2007. The purpose of these visits 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, talked to park goers, and compiled a photo log of the site. The site was visited during various times of the day and on both the weekend and weekday to observe the array of activities and park users during the different time periods. The extent and size of the park expansion property was examined and all 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 city and public input are as follows:

The 3.5 acre old Mazzanti property, the 4.7 acre Cal Water property, and the artist studios present the three greatest potential areas of expansion. All 3 areas are either undeveloped or under-utilized and when combined would add an extra 9 acres of park space. They are all linked to each other and the Mazzanti and Cal Water properties are the ideal locations for additional sports fields and open space. Expanding into these areas also would mean that the 0.6 acres community gardens would be linked to the park, which creates an opportunity to connect the park to Commercial Avenue. The community gardens and artist studios could then be relocated.

Opportunities

- Relocation and/or demolition of some existing park facilities to improve relationships between park use areas
- Covering a portion of Colma Creek drainage channel to create a stronger relationship between the two sides of the park and improve circulation

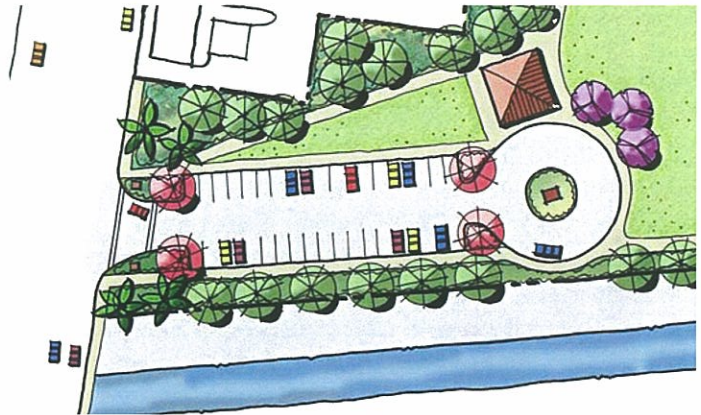


Figure 3 - Parking Entrance at Chestnut Avenue



Figure 4 - Parking Entrance at Commercial Avenue



Figure 5 - Bridges and plaza over Colma Creek drainage channel

PLANNING PROCESS



Strengthen existing pathway axis



Colma Creek drainage channel dividing the site



Calwater water wells that require relocation



Existing trees that pose a problem because of their health or location

- Naturalizing a portion of Colma Creek drainage channel to enhance park experience and strengthen relationship between Colma Creek and Orange Memorial Park
- Utilize Cal Water property to create an entrance to the park off of Chestnut Avenue
- Push all vehicular routes and parking lots to the perimeters of the park to open up the center for pedestrians
- Utilize the existing mature date palms and other trees throughout the park
- Relocate the community garden to better utilize space
- Utilize and strengthen the lines of axis through the park

Constraints

- The visual appearance and divisional nature of the Colma Creek drainage channel
- The water well heads at the Cal Water property
- Existing eucalyptus and pine trees
- The existing and proposed facilities to remain
- Adjacent residences
- Maintenance requirements
- Possible inability to acquire Cal Water Offices property

Program Development

Based upon the comments and data received, site analysis, and discussions with the various sports groups and the community, a design program was established. Many of the program elements that were never achieved from the 1990 master plan carried over into the new design program. A summary of the design program is as follows:

PLANNING PROCESS

- Design park so that it can be built in phases
 - Develop a central meeting location
 - Relocate and invigorate community gardens
 - Determine recreational priorities for fields, courts, and facilities
 - Examine feasibility of locating future library and/or performing arts center on site
 - Determine feasibility of naturalizing Colma Creek
 - Develop circulation through and around site
 - Investigate feasibility/need for field lighting
 - Accommodate for additional architecture
 - Provide screens between fields and streets and from the prevailing winds
 - Determine Cal Water's future needs for site
 - Design park for low maintenance
 - Design with safety in mind
- 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

Public Outreach, Conceptual Design, and Design Refinement

The first public meeting was held on February 7, 2007 and the turnout for the meeting was approximately 140 people and represented a good cross section of the community. Ideas and input generated in discussions with the diverse groups really helped to drive the future design of the master plan. Following is a summary of the input gathered in the meeting.

- 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



Figure 6 - Open turf/community event area

- Design park to still accommodate Day in the Park and the Farmers Market
- 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 Ave / Mission Road intersection and at Commercial Ave.
- Repair or replace the existing sports fields
- Plan for summer camps utilizing the park
- Save as many of the healthy trees as possible
- Remove sick pines and eucalyptus and replace with less messy trees
- Increase pedestrian safety along Orange Ave
- 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

Two design alternatives were produced contingent upon City and public input. The two concepts were presented to the City at the beginning of April and then to the public on April 18, 2007. Nearly 50 people attended the 2nd public meeting to provide feedback on the two designs. There were several factors that were well received in both designs including the skate park, the expanded pool, the strong pedestrian axis, the entry plaza over the drainage channel at Orange Avenue, and eliminating vehicular routes in the inner portion of



Figure 7 - Youth Baseball Fields

the park. Alternative B was generally favored over Alternative A though because of the dedicated baseball and soccer fields, the fact that the bocce ball facilities remained in the same location, the layout of the fields and their potential for lighting and artificial turf, the location of the skate park, and the open turf area in front of the recreation center. The open turf area was especially favored because it created a space for large social gatherings, like concerts, and was a feature that the community could really be proud of which was highly visible from Orange Avenue.. The aspects of Alternative A that were well received were the central plaza over the drainage channel, the larger entry plaza at Orange Avenue, and the strong connection between both sides of the park.

In order to improve on the designs it was suggested that the larger plazas of Alternative A be incorporated into the design of Alternative B. The need for larger youth baseball fields was expressed along with expanding the existing sculpture garden. The artist community pointed out that the artist studios would be better off oriented in a direction to take advantage of the sun. Based upon these comments portions of both concepts were integrated into the final design (see Appendix F and G for alternatives).

During the meeting the possibility of locating a library/performing arts center at Orange Memorial Park was also examined.

PLANNING PROCESS

Library/Performing Arts Center Option

One of the prominent concerns of a large number of people was that there currently aren't adequate facilities for children involved in dance. Orange Memorial Park was viewed as the ideal location because of its central setting. Unfortunately, locating the library/performing arts center at the park became impractical because the Cal Water property fronting Chestnut Avenue no longer was available for purchase. Without Chestnut Avenue frontage, access, visibility and property became greatly limited. Therefore the library/performing arts center was not included in the design.

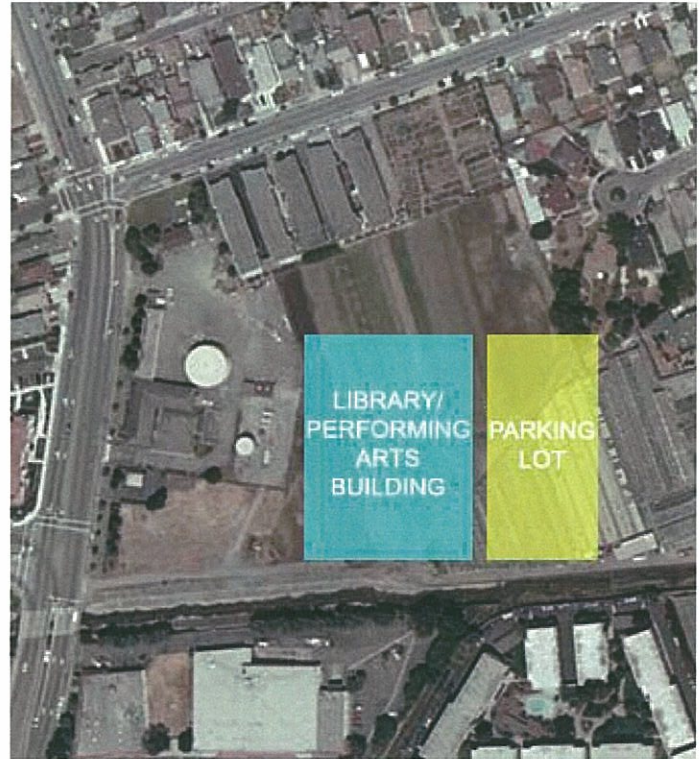


Figure 8 - Relationship of a 60,000 library/performing arts center with required parking to site

MASTER PLAN SUMMARY



Figure 9 - Final Plan

Final Master Plan

Due to the fact that feedback favored the design of Alternative B a larger number of features from that alternative were included in the final plan. To start off, the bocce ball facilities were renovated instead of creating all new facilities. Trees were added around the bocce ball facilities to act as a windbreak and a new shade structure was proposed over two of the courts to protect the players from the sun and rain. Furthermore, the large open space/gathering area off of Orange Avenue was retained and the soccer field was relocated. The singular use of the athletic fields favored by the public was integrated into the design along with their location away from the street fronts. The field layout used in the final concept also provides maximum flexibility in regards to the potential use for lighting and artificial turf. The soccer and baseball fields both could be fenced in and closed after hours and lighting could be designed to meet the needs of a single sport. The

large open turf soccer facilities could be subdivided into numerous configurations of smaller fields to meet the demands of youth soccer. The comments received during the 2nd community meeting regarding the size of the youth baseball fields were addressed and the fields were expanded to allow for Pee Wee, Bronco, Pinto and Mustang leagues to play (ages 7 to 12, see Appendix H). The existing baseball and softball field are modified to allow for renovation; receiving new turf, fencing, backstops, bleachers, infield mix, and bases.

The central plaza located over the drainage channel was incorporated into the final design due to its popularity and ability to strengthen the relationship between the north and south sides of the park. In order that parents can watch their children while picnicking in the central plaza, the existing playground was redesigned and expanded. In addition to the central plaza over the channel, three other creek crossings were included in the plan thus creating better flow and access between the

MASTER PLAN SUMMARY

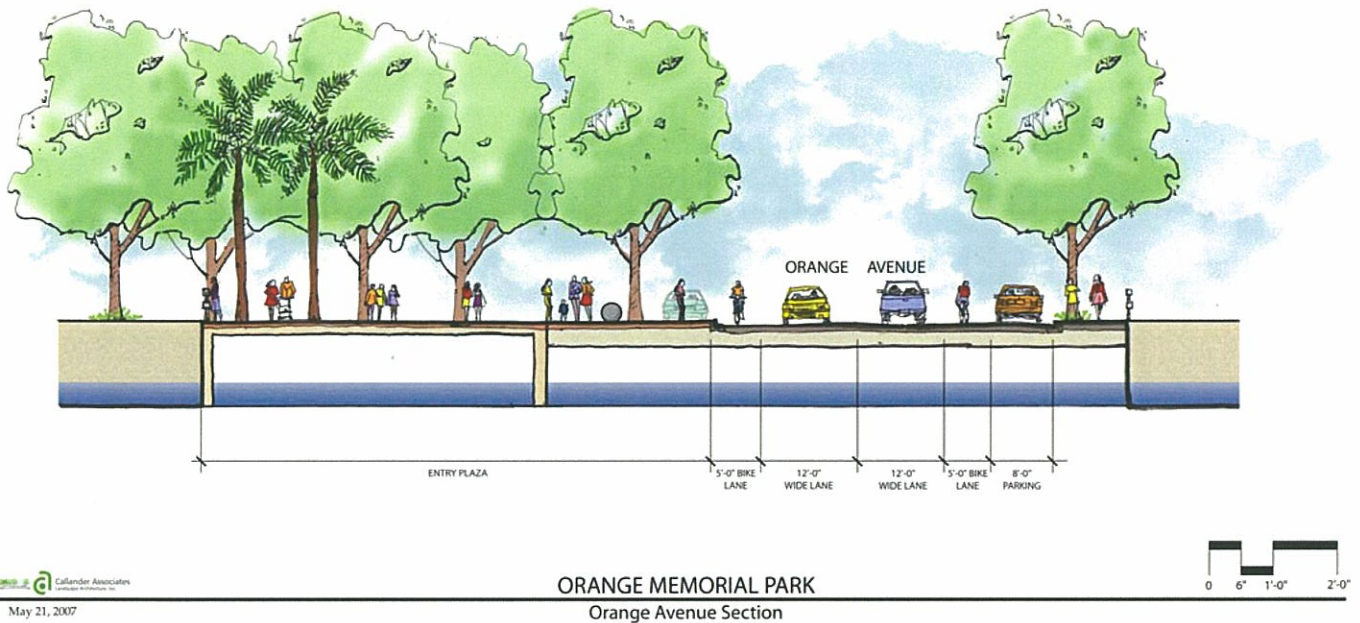


Figure 10 - Orange Avenue Section

two sides of the channel, especially for Day in the Park and Farmers Market.

The Orange Avenue entry plaza not only creates a better connection within the park, but also strengthens the relationship to the Sister Cities Park and contributes to the pedestrian safety improvements along Orange Avenue, which include new bike lanes, parallel parking, and bulb outs at street crossings.

Other key features of the plan include an expanded swim center, new parking areas along the perimeters of the park, a drop off area for the Recreation Center, a skate park, relocated community gardens and artist studios, an expanded sculpture garden, an additional tennis court and practice courts, improved creek character and a pedestrian corridor linking Commercial Avenue residents to the park. Smaller improvements were also made to address some of the concerns of the public such as adding trees as a screen to prevent foul balls from hitting cars on the streets, relocating the Cal water wells, expanding the tennis court and pool building parking lots, and adding more picnic areas and playgrounds.

Lighting and Artificial Turf

Installing lighting on the sports fields at Orange



Figure 11 - Entry Plaza at Orange Avenue Perspective



Figure 12 - Pool Building Perspective



Figure 13 - Sculpture Garden Expansion

MASTER PLAN SUMMARY

Memorial Park is a topic that the City has been considering for the last several years. In July of 2000 the City conducted a survey to assess the community's interest and thoughts about installing new lighting on the existing Orange Memorial Park soccer field. The demand for the soccer field had exceeded the availability of the field for several years and lighting would be a way to span the gap between demand and availability. The City sent out 700 letters and opinion cards to the surrounding community that specified that the lighting would be turned off no later than 10:30pm and that the design of the lighting system would work to minimize glare and spill over lighting to the maximum extent possible. The City received 168 responses, with approximately 70% of the responses in favor of installation of the lighting.

In regards to the baseball fields, there is currently only one lit field at the park, the softball field at Orange Avenue. The baseball community has expressed a strong interest in installing lighting on the existing baseball field also so that the high school team has greater flexibility in the dates and times that they can play their games and practice. Lighting at the existing baseball field would also give the Colt league another venue for night games. In addition to lights at the existing fields, the City,

community and sports representatives articulated that both lights and artificial turf would be preferred on the proposed youth baseball and adult soccer fields. Having both lighting and artificial turf would expand the 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 to wet from rainstorms. Other benefits of artificial turf include reduced maintenance costs and reduction of water usage.

Based on community and City input, along with the results from the lighting survey of July of 2000 (see Appendix E for responses), lighting was included in the estimate for the proposed soccer and baseball fields. Putting in lights at the fields would add over 1,000 hours of playing time per field per year (assuming an average of 3 hours of extra play time per day).

The installation of the artificial turf would cost roughly \$1,000,000 with some of those costs recovered over time (over a period of 8 to 12 years) due to the savings in maintenance and watering expenses. The areas that would receive artificial turf would be the adult soccer field, the two proposed youth baseball fields, and the infield of the existing baseball field.



Figure 14 - Skate Park Perspective

MASTER PLAN SUMMARY



Figure 15 - Open Turf Area Perspective



Figure 16 - Central Plaza Perspective

PROBABLE CONSTRUCTION COSTS

Estimate of Probable Construction Costs

An estimate of probable construction costs was generated for each of the two concept alternatives (see Appendix B and C). Based on these numbers and through discussions with the City and feedback from the public the project was broken down into separate phases (see Figure 17). The phases were separated in a manner that allowed items to be built independently of one another to the maximum extent possible in order that the project could be constructed as monies become available. A final cost estimate was generated based on the final concept plan and the phasing diagram. Per discussions with the City the estimates factored into account a construction contingency fee and inflation fees. The total cost to construct the master plan is estimated at just under 20 million dollars (see Appendix D). This cost includes construction of artificial turf soccer and baseball fields, which as stated earlier, is approximately an additional 1 million dollars.

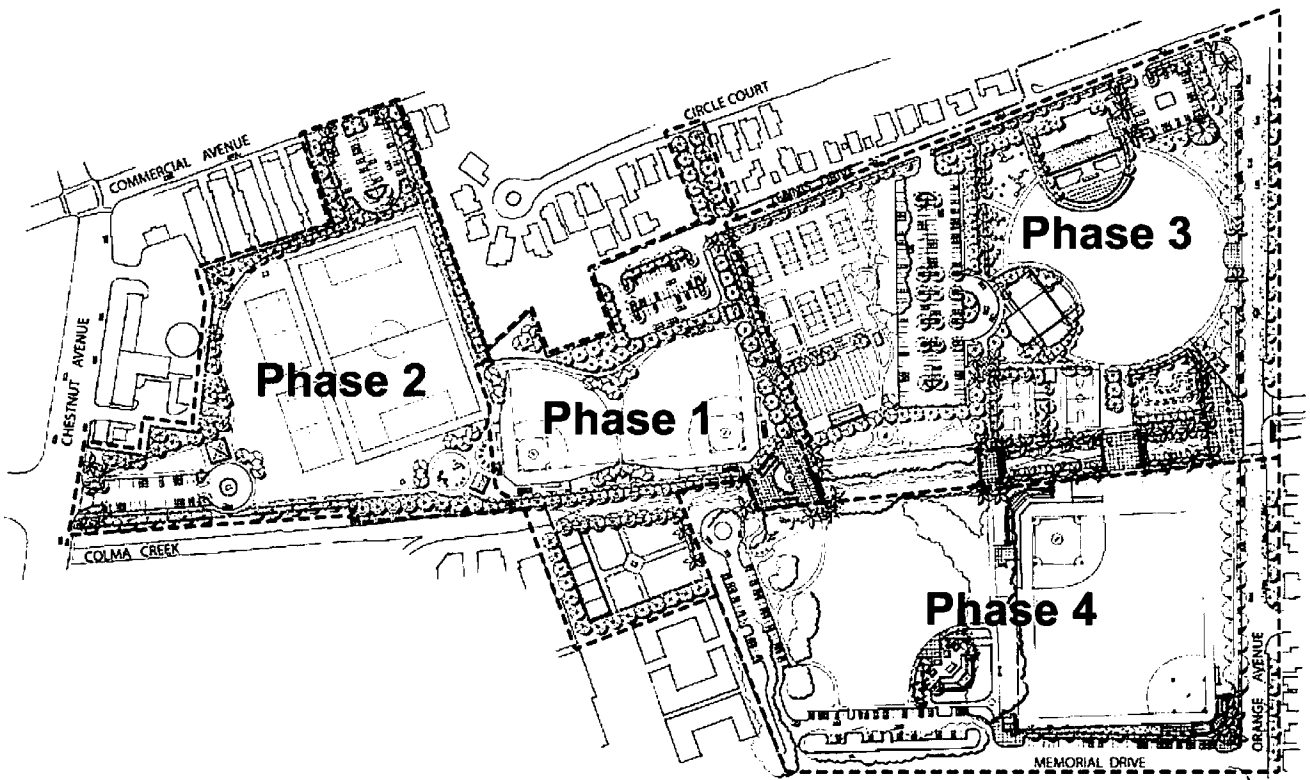


Figure 17 - Phasing Diagram

POTENTIAL FUNDING SOURCES

Potential Funding Sources

As stated in the executive summary one of the primary purposes of updating the Orange Memorial Park Master Plan is to secure funding as monies are made available in the future. The Master Plan offers a vision for the park, but funding drives the actual development of the park. Once funding is secured construction documents are created, then bid documents are compiled, and finally the site is constructed.

Currently no monies have been secured for the construction of Orange Memorial Park, but several potential funding sources have been identified.

- **The Roberti-Z'Berg-Harris Block Grant**
 - development or rehabilitation of park and recreational lands and facilities
 - requires a 50% match, typical award is \$50,000

California Department of Parks and Recreation
Office of Grants and Local Services
PO Box 942896
Sacramento, California 94296
- **Land and Water Conservation Fund**
 - acquisition or development of outdoor recreation areas and facilities
 - does not have match requirement

California Department of Parks and Recreation
Office of Grants and Local Services
PO Box 942896
Sacramento, California 94296
- **Local and private donations**
- **Park dedication fees from local developments**

ACKNOWLEDGEMENTS

City of South San Francisco

City Council

Richard Garbarino, Mayor
Pedro Gonzalez, Vice mayor
Joe Fernekes
Mark Addiego
Karyl Matsumoto

Parks and Recreation Commission

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John Finnegan, Pee Wee and Colt Baseball
John Bernardini, Mustang, Bronco and Pinto
Jim Elder, T-ball
Matt Schaukowitch, SSFHS Baseball

Consultant Team

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Matt Gruber, Project Manager
Sarah Palmer, Project Assistant
Likun Cao, Project Assistant
Kim Downes, Project Assistant

APPENDIX

Appendix A: Meeting Minutes

Appendix B: Estimate of Probable Construction Costs – Alternative A

Appendix C: Estimate of Probable Construction Costs – Alternative B

Appendix D: Estimate of Probable Construction Costs – Final Concept

Appendix E: Lighting Survey for Orange Memorial Park

Appendix F: Concept Plan – Alternative A

Appendix G: Concept Plan – Alternative B

Appendix H: Final Master Plan

Appendix I: Park Material Boards



Callander Associates
Landscape Architecture, Inc.

Via Fax Only

December 12, 2006

Meeting Summary

Orange Park Master Plan Update

Steering Committee Meeting #1

Location: Municipal Services Building, Betty Weber Room, 33 Arroyo Drive, South San Francisco

Date: Tuesday, December 12, 2006

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Attendees:

Steering Committee:

Sharon Ranals, Director of Recreation and Community Services, sharon.ranals@ssf.net (SR)

Terry White, Director of Public Works, terry.white@ssf.net (TW)

Sean Garrone, Parks and Recreation Commission, seangarrone@yahoo.com

Gary Levene, Parks and Recreation Commission, gary.levene@sfgov.org

Judy Bush, Parks and Recreation Commission, jbindian@yahoo.com

Mary Bates, Superintendent of Parks and Facility Maintenance, mary.bates@ssf.net

Karyl Matsumoto, City Council Member, karyl.matsumoto@ssf.net

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Sue Perotti, Recreation and Community Service Manager, sue.perotti@ssf.net

Consultants:

Brian Fletcher, Callander Associates (CA)

Matt Gruber, Callander Associates (CA)

The following information was discussed and/or decided upon in our meeting.

item _____ person to follow up

Park Expansion

- Mazzanti property has been purchased by City
- City under negotiations to purchase both Cal Water properties
- Cal Water would like to retain access to aquifer, but well locations can be relocated
- Determine Cal Water specific future needs for site

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Park and Recreation Planning

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Brian G. Fletcher, ASLA, Principal

Erik Smith, ASLA, Principal

Benjamin W. Woodside, ASLA, Principal

Meeting Summary

Orange Memorial Park

Steering Committee Meeting #1

Location: Municipal Services Building, Betty Weber Room, 33 Arroyo Drive, South San Francisco

Date: Tuesday, December 12, 2006

Page 2

- Sports fields are overused causing maintenance problems—
provide multiple sports fields to alternate use with repair CA
- Study how to maximize use of park CA
- Possible expansion of bocce ball courts—provide enclosed court
and walking , seating, eating areas CA
- Address locating a library on Cal Water site off of Chestnut Ave.
with back abutting park CA
- Address a designated area for artist studios (not necessarily in the
park) CA
- Possibly locate an additional 2 basketball courts within park CA
- Possibly locate wind block at side of park with prevailing winds CA
- Designate a concert area (not necessarily an amphitheatre) in
central area that does not disrupt sport activities CA
- Address locating more picnic areas, possibly another enclosed
picnic area as existing is regularly booked—potential area for
baseball opening ceremonies and other events CA
- Keep in mind annual car show
- Possibly provide a putting green/surface CA
- Investigate community and San Mateo Flood Control Districts
input as far as opening up/naturalizing Colma Creek CA
- Existing bridges limit accessibility at park—possibly locate plaza
over Colma drainage channel to open accessibility CA
- Look at Mazzanti property on south side of Colma channel for
relocation of community gardens CA
- Community gardens—design to be more attractive, possibly
locate greenhouse within gardens for potential City growing
grounds CA
- Potentially design specialty gardens for educational purposes
(butterfly gardens, healing gardens, herb gardens) CA

Meeting Summary

Orange Memorial Park

Steering Committee Meeting #1

Location: Municipal Services Building, Betty Weber Room, 33 Arroyo Drive, South San Francisco

Date: Tuesday, December 12, 2006

Page 3

- Possibly add more sites for sculptures throughout the park site CA
- Potentially re-locate Historical Museum to Orange Park CA
- Environmental education—learning area for how to compost, teach children environmental education and the importance of parks CA
- Improve Orange Ave. frontage area—aesthetics, get parking off streets and into lots, narrow street to make more pedestrian friendly, create area to congregate so as to pull people off street CA
- Improve circulation at Orange Ave. and Memorial Drive intersection CA
- Possibly provide some type of screen/shield at baseball field to prevent foul balls from hitting cars on Orange Ave. CA
- Orange Park improvements should work in conjunction with Centennial Way project CA
- Tie walking trails at Orange Park into Centennial Way CA
- Provide for future expansion of Orange Pool (baby pool, play elements) CA
- Design should be low maintenance and provide for maintenance access—native planting, wide (8' min.) sidewalks where maintenance vehicles might need to travel CA
- Determine playground demands for community and what type of equipment is currently popular CA
- Get community input on skatepark CA
- Plan for more soccer fields than 1990 master plan and less baseball fields CA
- Possibly provide for a shared concessions stand CA
- Provide for more restrooms CA
- Consider locating bus stops at Orange Ave. and Chestnut Ave TW/CA

Meeting Summary

Orange Memorial Park

Steering Committee Meeting #1

Location: Municipal Services Building, Betty Weber Room, 33 Arroyo Drive, South San Francisco

Date: Tuesday, December 12, 2006

Page 4

- Create program to coordinate signage, locate map kiosks at key locations around park CA
- Possibly install a tennis backboard CA
- Investigate impact/possibility of proper lighting for soccer fields, tennis courts, bocce ball, sports fields and park in general—with lighting the City could rent fields... find survey about residents feelings about impact of lights on their living/property conducted by City 5-6 years ago CA/SR
- Locate seating throughout park and determine locations where bleachers are needed and how to make them attractive CA
- Make sure plan is current with the needs and wants of the community CA
- More storage space for equipment is needed at park CA
- Guidelines for materials and finishes that are graffiti resistant should be specified in plans CA
- Plan should address safety issues of park—back areas of park are dark and dangerous at night—provide amenities to improve situation such as lighting and low planting CA
- Master Plan should have phasing and provide alternatives CA
- Cost estimate should account for increases in cost of materials, labor and inflation over time CA
- Cost estimate should account for park maintenance CA
- Master plan should investigate sponsorship potentials and other potential revenue generators CA

-END-

Meeting Summary

Orange Memorial Park

Steering Committee Meeting #1

Location: Municipal Services Building, Betty Weber Room, 33 Arroyo Drive, South San Francisco

Date: Tuesday, December 12, 2006

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The information above is Callander Associates' understanding of items discussed and decisions reached at the meeting. Callander Associates is proceeding with the project based on this understanding. If you have any questions, additions, or corrections to this memo, please contact this office in writing within 3 days.

Submitted by:

Matt Gruber

cc: All attendees



Callander Associates
Landscape Architecture, Inc.

Via Email Only

January 31, 2007

Meeting Summary
Orange Park Master Plan Update
Sports Representative Meeting #1

Location: Municipal Services Building, 33 Arroyo Drive, South San Francisco

Date: Wednesday, January 31, 2007

Page 1

Attendees: *City Representatives:*
Sharon Ranals, Director of Recreation and Community Services, sharon.ranals@ssf.net (SR)
Terry White, Director of Public Works, terry.white@ssf.net (TW)
Tim Chenette, Parks and Recreation Supervisor, tim.chenette@ssfnet.com (TC)
Mary Bates, Superintendent of Parks and Facility Maintenance, mary.bates@ssf.net (MB)
David Venturini, Parks and Facility Maintenance, david.venturini@ssf.net (DV)
Norman Gok, Norman.gok@ssf.net (NG)
Sue Perotti, Recreation and Community Service Manager, sue.perotti@ssf.net (SP)

Sports Representatives:
Mike Pizzo, Adult Soccer League Representative, ssfsoccer@aol.com (MP)
David Lucha, Youth Soccer League Representative, ssfuysl1@sbcglobal.net (DL)
John Finnegan, Pee Wee and Colt Baseball Representative, finne4@comcast.net (JF)
Jim Bernardini, Mustang, Bronco and Pinto Baseball Rep., jim@leftyssportscards.com (JB)
Jim Elder, T-ball Baseball Rep., ssfbaseball@comcast.net (JE)
Matt Schaukowitch, SSFHS Baseball Coach, mschaukowitch@ssfusd.org (MS)

Consultants:
Brian Fletcher, Callander Associates (CA)
Matt Gruber, Callander Associates (CA)

The following information was discussed and/or decided upon in our meeting.

item _____ *person to follow up*

General Conditions of Fields

- Primary time of use of fields is after 4:30 pm
- Quality of existing baseball and soccer fields is very poor

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San Mateo, CA 94401-4259
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Urban Design
Land Planning
Park and Recreation Planning
Environmental Planning

Peter E. Callander, ASLA, Principal
A. Mark Slichter, ASLA, Principal
Brian G. Fletcher, ASLA, Principal
Erik Smith, ASLA, Principal
Benjamin W. Woodside, ASLA, Principal

Meeting Summary

Orange Memorial Park

Steering Committee Meeting #1

Location: Municipal Services Building, 33 Arroyo Drive, South San Francisco

Date: Wednesday, January 31, 2007

Page 2

- City leagues are spending their own time and money to repair fields...divots, holes, gopher mounds
- Overall lack of space for practices, both baseball and soccer
- SSF lacks a high quality, games only baseball and soccer field
- Orange Park
 - Soccer - Field is approx. 110 x 66 yds and is used primarily for adult league Sunday soccer games
 - Baseball - Used for baseball with 1 game on Fridays for Pee Wee. League likes to organize it so that all the teams get to play at least 1 game under the lights per season on the softball field. The baseball field is SSFHS's primary field for practice and games. The baseball infield is in very poor condition and leaf litter and tree debris is a huge problem
- Terrabay School
 - Soccer - Field needs to be plugged. Field size is approx. 110 x 63yds. The field is used for spill over games and for U10 and U12 teams, but mostly used for practice. The adult soccer team relies heavily on field for practice because it has lights. Adult soccer often has to leave because of conflicts with softball. Field is used for youth club tournament in August
 - Baseball - Used as practice field for Pee Wees and Mustangs. Softball field is location for Rec. softball league
- Alta Loma School
 - Soccer - Field is approx. 130 x 63 yds. and is in the worst condition of all the fields. Field needs to be plugged and fertilized. Location of main pitches for U6 and U10; U12 plays games here too.
 - Baseball - Location of games for Pee Wees on Sunday and Broncos the rest of the week. Practice location for Pee Wees

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Orange Memorial Park

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Date: Wednesday, January 31, 2007

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and Broncos all week. Has a concession stand, but it is used as storage for fencing. Would like to have separate area for storing fencing like fencing at Buri Buri, but taller. Slight parking problems during peak hours

- Westborough School
 - Soccer - Field is approx 120 x 62 yds. and is in the best condition of all the fields. Field is used for youth club tournament in August and Sunday games for U18
 - Baseball - Used as practice field only by Pee Wees and Mustangs
- Avalon
 - Condition of field is very nice, but size is limited. It is used as practice field for Pintos and Mustangs w/ games on sundays
- Buri Buri Park
 - The baseball field lay out is the best of all the parks and the bathrooms are located conveniently near the fields.
- Buri Buri School
 - There are 2 fields, 1 large and 1 small. The large field is adequate for the needs of the 9-10 yr. olds as an overflow field, but the small field is used as practice only and has issues with proximity to playground and the infield is inadequate.
- Brentwood - Practice field only for Pintos
- Spruce - Practice field only for Pintos
- Paradise Valley - Adequate practice site and location of make-up games for Pee Wees
- SSFHS - Practice location only. Although size of baseball field is okay, the field is inadequate due to lay out

Meeting Summary

Orange Memorial Park

Steering Committee Meeting #1

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- Foxridge - Used as baseball practice field only and has serious maintenance issues such as weeds make infield indistinguishable from outfield, conflicts with daycare center
- Ponderosa - Used as practice field for Pee Wees and for make-up games. Conflict w/ girls softball on wed/thurs. Has scheduling issues
- Southwood - Field is in good shape and used as game site only for Pony League. Scheduling and parking can be a problem. City is installing batting cage here
- Parkway Heights - Fields are in poor shape and used as practice site for Pony

General Conditions

- City of South San Francisco is growing and the amount of fields being built is not keeping pace with the population

Soccer Leagues

- There are 2 different leagues for soccer
 - Youth Soccer - 2 seasons: Fall season from Sept.-Nov and Spring season from March-June
 - Under 6 (U6)
 - Under 8 (U8)
 - Under 10 (U10)
 - Under 12 (U12)
 - Under 18 (U18)
 - Adult Soccer 2 seasons: Sept-Dec. and Feb.-May
- Would like to have high quality soccer complex with at least 2 fields, storage and restroom facilities

Meeting Summary

Orange Memorial Park

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Date: Wednesday, January 31, 2007

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Baseball Leagues

- There are 3 different levels for baseball
 - Youth Baseball
 - T-Ball - ages 5-6 which plays from end of March to mid-June, with practice beginning as early as Feb.
 - Pinto - ages 7-8
 - Mustang - ages 9-10
 - Pee Wee - ages 7-10
 - Bronco - ages 11-12, 13-14
 - Pony - ages 15-16
 - Colt - ages 15-16
 - High School Baseball - season runs from end of January to mid. May. Fall ball is from Sept. to Dec. Must play 22 games before May 7 rain or shine and games cannot be on Sunday. It is very hard to reschedule play at Orange Park
 - Adult Softball - season begins April 23
- Worried about flow over from San Bruno T-Ball, which has been cut starting this year
- See field chart for schedules
- Approx. 70 teams vying for fields every week
- Would like to see high class, organized baseball complex

Orange Park

- Should be high quality baseball and soccer fields for games
- Should be extra space for practices besides the fields
- Both baseball and soccer would like to have a lighted field
- Existing baseball field has serious issues with tree and leaf litter
- It is suggested that existing baseball infield be artificial turf

Meeting Summary

Orange Memorial Park

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- Renovate existing baseball and softball dugouts so they are not sunk below rest of field so as to stop loitering problems
- Would like to have centrally located concession stand with grills to serve snacks, nachos, soda, burgers, etc.
- Extra storage space is needed for soccer and baseball equipment
- Soccer would like to have movable goals so they could take them down and lock them up after games to discourage public use
- There are more ideal spaces for an artificial turf soccer field unless City can figure out way to regulate field usage and install lights
- Soccer and baseball are not opposed to sharing field space as long as the infield is not a part of the soccer field.
- A tall fence or net to stop foul balls from going into the creek would be appreciated
- Provide screen or fence to prevent soccer balls from going out into Orange Avenue
- Parking is a major issue during peak hours, in part because of the farmers market held on Saturday
- Provide entrance from Chestnut Avenue, but make sure that there is no throughway to Orange
- Provide barriers to stop cars from driving up onto the fields
- Allow for more trash cans

-END-

The information above is Callander Associates' understanding of items discussed and decisions reached at the meeting. Callander Associates is proceeding with the project based on this understanding. If you have any questions, additions, or corrections to this memo, please contact this office in writing within 3 days.

Meeting Summary

Orange Memorial Park

Steering Committee Meeting #1

Location: Municipal Services Building, 33 Arroyo Drive, South San Francisco

Date: Wednesday, January 31, 2007

Page 7

Submitted by:

Matt Gruber

cc: All attendees

Via Email Only

February 13, 2007

Meeting Summary

Orange Park Master Plan Update

Community Meeting #1

Location: Municipal Services Building, 33 Arroyo Drive, South San Francisco

Date: Wednesday, February 7, 2007

Page 1

Attendees:

City Representatives:

Richard Garbarino, Mayor, richard.garbarino@ssf.net

Pedro Gonzalez, Vice Mayor, pedro.gonzalez@ssf.net

Joe Fernekes, City Council Member, joe.fernekes@ssf.net

Mark Addiego, City Council Member, mark.addiego@ssf.net

Karyl Matsumoto, City Council Member, karyl.matsumoto@ssf.net

Sean Garrone, Parks and Recreation Commission, seangarrone@yahoo.com

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Judy Bush, Parks and Recreation Commission, jbindian@yahoo.com

Pablo Gonzalez, Parks and Recreation Commission, gonzalez@smccd.net

Prudencia Nelson, Parks and Recreation Commission, pgnelson27@yahoo.com

Sharon Ranals, Director of Recreation and Community Services, sharon.ranals@ssf.net

Terry White, Director of Public Works, terry.white@ssf.net

Tim Chenette, Parks and Recreation Supervisor, tim.chenette@ssf.net

Mary Bates, Superintendent of Parks and Facility Maintenance, mary.bates@ssf.net

Gus Vellis, Recreation and Community Services Supervisor, gus.vellis@ssf.net

John Wong, Recreation and Community Services Supervisor, john.wong@ssf.net

Kelli Jo Cullinan, Recreation and Community Services Supervisor, kelli.cullinan@ssf.net

Joe Hunziker, Recreation and Community Services Supervisor, joe.hunziker@ssf.net

Dave Venturini, Parks Supervisor, dave.venturini@ssf.net

Laura Armanino, Recreation and Community Services Coordinator, laura.armanino@ssf.net

Danelle Dixon, After School Program Coordinator, danelle.dixon@ssf.net

Valerie Sommer, Library Director, valerie.sommer@ssf.net

Chad Smalley, Planner, chadrick.smalley@ssf.net

Jo Zemke, Beautification Committee, thezemkes@aol.com

Margie Casagrande, Beautification Committee, biqcasa@rcn.com

Consultants:

Brian Fletcher, Callander Associates, (CA), bletcher@callanderassociates.com

Matt Gruber, Callander Associates, (CA), mgruber@callanderassociates.com

Meeting Summary
Orange Memorial Park
Community Meeting #1

Location: Municipal Services Building, 33 Arroyo Drive, South San Francisco

Date: Wednesday, February 7, 2007

Page 2

The following information was discussed and/or decided upon in our meeting.

What people like about Orange Park

- Central location
- Concerts in the park
- Variety of activities, multiple recreational opportunities and fields
- Well maintained
- The visibility of the park from Orange Avenue
- Aesthetics and open space
- The sculpture garden and artist studios
- Farmers Market and Day in the Park
- The pool and playgrounds, and the open view to the playgrounds so parents can keep an eye on their children
- The pathways and connections to trails (ie, Sister Cities Park)
- The mature trees
- The picnic areas and barbecues
- The classes and activities that are offered at the park
- Bocce ball and tennis courts

How Orange Park can be improved

- Build a Performing Arts/Cultural Theatre with classrooms for dance and cultural activities
- Extend the park by purchasing the Cal Water property
- Build a skate park so skaters have an appointed place to skate
- A library with a flower garden, café, and community rooms for classes, daycare, seminars, workshops, meetings, etc.
- Make Colma Creek look a little more natural
- Increase the size of the pool facilities...creating a larger pool, a kiddie pool, warm water pool for seniors
- Better drainage

Meeting Summary
Orange Memorial Park
Community Meeting #1

Location: Municipal Services Building, 33 Arroyo Drive, South San Francisco

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- Better maintenance of the pool facilities
- Better security...from lighting to cameras to foot patrols to volunteer security guards to an emergency phone
- Flower garden
- Providing more accessibility...an accessible bridge especially
- Add a par course for walkers
- Trim or remove trees that are dead or cause litter on courts/fields
- Sports complex with baseball fields, soccer fields, bleachers, concessions, batting cage
- Lighting for sports fields
- Artificial turf soccer and baseball fields
- Locate a children's play area close to the covered picnic area
- Basketball courts with lights
- Outdoor theatre
- Lights for tennis and bocce ball courts
- More lighting...pathway lighting and lighting around buildings
- A playground with swings with seatbelts for smaller children
- An after school care center for both children and teens
- An area for the artist community with buildings and a gazebo
- More restrooms with motion activated lights and faucets
- More seating and picnic areas
- A tot lot
- Leave restroom unlocked longer
- Better looking fence around Colma Creek
- A line of trees to provide a wind break on the side of the park with prevailing winds

What should be addressed in the new Master Plan

- Carefully design parking so it blends in with park and doesn't dominate the view
- A performing/cultural arts center with classrooms for dance
- Artist studio space

Meeting Summary
Orange Memorial Park
Community Meeting #1

Location: Municipal Services Building, 33 Arroyo Drive, South San Francisco

Date: Wednesday, February 7, 2007

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- Library/museum near Chestnut Avenue
- An expansion of the pool for seniors and young children
- A skateboard park
- Nice soccer fields
- Outlining an efficient way to pay for maintenance and implementation of a maintenance program
- More open spaces
- Basketball courts
- No plants with thorns
- Walking path with par course
- Volleyball court, hard court and sand court
- Plan for summer camps and activities associated with them
- A dance studio
- Lighting for sports fields
- Bleachers for existing and new soccer fields
- Two more tennis courts and a tennis wall for lessons
- An enclosed area for canine classes
- A pee wee baseball field
- Save as many trees as possible because they are part of the identity of park
- Keep community garden
- Space for badminton courts
- More privacy in pool dressing areas
- Accessible bathroom with companion stalls
- Replacing and/or repairing existing sports fields and courts
- Build an amphiteater for local bands and other outdoor performances
- Provide an entrance/access to park off Chestnut Avenue
- Include a demographic survey with Master Plan
- New moveable soccer goals with storage space to lock them up
- Create a lighting plan

Meeting Summary
Orange Memorial Park
Community Meeting #1

Location: Municipal Services Building, 33 Arroyo Drive, South San Francisco

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- Provide a plan to help fund park
- Replace existing bocce ball courts with synthetic surfaced courts, add more courts, provide lighting, seating for fans, and install concrete side boards
- Remove sick pines and replace with more trees that aren't as messy
- Provide a central plaza in between bocce ball courts and picnic area over the creek
- Consider an alternative location for the Farmers Market
- Provide more parking
- Design to allow better security through lights, sight lines, cameras, etc.
- Add more bike racks and drinking fountains
- Safer bus stops
- Stop sign or signal at Orange/Railroad intersection
- Move soccer field to the interior of the park to create more passive open space for the frontage along Orange Avenue

-END-

The information above is Callander Associates' understanding of items discussed and decisions reached at the meeting. Callander Associates is proceeding with the project based on this understanding. If you have any questions, additions, or corrections to this memo, please contact this office in writing within 3 days.

Submitted by:

Matt Gruber

cc: All attendees

Via Email Only

April 25, 2007

Meeting Summary

Orange Park Master Plan Update

Community Meeting #2

Location: Municipal Services Building, 33 Arroyo Drive, South San Francisco

Date: Wednesday, April 18, 2007

Page 1

Attendees:

City Representatives:

Richard Garbarino, Mayor, richard.garbarino@ssf.net

Pedro Gonzalez, Vice Mayor, pedro.gonzalez@ssf.net

Joe Fernekes, City Council Member, joe.fernekes@ssf.net

Karyl Matumoto, City Council Member, karyl.matsumoto@ssf.net

Mark Addiego, City Council Member, Mark.Addiego@ssf.net

Sean Garrone, Parks and Recreation Commission, seangarrone@yahoo.com

Judy Bush, Parks and Recreation Commission, jbindian@yahoo.com

Prudencia Nelson, Parks and Recreation Commission, pgnelson27@yahoo.com

Sharon Ranals, Director of Recreation and Community Services, sharon.ranals@ssf.net

Terry White, Director of Public Works, terry.white@ssf.net

Tim Chenette, Parks and Recreation Supervisor, tim.chenette@ssf.net

Gus Vellis, Recreation and Community Services Supervisor, gus.vellis@ssf.net

John Wong, Recreation and Community Services Supervisor, john.wong@ssf.net

Kelli Jo Cullinan, Recreation and Community Services Supervisor, kelli.cullinan@ssf.net

Elaine Porter, Recreation and Community Services Supervisor, elaine.porter@ssf.net

Dave Venturini, Parks Supervisor, dave.venturini@ssf.net

Sue Perotti, Recreation and Community Services Supervisor, sue.perotti@ssf.net

Chad Smalley, Planner, chadrick.smalley@ssf.net

Consultants:

Brian Fletcher, Callander Associates, (CA), bfletcher@callanderassociates.com

Matt Gruber, Callander Associates, (CA), mgruber@callanderassociates.com

The following information was discussed and/or decided upon in our meeting.

What people like about Concept Plan Alternative A

- The expanded pool

Meeting Summary

Orange Memorial Park

Community Meeting #2

Location: Municipal Services Building, 33 Arroyo Drive, South San Francisco

Date: Wednesday, April 18, 2007

Page 2

- The joint use of the baseball and soccer fields
- The pedestrian plaza over Colma Creek at Orange Avenue
- Skate Park
- There are multiple baseball and soccer fields in the park, especially that there are 2 soccer fields instead of just one
- The stronger relationship between the two sides of the park through the plazas over Colma Creek
- The sculpture garden and possibility of additional art pieces throughout the park

What people like about Concept Plan Alternative B

- Expanded pool
- Open turf area in front of Recreation Center and the ability to hold concert series there
- Skate Park
- The possibility for artificial turf soccer and baseball fields
- The possibility for lighting, either at the time of installation of fields or at a future date when City has required monies, for both the soccer and baseball fields
- The dedicated soccer field with practice area
- The dedicated baseball fields

How concepts can be improved

- Instead of T-Ball field, design a field to be used by Pee Wee, Pinto and Mustang of a size approximately 185' long down the lines and 200' to center
- Current Mustang baseball field should be Bronco field of a size approximately 225' down the line and 250' to center
- Insert Colma Creek Plaza from Alternative A into Alternative B
- Expand the sculpture garden
- Include local art pieces throughout the park
- Orient artist studios so that the front of the studio is aligned with the sun...to the south or west

Meeting Summary
Orange Memorial Park
Community Meeting #2

Location: Municipal Services Building, 33 Arroyo Drive, South San Francisco

Date: Wednesday, April 18, 2007

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- For the pool expansion, add one additional larger pool instead of 2 additional smaller pools
- Include more outdoor performance areas of various sizes and utilize picnic areas for multiple purposes

Additional comments and concerns regarding the concepts

- Existing softball and baseball field can potentially be used as a soccer field (300'x201') for tournaments only
- Concern that the open turf area in Option B would not be well utilized when a concert isn't taking place
- Would like to see additional local art pieces throughout the park, especially around the open turf concert area in Option B
- The picnic area in Option B can be reduced in size to expand the soccer area
- The concept of naturalizing a portion of Colma Creek is intellectually interesting
- Look at possibility of covering more of Colma Creek to allow for better access and connectivity
- Add necessary security and pathway lighting
- The artist studios need vehicle access, although not necessarily a dedicated road
- Disappointment was expressed in the lack of a performing arts center in the plan. The performing arts people feel like they are last on the agenda

-END-

The information above is Callander Associates' understanding of items discussed and decisions reached at the meeting. Callander Associates is proceeding with the project based on this understanding. If you have any questions, additions, or corrections to this memo, please contact this office in writing within 3 days.

Submitted by:

Matt Gruber

cc: All attendees



Callander Associates
Landscape Architecture, Inc.

Via Email Only

April 26, 2007

Meeting Summary

Orange Park Master Plan Update

Community Meeting #2

Location: Municipal Services Building, 33 Arroyo Drive, South San Francisco

Date: Thursday, April 26, 2007

Page 1

Attendees:

City Representatives:

Sean Garrone, Parks and Recreation Commission, seangarrone@yahoo.com

Judy Bush, Parks and Recreation Commission, jbindian@yahoo.com

Prudencia Nelson, Parks and Recreation Commission, pgnelson27@yahoo.com

Gary Levene, Parks and Recreation Commission, gary.levene@sfgov.org

Dave Gallagher, Parks and Recreation Commission, dcall51786@hotmail.com

Janine Greenwald, Parks and Recreation Commission, jgreenwald@lflm.com

Sharon Ranals, Director of Recreation and Community Services, sharon.ranals@ssf.net

Tim Chenette, Parks and Recreation Supervisor, tim.chenette@ssf.net

Sue Perotti, Recreation and Community Services Supervisor, sue.perotti@ssf.net

Consultants:

Brian Fletcher, Callander Associates, (CA), bfletcher@callanderassociates.com

Matt Gruber, Callander Associates, (CA), mgruber@callanderassociates.com

The following information was discussed and/or decided upon in our meeting.

What commission likes about Concept Plan Alternative A

- Likes location of skate park, but it does conflict with heritage tree location
- Likes how Colma Creek central plaza unites the two sides of the park
- Size and location of Colma Creek central plaza
- Large entry plaza at Orange Ave. over Colma Creek

What commission likes about Concept Plan Alternative B

- The open circular turf area off of Orange Ave. because it provides a highly visible, visually appealing gathering location for community

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Landscape Architecture
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Environmental Planning

Peter E. Callander, ASLA, Principal
A. Mark Slichter, ASLA, Principal
Brian G. Fletcher, ASLA, Principal
Erik Smith, ASLA, Principal
Benjamin W. Woodside, ASLA, Principal

Meeting Summary
Orange Memorial Park
Community Meeting #2

Location: Municipal Services Building, 33 Arroyo Drive, South San Francisco

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- The fact that there are dedicated soccer and baseball fields
- There is an adequate amount of parking
- Skate park is close to recreation center
- The relocation of the soccer fields to the previous Cal water property, which will relieve some of the parking problems on the East side of the park on Saturdays
- Keeping the bocce ball courts in the same location

How concepts can be improved

- Locate Colma Creek central plaza from alternative A into alternative B
- Slightly increase size of the entry plaza at Orange Ave. over Colma Creek in alternative B

Additional comments and concerns regarding the concepts

- Heritage tree in center of skate park in alternative A
- Concern with the amount of water use w/ all new fields
- Concern over whether there will be enough room for up to 200 vendor booths in park for Day in the Park
- Would like to see lighting on fields
- Artificial turf is a good option because of its low maintenance and that it would save water
- Would like to see 2 soccer fields in alternative B because soccer is a quickly growing sport
- Do not force library/performing arts center on a site where it doesn't work
- Be sure to provide connections to Centennial Way and other transportation routes
- Make sure park has security and parking lighting

-END-

The information above is Callander Associates' understanding of items discussed and decisions reached at the meeting. Callander Associates is proceeding with the project based on this understanding. If you have any questions, additions, or corrections to this memo, please contact this office in writing within 3 days.

Submitted by:

Matt Gruber

Meeting Summary

Orange Memorial Park

Community Meeting #2

Location: Municipal Services Building, 33 Arroyo Drive, South San Francisco

Date: Wednesday, April 18, 2007

Page 3

cc: All attendees

Estimate of Probable Construction Costs
 Orange Memorial Park
 Conceptual Design - Alternative B

prepared for the
City of South San Francisco

prepared on 3/03/07
 prepared by SP/MG

Item #	Description	Unit	Cost	QTY	Item Total	Subtotal
A Project Start-up						
1.	Bonding and mobilization	5%	Allow	5%	\$610,425.50	
2.	Construction staking	LS	Allow	Allow	\$4,000.00	
3.	Temporary fencing	LS	Allow	Allow	\$10,000.00	
4.	Traffic control	LS	Allow	Allow	\$4,000.00	\$628,430.00
B Demolition						
1.	Clearing and grubbing	SF	\$0.20	697,880	\$139,576.00	
2.	Selective tree removal	LS	Allow	Allow	\$100,000.00	
3.	Asphalt and base rock removal	SF	\$1.50	100,240	\$150,360.00	
4.	Chainlink fence and gate removal	LF	\$4.50	5,300	\$23,850.00	
5.	Concrete and base rock removal	SF	\$2.50	12,010	\$30,025.00	
6.	Bridge removal	EA	\$5,000.00	3	\$15,000.00	
7.	Well relocation	EA	\$2,500.00	3	\$7,500.00	
8.	Artist studios removal	LS	Allow	Allow	\$150,000.00	
9.	Building removal	LS	Allow	Allow	\$50,000.00	
10.	Irrigation equipment removal	LS	Allow	Allow	\$500.00	
11.	Miscellaneous demolition	LS	Allow	Allow	\$75,000.00	\$741,810.00
C Grading and Drainage						
1.	Rough grading (cut and fill)	CY	\$30.00	24,577	\$737,311.11	
2.	Storm water pollution prevention	LS	Allow	Allow	\$4,000.00	
3.	Drain line	LF	\$45.00	3,090	\$139,050.00	
4.	Catch basin	EA	\$2,000.00	14	\$28,000.00	
5.	Play area drain	EA	\$1,800.00	4	\$7,200.00	
6.	Adjust utilities to grade	LS	Allow	Allow	\$2,000.00	\$917,560.00
D Site Construction						
1.	Asphalt pavement	SF	\$4.00	89,880	\$359,520.00	
2.	Traffic stripes and pavement marks	LS	Allow	Allow	\$9,000.00	
3.	Play area curb	LF	\$30.00	1,070	\$32,100.00	
4.	Concrete curb and gutter	LF	\$25.00	4,080	\$102,000.00	
5.	Concrete pavement	SF	\$10.00	104,880	#####	
6.	Accent concrete pavement	SF	\$12.00	36,850	\$442,200.00	
7.	Decomposed granite pavement	SF	\$3.50	6,880	\$24,080.00	
8.	Seatwall	LF	\$180.00	430	\$77,400.00	
9.	Ornamental metal fence, 6' height	LF	\$90.00	4,200	\$378,000.00	
10.	Chainlink fence, 6' height	LF	\$45.00	2,600	\$117,000.00	
11.	Backstop	EA	\$20,000.00	4	\$80,000.00	
12.	Large shade structure	EA	\$60,000.00	1	\$60,000.00	
13.	Tennis court	EA	\$46,000.00	1	\$46,000.00	
14.	Pool building expansion	LS	\$1,000,000.00	Allow	#####	
15.	Small shade structure	EA	\$40,000.00	1	\$40,000.00	
16.	Tot lot play equipment	EA	\$35,000.00	2	\$70,000.00	
17.	Youth play equipment	EA	\$47,000.00	2	\$94,000.00	
18.	Skatepark	LS	Allow	Allow	\$300,000.00	
19.	Restroom/concessions	EA	\$500,000.00	1	\$500,000.00	
20.	Restroom	EA	\$400,000.00	1	\$400,000.00	
21.	Box culvert	SF	\$100.00	5,550	\$555,000.00	
22.	Clay mix	SF	\$7.00	19,375	\$135,625.00	
23.	Infield mix	SF	\$3.00	29,120	\$87,360.00	
24.	Wood fiber surfacing	SF	\$5.00	14,485	\$72,425.00	
25.	Entry arbor	EA	\$15,000.00	1	\$15,000.00	
26.	Bocce ball building	LS	Allow	Allow	\$300,000.00	
27.	Bocce ball court shade structure	LS	Allow	Allow	\$180,000.00	
28.	Sand mix	CY	\$50.00	0	\$0.00	
29.	Rubber surfacing	SF	\$22.00	4,830	\$106,260.00	
30.	Entry signage	EA	\$15,000.00	3	\$45,000.00	
31.	Gazebo	EA	\$10,000.00	1	\$10,000.00	\$6,686,770.00
E Site Furnishings						
1.	Picnic table	EA	\$1,600.00	25	\$40,000.00	
2.	Trash receptacle	EA	\$1,000.00	25	\$25,000.00	
3.	Drinking fountain	EA	\$5,000.00	4	\$20,000.00	
4.	Bicycle rack	EA	\$700.00	8	\$5,600.00	
5.	Barbecue	EA	\$650.00	8	\$5,200.00	
6.	Parking signage/rules and regulations signage	LS	Allow	Allow	\$9,000.00	
7.	Bench	EA	\$1,100.00	20	\$22,000.00	
8.	Mutt mitt dispenser	EA	\$650.00	6	\$3,900.00	
9.	Bleachers	EA	\$20,000.00	4	\$80,000.00	
10.	Small bleachers	EA	\$15,000.00	4	\$60,000.00	
11.	Permanent Bollard	EA	\$600.00	20	\$12,000.00	
12.	Removable bollard	EA	\$900.00	6	\$5,400.00	
13.	Soccer goal	EA	\$2,200.00	2	\$4,400.00	

Item #	Description	Unit	Cost	QTY	Item Total	Subtotal
14.	Foul pole	EA	\$4,800.00	8	\$38,400.00	
15.	Baseball bases	LS	Allow	Allow	\$6,000.00	
16.	Dugout bench	EA	\$1,500.00	8	\$12,000.00	
17.	Storage unit	EA	\$20,000.00	1	\$20,000.00	
18.	Tennis backboard	EA	\$5,000.00	2	\$10,000.00	
19.	Bocce ball court headerboards	LF	\$35.00	555	\$19,425.00	
20.	Volley ball net and posts	LS	Allow	Allow	\$0.00	
21.	Parcourse equipment	LS	Allow	Allow	\$8,000.00	
	Landscpe Soil Preparation					\$406,330.00
F	1. Amendment incorporation and fine grading	SF	\$0.45	780,060	\$351,027.00	
						\$351,030.00
	Irrigation					
G	1. Backflow preventer	EA	\$15,000.00	1	\$15,000.00	
	2. Point of connection - water	EA	\$2,000.00	1	\$2,000.00	
	3. Electrical point of connection	EA	\$1,500.00	1	\$1,500.00	
	4. Controller assembly	EA	\$12,000.00	1	\$12,000.00	
	5. Potable water line, 1"	LF	\$12.00	1600	\$19,200.00	
	6. Irrigation system, shrub and groundcover areas	SF	\$1.50	173,160	\$259,740.00	
	7. Irrigation system , turf areas	SF	\$1.00	606,900	\$606,900.00	
						\$899,840.00
	Planting					
H	1. Trees, 24" box	EA	\$350.00	235	\$82,250.00	
	2. Trees, 15 gallon	EA	\$150.00	156	\$23,400.00	
	3. Shrubs and grasses	SF	\$3.00	99,000	\$297,000.00	
	4. Groundcover	SF	\$2.00	74,160	\$148,320.00	
	5. Mulch	SF	\$0.40	173,160	\$69,264.00	
	6. Turf from seed	SF	\$0.15	606,900	\$91,035.00	
	7. Palm tree, 15' BTH	EA	\$4,000.00	32	\$128,000.00	
						\$839,270.00
	Landscpe Maintenance					
I	1. 90 day maintenance period	MO	\$3,500.00	3	\$10,500.00	
						\$10,500.00
	Lighting and Electrical					
J	1. Electrical service	EA	\$15,000.00	1	\$15,000.00	
	2. Pathway, parking, and landscape lights	LS	Allow	Allow	\$750,000.00	
	3. Chainlink fence, 10' height	LF	\$80.00	1,290	\$103,200.00	
	4. Chainlink gate	EA	\$1,800.00	4	\$7,200.00	
	5. Soccer field lighting	EA	\$120,000.00	1	\$120,000.00	
	6. Baseball field lighting	EA	\$120,000.00	3	\$360,000.00	
						\$1,355,400.00
K	Subtotal					\$12,836,940.00
L	Contingency	10%	Allow	10%	#####	\$1,283,690.00
M	Inflation Mark Up	15%	Allow	15%	#####	\$1,925,540.00
N	Total Construction Costs					\$16,046,170.00

Based on drawing entitled "Conceptual Design Alternative B" dated 3/3/07.
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Item #	Description	Unit	Cost	QTY	Item Total	Subtotal
A Project Start-up						
1.	Bonding and mobilization	5%	Allow	5%	\$642,565.50	
2.	Construction staking	LS	Allow	Allow	\$4,000.00	
3.	Temporary fencing	LS	Allow	Allow	\$10,000.00	
4.	Traffic control	LS	Allow	Allow	\$4,000.00	\$660,570.00
B Demolition						
1.	Clearing and grubbing	SF	\$0.20	697,880	\$139,576.00	
2.	Selective tree removal	LS	Allow	Allow	\$100,000.00	
3.	Asphalt and base rock removal	SF	\$1.50	100,240	\$150,360.00	
4.	Chainlink fence and gate removal	LF	\$4.50	5,300	\$23,850.00	
5.	Concrete and base rock removal	SF	\$2.50	12,010	\$30,025.00	
6.	Bridge removal	EA	\$5,000.00	3	\$15,000.00	
7.	Well relocation	EA	\$2,500.00	3	\$7,500.00	
8.	Artist studios removal	LS	Allow	Allow	\$150,000.00	
9.	Building removal	LS	Allow	Allow	\$50,000.00	
10.	Irrigation equipment removal	LS	Allow	Allow	\$500.00	
11.	Miscellaneous demolition	LS	Allow	Allow	\$75,000.00	\$741,810.00
C Grading and Drainage						
1.	Rough grading (cut and fill)	CY	\$30.00	17,706	\$531,180.56	
2.	Storm water pollution prevention	LS	Allow	Allow	\$4,000.00	
3.	Drain line	LF	\$45.00	3,075	\$138,375.00	
4.	Catch basin	EA	\$2,000.00	14	\$28,000.00	
5.	Play area drain	EA	\$1,800.00	7	\$12,600.00	
6.	Adjust utilities to grade	LS	Allow	Allow	\$2,000.00	\$716,160.00
D Site Construction						
1.	Asphalt pavement	SF	\$4.00	74,390	\$297,560.00	
2.	Traffic stripes and pavement marks	LS	Allow	Allow	\$10,000.00	
3.	Play area curb	LF	\$30.00	1,840	\$55,200.00	
4.	Concrete curb and gutter	LF	\$25.00	3,630	\$90,750.00	
5.	Concrete pavement	SF	\$10.00	84,740	\$847,400.00	
6.	Accent concrete pavement	SF	\$12.00	74,070	\$888,840.00	
7.	Decomposed granite pavement	SF	\$3.50	3,475	\$12,162.50	
8.	Seatwall	LF	\$180.00	382	\$68,760.00	
9.	Ornamental metal fence, 6' height	LF	\$90.00	3,060	\$275,400.00	
10.	Chainlink fence, 6' height	LF	\$45.00	3,560	\$160,200.00	
11.	Backstop	EA	\$20,000.00	4	\$80,000.00	
12.	Large shade structure	EA	\$60,000.00	2	\$120,000.00	
13.	Tennis court	EA	\$46,000.00	1	\$46,000.00	
14.	Pool building expansion	LS	\$1,000,000.00	Allow	#####	
15.	Small shade structure	EA	\$40,000.00	2	\$80,000.00	
16.	Tot lot play equipment	EA	\$35,000.00	4	\$140,000.00	
17.	Youth play equipment	EA	\$47,000.00	3	\$141,000.00	
18.	Skatepark	LS	Allow	Allow	\$300,000.00	
19.	Restroom/concessions	EA	\$500,000.00	1	\$500,000.00	
20.	Restroom	EA	\$400,000.00	1	\$400,000.00	
21.	Box culvert	SF	\$100.00	16,640	#####	
22.	Clay mix	SF	\$7.00	22,810	\$159,670.00	
23.	Infield mix	SF	\$3.00	29,120	\$87,360.00	
24.	Wood fiber surfacing	SF	\$5.00	23,080	\$115,400.00	
25.	Entry arbor	EA	\$15,000.00	1	\$15,000.00	
26.	Bocce ball building	LS	Allow	Allow	\$300,000.00	
27.	Bocce ball court shade structure	LS	Allow	Allow	\$180,000.00	
28.	Sand mix	CY	\$50.00	375	\$18,750.00	
29.	Rubber surfacing	SF	\$22.00	7,700	\$169,400.00	
30.	Entry signage	EA	\$15,000.00	3	\$45,000.00	
31.	Gazebo	EA	\$10,000.00	1	\$10,000.00	\$8,277,850.00
E Site Furnishings						
1.	Picnic table	EA	\$1,600.00	20	\$32,000.00	
2.	Trash receptacle	EA	\$1,000.00	30	\$30,000.00	
3.	Drinking fountain	EA	\$5,000.00	4	\$20,000.00	
4.	Bicycle rack	EA	\$700.00	8	\$5,600.00	
5.	Barbecue	EA	\$650.00	8	\$5,200.00	
6.	Parking signage/rules and regulations signage	LS	Allow	Allow	\$9,000.00	
7.	Bench	EA	\$1,100.00	18	\$19,800.00	
8.	Mutt mitt dispenser	EA	\$650.00	6	\$3,900.00	
9.	Bleachers	EA	\$20,000.00	4	\$80,000.00	
10.	Small bleachers	EA	\$15,000.00	4	\$60,000.00	
11.	Permanent Bollard	EA	\$600.00	20	\$12,000.00	
12.	Removable bollard	EA	\$900.00	6	\$5,400.00	
13.	Soccer goal	EA	\$2,200.00	4	\$8,800.00	

prepared for the
City of South San Francisco

Estimate of Probable Construction Costs
 Orange Memorial Park
 Conceptual Design - Alternative A

prepared on 3/03/07
 prepared by SPM/G

Item #	Description	Unit	Cost	QTY	Item Total	Subtotal
14.	Foul pole	EA	\$4,800.00	8	\$38,400.00	
15.	Baseball bases	LS	Allow	Allow	\$6,000.00	
16.	Dugout bench	EA	\$1,500.00	8	\$12,000.00	
17.	Storage unit	EA	\$20,000.00	1	\$20,000.00	
18.	Tennis backboard	EA	\$5,000.00	2	\$10,000.00	
19.	Bocce ball court headerboards	LF	\$35.00	620	\$21,700.00	
20.	Volley ball net and posts	LS	Allow	Allow	\$2,500.00	
21.	Parcourse equipment	LS	Allow	Allow	\$8,000.00	
F	Landscape Soil Preparation					\$410,300.00
1.	Amendment incorporation and fine grading	SF	\$0.45	316,920	\$142,614.00	
G	Irrigation					\$142,610.00
1.	Backflow preventer	EA	\$15,000.00	1	\$15,000.00	
2.	Point of connection - water	EA	\$2,000.00	1	\$2,000.00	
3.	Electrical point of connection	EA	\$1,500.00	1	\$1,500.00	
4.	Controller assembly	EA	\$12,000.00	1	\$12,000.00	
5.	Potable water line, 1"	LF	\$12.00	1600	\$19,200.00	
6.	Irrigation system, shrub and groundcover areas	SF	\$1.50	144,040	\$216,060.00	
7.	Irrigation system , turf areas	SF	\$1.00	492,700	\$492,700.00	
H	Planting					\$741,960.00
1.	Trees, 24" box	EA	\$350.00	256	\$89,600.00	
2.	Trees, 15 gallon	EA	\$150.00	170	\$25,500.00	
3.	Shrubs and grasses	SF	\$3.00	58,420	\$175,260.00	
4.	Groundcover	SF	\$2.00	85,620	\$171,240.00	
5.	Mulch	SF	\$0.40	144,040	\$57,616.00	
6.	Turf from seed	SF	\$0.15	492,700	\$73,905.00	
7.	Palm tree, 15' BTH	EA	\$4,000.00	23	\$92,000.00	
I	Landscape Maintenance					\$685,120.00
1.	90 day maintenance period	MO	\$3,500.00	3	\$10,500.00	
J	Lighting and Electrical					\$10,500.00
1.	Electrical service	EA	\$15,000.00	1	\$15,000.00	
2.	Pathway, parking, and landscape lights	LS	Allow	Allow	\$750,000.00	
3.	Soccer field lighting	EA	\$120,000.00	1	\$120,000.00	
4.	Baseball field lighting	EA	\$120,000.00	2	\$240,000.00	
						\$1,125,000.00
K	Subtotal					\$13,511,880.00
L	Contingency	10%	Allow	10%	#####	
						\$1,351,190.00
M	Inflation Mark Up	15%	Allow	15%	#####	
						\$2,026,780.00
N	Total Construction Costs					\$14,863,070.00

Based on drawing entitled "Conceptual Design Alternative A" dated 3/3/07.
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Estimate of Probable Construction Costs

prepared for the
City of South San Francisco

Orange Memorial Park
Final Master Plan - Phase 1

prepared on 5/30/07

prepared by KD/MG

Item #	Description	Unit	Cost	QTY	Item Total	Subtotal
A	Project Start-up					
1.	Bonding and mobilization	5%	Allow	5%	\$242,278.00	
2.	Construction staking	LS	Allow	Allow	\$1,000.00	
3.	Temporary fencing	LS	Allow	Allow	\$2,500.00	
4.	Traffic control	LS	Allow	Allow	\$1,000.00	
						\$246,780.00
B	Demolition					
1.	Clearing and grubbing	SF	\$0.20	46,887	\$9,377.40	
2.	Selective tree removal	LS	Allow	Allow	\$20,000.00	
3.	Asphalt and base rock removal	SF	\$1.50	45,927	\$68,890.50	
4.	Chainlink fence and gate removal	LF	\$4.50	1,936	\$8,712.00	
5.	Concrete and base rock removal	SF	\$2.50	1,731	\$4,327.50	
6.	Bridge removal	EA	\$5,000.00	2	\$10,000.00	
7.	Well relocation	EA	\$2,500.00	0	\$0.00	
8.	Artist studios removal	LS	Allow	Allow	\$150,000.00	
9.	Building removal	LS	Allow	Allow	\$50,000.00	
10.	Irrigation equipment removal	LS	Allow	Allow	\$2,500.00	
11.	Miscellaneous demolition	LS	Allow	Allow	\$20,000.00	
						\$343,810.00
C	Grading and Drainage					
1.	Rough grading (cut and fill)	CY	\$30.00	2,590	\$77,700.00	
2.	Storm water pollution prevention	LS	Allow	Allow	\$1,000.00	
3.	Drain line	LF	\$45.00	975	\$43,875.00	
4.	Catch basin	EA	\$2,000.00	3	\$6,000.00	
5.	Play area drain	EA	\$1,800.00	0	\$0.00	
6.	Adjust utilities to grade	LS	Allow	Allow	\$2,000.00	
						\$130,580.00
D	Site Construction					
1.	Asphalt pavement	SF	\$4.00	25,750	\$103,000.00	
2.	Traffic stripes and pavement marks	LS	Allow	Allow	\$3,000.00	
3.	Play area curb	LF	\$30.00	0	\$0.00	
4.	Concrete curb and gutter	LF	\$25.00	980	\$24,500.00	
5.	Concrete pavement	SF	\$10.00	14,740	\$147,400.00	
6.	Accent concrete pavement	SF	\$12.00	15,100	\$181,200.00	
7.	Decomposed granite pavement	SF	\$3.50	5,670	\$19,845.00	
8.	Seatwall	LF	\$180.00	0	\$0.00	
9.	Colma creek ornamental metal fence, 6' height	LF	\$90.00	612	\$55,080.00	
10.	Baseball chainlink fence, 6' height	LF	\$45.00	1,105	\$49,725.00	
11.	Soccer chainlink fence, 10' height	LF	\$80.00	0	\$0.00	
12.	Chainlink gate	EA	\$1,800.00	4	\$7,200.00	
13.	Backstop	EA	\$20,000.00	2	\$40,000.00	
14.	Large shade structure	EA	\$60,000.00	0	\$0.00	
15.	Tennis court	EA	\$46,000.00	1	\$46,000.00	
16.	Pool building expansion	LS	\$1,000,000.00	Allow	\$0.00	
17.	Small shade structure	EA	\$40,000.00	2	\$80,000.00	
18.	Tot lot play equipment	EA	\$35,000.00	0	\$0.00	
19.	Youth play equipment	EA	\$47,000.00	0	\$0.00	
20.	Skatepark	LS	Allow	Allow	\$300,000.00	
21.	Restroom/concessions	EA	\$500,000.00	1	\$500,000.00	
22.	Box culvert	SF	\$100.00	4,230	\$423,000.00	

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Estimate of Probable Construction Costs

prepared for the
City of South San Francisco

Orange Memorial Park
Final Master Plan - Phase 1

prepared on 5/30/07

prepared by KD/MG

Item #	Description	Unit	Cost	QTY	Item Total	Subtotal
23.	Clay mix	SF	\$7.00	0	\$0.00	
24.	Infield mix	SF	\$3.00	10,900	\$32,700.00	
25.	Wood fiber surfacing	SF	\$5.00	0	\$0.00	
26.	Entry arbor	EA	\$15,000.00	1	\$15,000.00	
27.	Bocce ball building	LS	Allow	Allow	\$0.00	
28.	Bocce ball court shade structure	LS	Allow	Allow	\$0.00	
29.	Sand mix	CY	\$50.00	0	\$0.00	
30.	Rubber surfacing	SF	\$22.00	0	\$0.00	
31.	Entry signage	EA	\$15,000.00	1	\$15,000.00	
32.	Artist facility	EA	\$150,000.00	5	\$750,000.00	
						\$2,792,650.00
E	Site Furnishings					
1.	Picnic table	EA	\$1,600.00	9	\$14,400.00	
2.	Trash receptacle	EA	\$1,000.00	9	\$9,000.00	
3.	Drinking fountain	EA	\$5,000.00	1	\$5,000.00	
4.	Bicycle rack	EA	\$700.00	2	\$1,400.00	
5.	Barbecue	EA	\$650.00	4	\$2,600.00	
6.	Parking signage/rules and regulations signage	LS	Allow	Allow	\$9,000.00	
7.	Bench	EA	\$1,100.00	6	\$6,600.00	
8.	Mutt mitt dispenser	EA	\$650.00	1	\$650.00	
9.	Bleachers	EA	\$20,000.00	0	\$0.00	
10.	Small bleachers	EA	\$15,000.00	4	\$60,000.00	
11.	Permanent Bollard	EA	\$600.00	5	\$3,000.00	
12.	Removable bollard	EA	\$900.00	3	\$2,700.00	
13.	Soccer goal	EA	\$2,200.00	0	\$0.00	
14.	Youth soccer goal	EA	\$1,300.00	0	\$0.00	
15.	Foul pole	EA	\$4,800.00	4	\$19,200.00	
16.	Baseball bases	LS	Allow	Allow	\$3,000.00	
17.	Dugout bench	EA	\$1,500.00	4	\$6,000.00	
18.	Storage unit	EA	\$20,000.00	1	\$20,000.00	
19.	Tennis backboard	EA	\$5,000.00	0	\$0.00	
20.	Bocce ball court headerboards	LF	\$35.00	0	\$0.00	
21.	Volley ball net and posts	LS	Allow	Allow	\$0.00	
22.	Parcourse equipment	LS	Allow	Allow	\$3,000.00	
						\$165,550.00
F	Landscape Soil Preparation					
1.	Amendment incorporation and fine grading	SF	\$0.45	138,210	\$62,194.50	
						\$62,190.00
G	Irrigation					
1.	Backflow preventer	EA	\$15,000.00	1	\$1.00	
2.	Point of connection - water	EA	\$2,000.00	1	\$2,000.00	
3.	Electrical point of connection	EA	\$1,500.00	1	\$0.00	
4.	Controller assembly	EA	\$12,000.00	1	\$12,000.00	
5.	Potable water line, 1"	LF	\$12.00	505	\$6,060.00	
6.	Irrigation system, shrub and groundcover areas	SF	\$1.50	33,610	\$50,415.00	
7.	Irrigation system , turf areas	SF	\$1.00	104,600	\$104,600.00	
						\$175,080.00
H	Planting					
1.	Trees, 24" box	EA	\$350.00	72	\$25,200.00	

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Estimate of Probable Construction Costs

prepared for the
City of South San Francisco

**Orange Memorial Park
Final Master Plan - Phase 1**

prepared on 5/30/07

prepared by KD/MG

Item #	Description	Unit	Cost	QTY	Item Total	Subtotal
2.	Trees, 15 gallon	EA	\$150.00	49	\$7,350.00	
3.	Shrubs and grasses	SF	\$3.00	17,300	\$51,900.00	
4.	Groundcover	SF	\$2.00	16,310	\$32,620.00	
5.	Mulch	SF	\$0.40	33,610	\$13,444.00	
6.	Turf from seed	SF	\$0.15	104,600	\$15,690.00	
7.	Palm tree, 15' BTH	EA	\$4,000.00	5	\$20,000.00	
						\$166,200.00
I	Landscape Maintenance					
1.	90 day maintenance period	MO	\$1,500.00	3	\$4,500.00	
						\$4,500.00
J	Lighting and Electrical					
1.	Electrical service	EA	\$15,000.00	1	\$15,000.00	
2.	Pathway, parking, and landscape lights	LS	Allow	Allow	\$750,000.00	
3.	Soccer field lighting	EA	\$120,000.00	0	\$0.00	
4.	Baseball field lighting	EA	\$120,000.00	2	\$240,000.00	
						\$1,005,000.00
K	Subtotal					\$5,092,340.00
L	Construction Contingency	10%	Allow	10%	\$509,234.00	\$509,230.00
M	Inflation Mark Up	15%	Allow	15%	\$763,851.00	\$763,850.00
N	Total Construction Costs					\$6,365,420.00
O	Add Alternate					
1.	Deduct natural turf	SF	\$0.15	82,594	(\$12,389.10)	
2.	Deduct infield mix	SF	\$3.00	10,900	(\$32,700.00)	
3.	Artificial turf	SF	\$5.00	93,494	\$467,470.00	
						\$422,380.00
P	Add Alternate Total Construction Costs					\$6,787,800.00

Based on drawing entitled "Final Master Plan" dated 5/17/07.

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Estimate of Probable Construction Costs

prepared for the
City of South San Francisco

Orange Memorial Park
Final Master Plan - Phase 2

prepared on 5/30/07
prepared by KD/MG

Item #	Description	Unit	Cost	QTY	Item Total	Subtotal
A	Project Start-up					
1.	Bonding and mobilization	5%	Allow	5%	\$139,406.50	
2.	Construction staking	LS	Allow	Allow	\$1,000.00	
3.	Temporary fencing	LS	Allow	Allow	\$2,500.00	
4.	Traffic control	LS	Allow	Allow	\$1,000.00	
						\$143,910.00
B	Demolition					
1.	Clearing and grubbing	SF	\$0.20	232,372	\$46,474.40	
2.	Selective tree removal	LS	Allow	Allow	\$0.00	
3.	Asphalt and base rock removal	SF	\$1.50	0	\$0.00	
4.	Chainlink fence and gate removal	LF	\$4.50	1,690	\$7,605.00	
5.	Concrete and base rock removal	SF	\$2.50	0	\$0.00	
6.	Bridge removal	EA	\$5,000.00	0	\$0.00	
7.	Well relocation	EA	\$2,500.00	3	\$7,500.00	
8.	Artist studios removal	LS	Allow	Allow	\$0.00	
9.	Building removal	LS	Allow	Allow	\$0.00	
10.	Irrigation equipment removal	LS	Allow	Allow	\$2,500.00	
11.	Miscellaneous demolition	LS	Allow	Allow	\$10,000.00	
						\$74,080.00
C	Grading and Drainage					
1.	Rough grading (cut and fill)	CY	\$30.00	6,770	\$203,100.00	
2.	Storm water pollution prevention	LS	Allow	Allow	\$1,000.00	
3.	Drain line	LF	\$45.00	850	\$38,250.00	
4.	Catch basin	EA	\$2,000.00	3	\$6,000.00	
5.	Play area drain	EA	\$1,800.00	1	\$1,800.00	
6.	Adjust utilities to grade	LS	Allow	Allow	\$3,000.00	
						\$253,150.00
D	Site Construction					
1.	Asphalt pavement	SF	\$4.00	35,440	\$141,760.00	
2.	Traffic stripes and pavement marks	LS	Allow	Allow	\$6,000.00	
3.	Play area curb	LF	\$30.00	217	\$6,510.00	
4.	Concrete curb and gutter	LF	\$25.00	1,585	\$39,625.00	
5.	Concrete pavement	SF	\$10.00	33,420	\$334,200.00	
6.	Accent concrete pavement	SF	\$12.00	0	\$0.00	
7.	Decomposed granite pavement	SF	\$3.50	1,450	\$5,075.00	
8.	Seatwall	LF	\$180.00	0	\$0.00	
9.	Colma creek ornamental metal fence, 6' height	LF	\$90.00	0	\$0.00	
10.	Baseball chainlink fence, 6' height	LF	\$45.00	0	\$0.00	
11.	Soccer chainlink fence, 10' height	LF	\$80.00	1,340	\$107,200.00	
12.	Chainlink gate	EA	\$1,800.00	4	\$7,200.00	
13.	Backstop	EA	\$20,000.00	0	\$0.00	
14.	Large shade structure	EA	\$60,000.00	0	\$0.00	
15.	Tennis court	EA	\$46,000.00	0	\$0.00	
16.	Pool building expansion	LS	\$1,000,000.00	Allow	\$0.00	
17.	Small shade structure	EA	\$40,000.00	1	\$40,000.00	
18.	Tot lot play equipment	EA	\$35,000.00	1	\$35,000.00	
19.	Youth play equipment	EA	\$47,000.00	0	\$0.00	
20.	Skatepark	LS	Allow	Allow	\$0.00	
21.	Restroom/concessions	EA	\$500,000.00	1	\$500,000.00	
22.	Box culvert	SF	\$100.00	0	\$0.00	

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Estimate of Probable Construction Costs

prepared for the
City of South San Francisco

Orange Memorial Park
Final Master Plan - Phase 2

prepared on 5/30/07

prepared by KD/MG

Item #	Description	Unit	Cost	QTY	Item Total	Subtotal
23.	Clay mix	SF	\$7.00	0	\$0.00	
24.	Infield mix	SF	\$3.00	0	\$0.00	
25.	Wood fiber surfacing	SF	\$5.00	0	\$0.00	
26.	Entry arbor	EA	\$15,000.00	0	\$0.00	
27.	Bocce ball building	LS	Allow	Allow	\$0.00	
28.	Bocce ball court shade structure	LS	Allow	Allow	\$0.00	
29.	Sand mix	CY	\$50.00	0	\$0.00	
30.	Rubber surfacing	SF	\$22.00	3,735	\$82,170.00	
31.	Entry signage	EA	\$15,000.00	2	\$30,000.00	
32.	Artist facility	EA	\$150,000.00	0	\$0.00	
						\$1,334,740.00
E	Site Furnishings					
1.	Picnic table	EA	\$1,600.00	9	\$14,400.00	
2.	Trash receptacle	EA	\$1,000.00	9	\$9,000.00	
3.	Drinking fountain	EA	\$5,000.00	2	\$10,000.00	
4.	Bicycle rack	EA	\$700.00	3	\$2,100.00	
5.	Barbecue	EA	\$650.00	4	\$2,600.00	
6.	Parking signage/rules and regulations signage	LS	Allow	Allow	\$3,000.00	
7.	Bench	EA	\$1,100.00	6	\$6,600.00	
8.	Mutt mitt dispenser	EA	\$650.00	2	\$1,300.00	
9.	Bleachers	EA	\$20,000.00	0	\$0.00	
10.	Small bleachers	EA	\$15,000.00	0	\$0.00	
11.	Permanent Bollard	EA	\$600.00	2	\$1,200.00	
12.	Removable bollard	EA	\$900.00	6	\$5,400.00	
13.	Soccer goal	EA	\$2,200.00	2	\$4,400.00	
14.	Youth soccer goal	EA	\$1,300.00	4	\$5,200.00	
15.	Foul pole	EA	\$4,800.00	0	\$0.00	
16.	Baseball bases	LS	Allow	Allow	\$0.00	
17.	Dugout bench	EA	\$1,500.00	0	\$0.00	
18.	Storage unit	EA	\$20,000.00	0	\$0.00	
19.	Tennis backboard	EA	\$5,000.00	0	\$0.00	
20.	Bocce ball court headerboards	LF	\$35.00	0	\$0.00	
21.	Volley ball net and posts	LS	Allow	Allow	\$0.00	
22.	Parcourse equipment	LS	Allow	Allow	\$3,000.00	
						\$68,200.00
F	Landscape Soil Preparation					
1.	Amendment incorporation and fine grading	SF	\$0.45	256,640	\$115,488.00	
						\$115,490.00
G	Irrigation					
1.	Backflow preventer	EA	\$15,000.00	0	\$0.00	
2.	Point of connection - water	EA	\$2,000.00	1	\$2,000.00	
3.	Electrical point of connection	EA	\$1,500.00	1	\$0.00	
4.	Controller assembly	EA	\$12,000.00	0	\$0.00	
5.	Potable water line, 1"	LF	\$12.00	905	\$10,860.00	
6.	Irrigation system, shrub and groundcover areas	SF	\$1.50	57,790	\$86,685.00	
7.	Irrigation system , turf areas	SF	\$1.00	198,850	\$198,850.00	
						\$298,400.00
H	Planting					
1.	Trees, 24" box	EA	\$350.00	58	\$20,300.00	

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Estimate of Probable Construction Costs

prepared for the
City of South San Francisco

Orange Memorial Park
Final Master Plan - Phase 2

prepared on 5/30/07

prepared by KD/MG

Item #	Description	Unit	Cost	QTY	Item Total	Subtotal
2.	Trees, 15 gallon	EA	\$150.00	29	\$4,350.00	
3.	Shrubs and grasses	SF	\$3.00	37,400	\$112,200.00	
4.	Groundcover	SF	\$2.00	20,390	\$40,780.00	
5.	Mulch	SF	\$0.40	57,790	\$23,116.00	
6.	Turf from seed	SF	\$0.15	198,850	\$29,827.50	
7.	Palm tree, 15' BTH	EA	\$4,000.00	6	\$24,000.00	
						\$254,570.00
I	Landscape Maintenance					
1.	90 day maintenance period	MO	\$1,500.00	3	\$4,500.00	
						\$4,500.00
J	Lighting and Electrical					
1.	Electrical service	EA	\$15,000.00	1	\$15,000.00	
2.	Pathway, parking, and landscape lights	LS	Allow	Allow	\$250,000.00	
3.	Soccer field lighting	EA	\$120,000.00	1	\$120,000.00	
4.	Baseball field lighting	EA	\$120,000.00	0	\$0.00	
						\$385,000.00
K	Subtotal					\$2,932,040.00
L	Construction Contingency	10%	Allow	10%	\$293,204.00	\$293,200.00
M	Inflation Mark Up	15%	Allow	15%	\$439,806.00	\$439,810.00
N	Total Construction Costs					\$3,665,050.00
O	Add Alternate					
1.	Deduct natural turf	SF	\$0.15	107,370	(\$16,105.50)	
2.	Deduct infield mix	SF	\$3.00	0	\$0.00	
3.	Artificial turf	SF	\$5.00	107,370	\$536,850.00	
						\$520,740.00
P	Add Alternate Total Construction Costs					\$4,185,790.00

Based on drawing entitled "Final Master Plan" dated 5/17/07.

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Estimate of Probable Construction Costs

prepared for the
City of South San Francisco

Orange Memorial Park
Final Master Plan - Phase 3

prepared on 5/30/07

prepared by KD/MG

Item #	Description	Unit	Cost	QTY	Item Total	Subtotal
A	Project Start-up					
1.	Bonding and mobilization	5%	Allow	5%	\$282,910.00	
2.	Construction staking	LS	Allow	Allow	\$1,000.00	
3.	Temporary fencing	LS	Allow	Allow	\$2,500.00	
4.	Traffic control	LS	Allow	Allow	\$1,000.00	
						\$287,410.00
B	Demolition					
1.	Clearing and grubbing	SF	\$0.20	226,870	\$45,374.00	
2.	Selective tree removal	LS	Allow	Allow	\$40,000.00	
3.	Asphalt and base rock removal	SF	\$1.50	52,272	\$78,408.00	
4.	Chainlink fence and gate removal	LF	\$4.50	1,133	\$5,098.50	
5.	Concrete and base rock removal	SF	\$2.50	13,560	\$33,900.00	
6.	Bridge removal	EA	\$5,000.00	1	\$5,000.00	
7.	Well relocation	EA	\$2,500.00	0	\$0.00	
8.	Artist studios removal	LS	Allow	Allow	\$0.00	
9.	Building removal	LS	Allow	Allow	\$0.00	
10.	Irrigation equipment removal	LS	Allow	Allow	\$20,000.00	
11.	Miscellaneous demolition	LS	Allow	Allow	\$25,000.00	
						\$252,780.00
C	Grading and Drainage					
1.	Rough grading (cut and fill)	CY	\$30.00	13,045	\$391,350.00	
2.	Storm water pollution prevention	LS	Allow	Allow	\$1,000.00	
3.	Drain line	LF	\$45.00	1,240	\$55,800.00	
4.	Catch basin	EA	\$2,000.00	6	\$12,000.00	
5.	Play area drain	EA	\$1,800.00	2	\$3,600.00	
6.	Adjust utilities to grade	LS	Allow	Allow	\$3,000.00	
						\$466,750.00
D	Site Construction					
1.	Asphalt pavement	SF	\$4.00	26,023	\$104,092.00	
2.	Traffic stripes and pavement marks	LS	Allow	Allow	\$5,000.00	
3.	Play area curb	LF	\$30.00	666	\$19,980.00	
4.	Concrete curb and gutter	LF	\$25.00	1,450	\$36,250.00	
5.	Concrete pavement	SF	\$10.00	52,480	\$524,800.00	
6.	Accent concrete pavement	SF	\$12.00	24,800	\$297,600.00	
7.	Decomposed granite pavement	SF	\$3.50	0	\$0.00	
8.	Seatwall	LF	\$180.00	430	\$77,400.00	
9.	Colma creek ornamental metal fence, 6' height	LF	\$90.00	970	\$87,300.00	
10.	Baseball chainlink fence, 6' height	LF	\$45.00	970	\$43,650.00	
11.	Soccer chainlink fence, 10' height	LF	\$80.00	0	\$0.00	
12.	Chainlink gate	EA	\$1,800.00	6	\$10,800.00	
13.	Backstop	EA	\$20,000.00	0	\$0.00	
14.	Large shade structure	EA	\$60,000.00	1	\$60,000.00	
15.	Tennis court	EA	\$46,000.00	0	\$0.00	
16.	Pool building expansion	LS	\$1,000,000.00	Allow	\$1,000,000.00	
17.	Small shade structure	EA	\$40,000.00	0	\$0.00	
18.	Tot lot play equipment	EA	\$35,000.00	1	\$35,000.00	
19.	Youth play equipment	EA	\$47,000.00	1	\$47,000.00	
20.	Skatepark	LS	Allow	Allow	\$300,000.00	
21.	Restroom/concessions	EA	\$500,000.00	0	\$0.00	
22.	Box culvert	SF	\$100.00	5,475	\$547,500.00	

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Estimate of Probable Construction Costs

prepared for the
City of South San Francisco

Orange Memorial Park
Final Master Plan - Phase 3

prepared on 5/30/07
prepared by KD/MG

Item #	Description	Unit	Cost	QTY	Item Total	Subtotal
23.	Clay mix	SF	\$7.00	17,875	\$125,125.00	
24.	Infield mix	SF	\$3.00	0	\$0.00	
25.	Wood fiber surfacing	SF	\$5.00	11,700	\$58,500.00	
26.	Entry arbor	EA	\$15,000.00	1	\$15,000.00	
27.	Bocce ball building	LS	Allow	Allow	\$300,000.00	
28.	Bocce ball court shade structure	LS	Allow	Allow	\$180,000.00	
29.	Sand mix	CY	\$50.00	0	\$0.00	
30.	Rubber surfacing	SF	\$22.00	0	\$0.00	
31.	Entry signage	EA	\$15,000.00	0	\$0.00	
32.	Artist facility	EA	\$150,000.00	0	\$0.00	
						\$3,875,000.00
E	Site Furnishings					
1.	Picnic table	EA	\$1,600.00	5	\$8,000.00	
2.	Trash receptacle	EA	\$1,000.00	5	\$5,000.00	
3.	Drinking fountain	EA	\$5,000.00	1	\$5,000.00	
4.	Bicycle rack	EA	\$700.00	2	\$1,400.00	
5.	Barbecue	EA	\$650.00	0	\$0.00	
6.	Parking signage/rules and regulations signage	LS	Allow	Allow	\$3,000.00	
7.	Bench	EA	\$1,100.00	6	\$6,600.00	
8.	Mutt mitt dispenser	EA	\$650.00	2	\$1,300.00	
9.	Bleachers	EA	\$20,000.00	0	\$0.00	
10.	Small bleachers	EA	\$15,000.00	0	\$0.00	
11.	Permanent Bollard	EA	\$600.00	6	\$3,600.00	
12.	Removable bollard	EA	\$900.00	3	\$2,700.00	
13.	Soccer goal	EA	\$2,200.00	0	\$0.00	
14.	Youth soccer goal	EA	\$1,300.00	0	\$0.00	
15.	Foul pole	EA	\$4,800.00	0	\$0.00	
16.	Baseball bases	LS	Allow	Allow	\$0.00	
17.	Dugout bench	EA	\$1,500.00	0	\$0.00	
18.	Storage unit	EA	\$20,000.00	0	\$0.00	
19.	Tennis backboard	EA	\$5,000.00	2	\$10,000.00	
20.	Bocce ball court headerboards	LF	\$35.00	595	\$20,825.00	
21.	Volley ball net and posts	LS	Allow	Allow	\$0.00	
22.	Parcourse equipment	LS	Allow	Allow	\$2,000.00	
						\$69,430.00
F	Landscape Soil Preparation					
1.	Amendment incorporation and fine grading	SF	\$0.45	203,980	\$91,791.00	
						\$91,790.00
G	Irrigation					
1.	Backflow preventer	EA	\$15,000.00	0	\$0.00	
2.	Point of connection - water	EA	\$2,000.00	1	\$2,000.00	
3.	Electrical point of connection	EA	\$1,500.00	1	\$0.00	
4.	Controller assembly	EA	\$12,000.00	0	\$0.00	
5.	Potable water line, 1"	LF	\$12.00	400	\$4,800.00	
6.	Irrigation system, shrub and groundcover areas	SF	\$1.50	77,760	\$116,640.00	
7.	Irrigation system , turf areas	SF	\$1.00	126,220	\$126,220.00	
						\$249,660.00
H	Planting					
1.	Trees, 24" box	EA	\$350.00	97	\$33,950.00	

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Estimate of Probable Construction Costs

prepared for the
City of South San Francisco

**Orange Memorial Park
Final Master Plan - Phase 3**

prepared on 5/30/07
prepared by KD/MG

Item #	Description	Unit	Cost	QTY	Item Total	Subtotal
2.	Trees, 15 gallon	EA	\$150.00	65	\$9,750.00	
3.	Shrubs and grasses	SF	\$3.00	26,030	\$78,090.00	
4.	Groundcover	SF	\$2.00	51,730	\$103,460.00	
5.	Mulch	SF	\$0.40	77,760	\$31,104.00	
6.	Turf from seed	SF	\$0.15	126,220	\$18,933.00	
7.	Palm tree, 15' BTH	EA	\$4,000.00	27	\$108,000.00	
						\$383,290.00
I	Landscape Maintenance					
1.	90 day maintenance period	MO	\$1,500.00	3	\$4,500.00	
						\$4,500.00
J	Lighting and Electrical					
1.	Electrical service	EA	\$15,000.00	1	\$15,000.00	
2.	Pathway, parking, and landscape lights	LS	Allow	Allow	\$250,000.00	
3.	Soccer field lighting	EA	\$120,000.00	0	\$0.00	
4.	Baseball field lighting	EA	\$120,000.00	0	\$0.00	
						\$265,000.00
K	Subtotal					\$5,945,610.00
L	Construction Contingency	10%	Allow	10%	\$594,561.00	
						\$594,560.00
M	Inflation Mark Up	15%	Allow	15%	\$891,841.50	
						\$891,840.00
N	Total Construction Costs					\$7,432,010.00
O	Add Alternate					
1.	Deduct natural turf	SF	\$0.15	0	\$0.00	
2.	Deduct infield mix	SF	\$3.00	0	\$0.00	
3.	Artificial turf	SF	\$5.00	0	\$0.00	
						\$0.00
P	Add Alternate Total Construction Costs					\$7,432,010.00

Based on drawing entitled "Final Master Plan" dated 5/17/07.

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Estimate of Probable Construction Costs

prepared for the
City of South San Francisco

Orange Memorial Park
Final Master Plan - Phase 4

prepared on 5/30/07

prepared by KD/MG

Item #	Description	Unit	Cost	QTY	Item Total	Subtotal
A	Project Start-up					
1.	Bonding and mobilization	5%	Allow	5%	\$56,788.50	
2.	Construction staking	LS	Allow	Allow	\$1,000.00	
3.	Temporary fencing	LS	Allow	Allow	\$2,500.00	
4.	Traffic control	LS	Allow	Allow	\$1,000.00	
						\$61,290.00
B	Demolition					
1.	Clearing and grubbing	SF	\$0.20	179,057	\$35,811.40	
2.	Selective tree removal	LS	Allow	Allow	\$40,000.00	
3.	Asphalt and base rock removal	SF	\$1.50	6,895	\$10,342.50	
4.	Chainlink fence and gate removal	LF	\$4.50	1,742	\$7,839.00	
5.	Concrete and base rock removal	SF	\$2.50	6,874	\$17,185.00	
6.	Bridge removal	EA	\$5,000.00	0	\$0.00	
7.	Well relocation	EA	\$2,500.00	0	\$0.00	
8.	Artist studios removal	LS	Allow	Allow	\$0.00	
9.	Building removal	LS	Allow	Allow	\$0.00	
10.	Irrigation equipment removal	LS	Allow	Allow	\$2,000.00	
11.	Miscellaneous demolition	LS	Allow	Allow	\$20,000.00	
						\$133,180.00
C	Grading and Drainage					
1.	Rough grading (cut and fill)	CY	\$30.00	1,940	\$58,200.00	
2.	Storm water pollution prevention	LS	Allow	Allow	\$1,000.00	
3.	Drain line	LF	\$45.00	125	\$5,625.00	
4.	Catch basin	EA	\$2,000.00	0	\$0.00	
5.	Play area drain	EA	\$1,800.00	1	\$1,800.00	
6.	Adjust utilities to grade	LS	Allow	Allow	\$1,000.00	
						\$67,630.00
D	Site Construction					
1.	Asphalt pavement	SF	\$4.00	0	\$0.00	
2.	Traffic stripes and pavement marks	LS	Allow	Allow	\$2,000.00	
3.	Play area curb	LF	\$30.00	300	\$9,000.00	
4.	Concrete curb and gutter	LF	\$25.00	0	\$0.00	
5.	Concrete pavement	SF	\$10.00	1,190	\$11,900.00	
6.	Accent concrete pavement	SF	\$12.00	2,360	\$28,320.00	
7.	Decomposed granite pavement	SF	\$3.50	0	\$0.00	
8.	Seatwall	LF	\$180.00	0	\$0.00	
9.	Colma creek ornamental metal fence, 6' height	LF	\$90.00	602	\$54,180.00	
10.	Baseball chainlink fence, 6' height	LF	\$45.00	875	\$39,375.00	
11.	Soccer chainlink fence, 10' height	LF	\$80.00	0	\$0.00	
12.	Chainlink gate	EA	\$1,800.00	4	\$7,200.00	
13.	Backstop	EA	\$20,000.00	2	\$40,000.00	
14.	Large shade structure	EA	\$60,000.00	0	\$0.00	
15.	Tennis court	EA	\$46,000.00	0	\$0.00	
16.	Pool building expansion	LS	\$1,000,000.00	Allow	\$0.00	
17.	Small shade structure	EA	\$40,000.00	0	\$0.00	
18.	Tot lot play equipment	EA	\$35,000.00	0	\$0.00	
19.	Youth play equipment	EA	\$47,000.00	1	\$47,000.00	
20.	Skatepark	LS	Allow	Allow	\$0.00	
21.	Restroom/concessions	EA	\$500,000.00	0	\$0.00	
22.	Box culvert	SF	\$100.00	0	\$0.00	

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Estimate of Probable Construction Costs

prepared for the
City of South San Francisco

Orange Memorial Park
Final Master Plan - Phase 4

prepared on 5/30/07

prepared by KD/MG

Item #	Description	Unit	Cost	QTY	Item Total	Subtotal
23.	Clay mix	SF	\$7.00	0	\$0.00	
24.	Infield mix	SF	\$3.00	19,907	\$59,721.00	
25.	Wood fiber surfacing	SF	\$5.00	4,500	\$22,500.00	
26.	Entry arbor	EA	\$15,000.00	0	\$0.00	
27.	Bocce ball building	LS	Allow	Allow	\$0.00	
28.	Bocce ball court shade structure	LS	Allow	Allow	\$0.00	
29.	Sand mix	CY	\$50.00	0	\$0.00	
30.	Rubber surfacing	SF	\$22.00	0	\$0.00	
31.	Entry signage	EA	\$15,000.00	0	\$0.00	
32.	Artist facility	EA	\$150,000.00	0	\$0.00	
						\$321,200.00
E	Site Furnishings					
1.	Picnic table	EA	\$1,600.00	2	\$3,200.00	
2.	Trash receptacle	EA	\$1,000.00	2	\$2,000.00	
3.	Drinking fountain	EA	\$5,000.00	0	\$0.00	
4.	Bicycle rack	EA	\$700.00	1	\$700.00	
5.	Barbecue	EA	\$650.00	0	\$0.00	
6.	Parking signage/rules and regulations signage	LS	Allow	Allow	\$1,000.00	
7.	Bench	EA	\$1,100.00	2	\$2,200.00	
8.	Mutt mitt dispenser	EA	\$650.00	1	\$650.00	
9.	Bleachers	EA	\$20,000.00	2	\$40,000.00	
10.	Small bleachers	EA	\$15,000.00	0	\$0.00	
11.	Permanent Bollard	EA	\$600.00	2	\$1,200.00	
12.	Removable bollard	EA	\$900.00	1	\$900.00	
13.	Soccer goal	EA	\$2,200.00	0	\$0.00	
14.	Youth soccer goal	EA	\$1,300.00	0	\$0.00	
15.	Foul pole	EA	\$4,800.00	4	\$19,200.00	
16.	Baseball bases	LS	Allow	Allow	\$3,000.00	
17.	Dugout bench	EA	\$1,500.00	4	\$6,000.00	
18.	Storage unit	EA	\$20,000.00	0	\$0.00	
19.	Tennis backboard	EA	\$5,000.00	0	\$0.00	
20.	Bocce ball court headerboards	LF	\$35.00	0	\$0.00	
21.	Volley ball net and posts	LS	Allow	Allow	\$0.00	
22.	Parcourse equipment	LS	Allow	Allow	\$0.00	
						\$80,050.00
F	Landscape Soil Preparation					
1.	Amendment incorporation and fine grading	SF	\$0.45	179,550	\$80,797.50	
						\$80,800.00
G	Irrigation					
1.	Backflow preventer	EA	\$15,000.00	0	\$0.00	
2.	Point of connection - water	EA	\$2,000.00	1	\$2,000.00	
3.	Electrical point of connection	EA	\$1,500.00	1	\$0.00	
4.	Controller assembly	EA	\$12,000.00	0	\$0.00	
5.	Potable water line, 1"	LF	\$12.00	0	\$0.00	
6.	Irrigation system, shrub and groundcover areas	SF	\$1.50	3,885	\$5,827.50	
7.	Irrigation system , turf areas	SF	\$1.00	175,665	\$175,665.00	
						\$183,490.00
H	Planting					
1.	Trees, 24" box	EA	\$350.00	18	\$6,300.00	

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Estimate of Probable Construction Costs

prepared for the
City of South San Francisco

Orange Memorial Park
Final Master Plan - Phase 4

prepared on 5/30/07

prepared by KD/MG

Item #	Description	Unit	Cost	QTY	Item Total	Subtotal
2.	Trees, 15 gallon	EA	\$150.00	13	\$1,950.00	
3.	Shrubs and grasses	SF	\$3.00	0	\$0.00	
4.	Groundcover	SF	\$2.00	3,885	\$7,770.00	
5.	Mulch	SF	\$0.40	3,885	\$1,554.00	
6.	Turf from seed	SF	\$0.15	175,665	\$26,349.75	
7.	Palm tree, 15' BTH	EA	\$4,000.00	9	\$36,000.00	
						\$79,920.00
I	Landscape Maintenance					
1.	90 day maintenance period	MO	\$1,500.00	3	\$4,500.00	
						\$4,500.00
J	Lighting and Electrical					
1.	Electrical service	EA	\$15,000.00	1	\$15,000.00	
2.	Pathway, parking, and landscape lights	LS	Allow	Allow	\$50,000.00	
3.	Soccer field lighting	EA	\$120,000.00	0	\$0.00	
4.	Baseball field lighting	EA	\$120,000.00	1	\$120,000.00	
						\$185,000.00
K	Subtotal					\$1,197,060.00
L	Construction Contingency	10%	Allow	10%	\$119,706.00	\$119,710.00
M	Inflation Mark Up	15%	Allow	15%	\$179,559.00	\$179,560.00
N	Total Construction Costs					\$1,496,330.00
O	Add Alternate					
1.	Deduct natural turf	SF	\$0.15	6,180	(\$927.00)	
2.	Deduct infield mix	SF	\$3.00	9,890	(\$29,670.00)	
3.	Artificial turf	SF	\$5.00	16,070	\$80,350.00	
						\$49,750.00
P	Add Alternate Total Construction Costs					\$1,546,080.00

Based on drawing entitled "Final Master Plan" dated 5/17/07.

The above items, amounts, quantities, and related information are based on Callander Associates' judgment at this level of document preparation and is offered only as reference data. Callander Associates has no control over construction quantities, 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.

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Phase4MasterPlan.xls
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DEPARTMENT OF
PARKS, RECREATION AND
MAINTENANCE SERVICES

(650) 829-3800
FAX (650) 877-8678

July 12, 2000

Dear Property Owner:

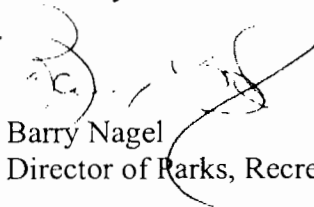
I am taking this opportunity to inform you that the City of South San Francisco is *exploring* the possibility of installing lights on the Orange Memorial Park Soccer Field for evening play. The demand for additional play on the soccer field has been clearly established for many years. In fact, the approved 1990 Orange Memorial Park Master Plan includes lights on the soccer field.

It should be noted that if lights were installed on the soccer field, every effort would be made to minimize potential glare and spillover light impacts on nearby residents. In addition, the lights would be turned off no later than 10:30 p.m.

Of course, community input is a very important and valuable component to any project. Thus, I am requesting that you take a moment to complete and return the enclosed self addressed, stamped opinion card no later than August 1, 2000. Your comments will help the City Council, Parks and Recreation Commission and staff gauge the receptivity of this idea by residents nearest the park.

If you have any questions or comments, please feel free to give me a call at (650) 829-3800. Thank you in advance for your cooperation and assistance.

Sincerely,



Barry Nagel
Director of Parks, Recreation and Maintenance Services

enclosure

**CITY OF SOUTH SAN FRANCISCO
INTER-OFFICE MEMORANDUM**

DATE: August 11, 2000

TO: Honorable Mayor and City Council via City Manager

FROM: Director of Parks, Recreation and Maintenance Services

SUBJECT: Soccer Lights at Orange Memorial Park

As the City Council is aware over 700 letters and opinion cards were recently sent out to residents adjacent to Orange Memorial Park in an effort to gauge the public's receptivity for installing lights for evening play on the soccer field. At the time of this writing, 168 cards have been returned. Approximately 71% of the responses are in favor of installing the lights. Attached for your review are comments, pro and con, which were included with the returns.

It is estimated that \$300,000 is needed for soccer lights at Orange Memorial Park. Hence, this item will be included for consideration by the City Council in the 2000/01 Capital Improvement Program.


Barry Nagel

Director of Parks, Recreation and Maintenance Services

BN/jh

attachment

REC'D MAY 08 2007

Orange Park Soccer Lighting
Survey Comments

Not only the lights but also the extra traffic would be a nuisance. Why do we have 3 taco trucks there almost every day? (N)

I think that 10:30 p.m. is too late and it will draw too many people in the neighborhood and noise. (N)

Please Note: 10:30 p.m. is very late for an old person needing rest – think about it. As a senior in my eighty's living on a fixed income, I think my tax dollars could be better spent. Living across the park I would not appreciate the traffic and extra noise at night. Mr. Nagel – I do appreciate the letter. Thank you. (N)

Enough "lights" at SSF Hi School – use that field for soccer. (N)

Too many additional cars will be parked along the streets of our neighborhood. Softball field is presently very busy and acceptable – soccer games should be played during day hours to allow a more serene park for our neighborhood. Garbage is a problem with adult soccer players and their families. (N)

Potential extra traffic – noise – garbage – fights – drinking. (N)

The residential area should be quiet. (N)

This would only benefit a small segment of the population and would most likely increase crime in the area. Money would be better spent for a larger number of people. (N)

Parking impact; and it will be a burden on the Police Department. (No response to Y/N)

Strongly oppose. You are asking for trouble in the park at night by lighting the courts for evening play! (N)

No later than 9:00. You must consider the noise as well as the lights. (N)

Latino people have no respect for other peoples homes. After their events they leave garbage, diapers, etc., etc. in front of our homes. (N)

That would be inviting gang activity. (N)

We don't need 14 hours of traffic and noise. (N)

As a resident situated in front of the park, I can tell you that the lights that are currently in place project an enormous amount of light and makes it difficult to sleep. Also, I would not like the noise or traffic. (N)

We don't want any additional activities at night time. (N)

I pay PG&E bills in order to turn the home light "on" any time I want. Sorry, I don't care about night football soccer. (N)

I know for a fact that people stay after soccer games and drink beer, especially if it is a weekend. I strongly oppose the lights. (N)

Don't think it is fair for residents to put up with the noise and traffic it will create. (N)

Please consider first. That park should be off limits after 10pm too much loitering, too many people selling food. Trashing the park they don't pay to clean it or maintain it. There should only be one restaurant open not too many who don't really care about the maintenance just the money they put in their pockets. (N)

More "dope"???? (N)

As a property owner fronting the soccer field, I am totally opposed to any night lights as are my neighbors. If the blinding glare of the baseball field lights are an indication of what's to come, I will join my neighbors and association to fight this. (N)

"Idea" of this feature – timing is "too late" with new homes – lights are wrong!! Traffic – noise – congestion – crowds – encourages wrong atmosphere for evening peacefulness/more relaxed surroundings. Would you invest in a home nearby? No! Barry (N)

Bright lights are incompatible with a residential area. It will be a magnet for assembly of unsavory visitors, gangs, and all types of criminal activity. It will negatively impact property values. It is enough our weekends are filled with noise, traffic and no parking. NO!! (N)

We're fine as it is now – we don't need added traffic. (N)

Will bring "more" gang gathering – noise!! Noise! More danger to our neighborhood! As if no means anything! Look at the HILL! (N)

Children should not play past 8:30 p.m. Use money for library instead for learning purposes. (N)

Definitely (N)

It would be a nice addition, also for kids just wanting to play out in the evening. (Y)

Esta mu bien porque se esta estendiendo el futbol en america. (Y)

For safety reasons. (Y)

Only if it is not interfering with neighbors close by the lighted park. (No response)

Es bueno porque la juventud puede jugar en el parque los días que pronto oscurece y así evitamos oscuridad para lamentar crímenes de diferentes acciones. (Y)

Wonderful idea and I support lighting but would like to request no loud music please. (Y)

It's a great idea, I support 100%. (Y)

Sounds great to us. (Y)

These lights are way overdue. (Y)

Very good idea. (Y)

There are lights on the softball field, which is next to the soccer field. It, so far, has not caused any problems. (Y)

Would be a definite plus if the grass or playing field had improved drainage. Yes – go for it! (Y)

Me parece muy bien la idea manifiesto sigan adelante. gracias. (Y)

Go for it! (Y)

Let's do it. (Y)

It will make Orange Memorial Park Soccer Field more safer for night time. It will help everybody. I am speaking for my whole family of four. (Y)

Good idea for soccer players with 10:30 p.m. as turn off time. This is showing respect for the privacy of nearby residents. (Y)

Good for young people. (Y)

Great! (Y)

Good idea. (Y)

Estamos de acuerdo siempre que las propiedades alrededor del parque acepten esta propuesta. Ya que a nosotros no nos afectaran el alumbrado propuesta. (Y)

I think it's about time and it would be great to watch the games at night. (Y)

I think it is a great idea because some people will play soccer instead of just hanging out. (Y)

I as a taxpayer think we should pay for installing lights. But the people who use the field should pay part of the expense for using the field. (Y)

Yes of course! I remember that 40-50 years ago only a handful of people used the facilities at the park. Today, it seems very appropriate to install lights because the increased use of the soccer field. (Y)

Park needs lighting in other parts such as picnic area and parking lots. Also needs more picnic tables. Thx. (Y)

Soccer has arrived and is here to stay. (Y)

Encourage sports. (Y)

I strongly support the installation of lights. My husband started the 12 & under league 40 some odd years ago and we had to pay \$1.00 each time we had our kids play at night. Go for it! (Y)

I think that it's a great idea. (Y)

Yes I am pleased to have games with lights – please make sure people do not have alcohol and smoking far from players. (Y)

Buena idea. Fantastica. (Y)

Provides more lighting for our adjacent prop. Etc. (Y)

Yes I want the lights for the park. (Y)





ORANGE MEMORIAL PARK
 Conceptual Plan - Alternative B





ORANGE MEMORIAL PARK

Final Concept

- (E) RESTROOM
- (N) POOL EXPANSION AREA
- (N) TENNIS COURT
- (N) YOUTH PLAYGROUND
- (N) PARKING
- (N) TENNIS BACKBOARD
- (N) TOT LOT
- (N) PICNIC AREA
- (N) PEDESTRIAN CORRIDOR
- (E) PARKING
- (N) BLEACHERS
- (N) RESTROOM / CONCESSIONS
- (N) RESTROOM
- (N) PARKING
- RELOCATED CALWATER WELL
- COMMERCIAL AVENUE
- CHESTNUT AVENUE
- U-8 SOCCER FIELD (150' x 75')
- (N) SOCCER FIELD (360' x 225')
- U-8 SOCCER FIELD (150' x 75')
- (N) BRONCO BASEBALL FIELD
- (N) PEE WEE BASEBALL FIELD
- (E) TENNIS COURTS
- (E) SCULPTURE GARDEN
- (N) SCULPTURE GARDEN
- (E) REC. BLDG.
- (E) POOL BLDG.
- (N) OPEN TURF AREA
- (N) ENTRY PLAZA
- (E) RESTROOM
- (E) BASKETBALL COURTS
- (N) SKATEPARK, 11,500 SF.
- (N) ENTRY PLAZA
- (N) BRIDGES
- (N) RESTROOM/CONCESSIONS
- (N) TOT LOT
- (N) PICNIC AREA
- (N) PICNIC STRUCTURE
- (N) RENOVATED BOCCIE BALL FACILITY
- (N) COMMUNITY GARDENS
- (N) VEHICULAR ACCESS FOR ARTISTS
- (N) ARTIST STUDIOS
- (N) SHADE STRUCTURE
- (N) CENTRAL PLAZA
- (N) YOUTH PLAYGROUND
- (E) PARKING
- (E) TREE CANOPY
- (E) PICNIC STRUCTURE
- (E) RESTROOM
- (N) BLEACHERS
- EXPANDED PARKING
- (E) HERITAGE TREE
- (N) SHADE STRUCTURE
- (N) DROP OFF AREA
- (N) ENTRY PLAZA
- (E) RESTROOM
- (E) BASKETBALL COURTS
- (N) SKATEPARK, 11,500 SF.
- (N) ENTRY PLAZA
- (N) BRIDGES
- (E) HIGH SCHOOL BASEBALL FIELD
- (E) SOFTBALL FIELD
- MEMORIAL DRIVE
- ORANGE AVENUE



Drinking Fountain - Black



Trash Receptacle - Black



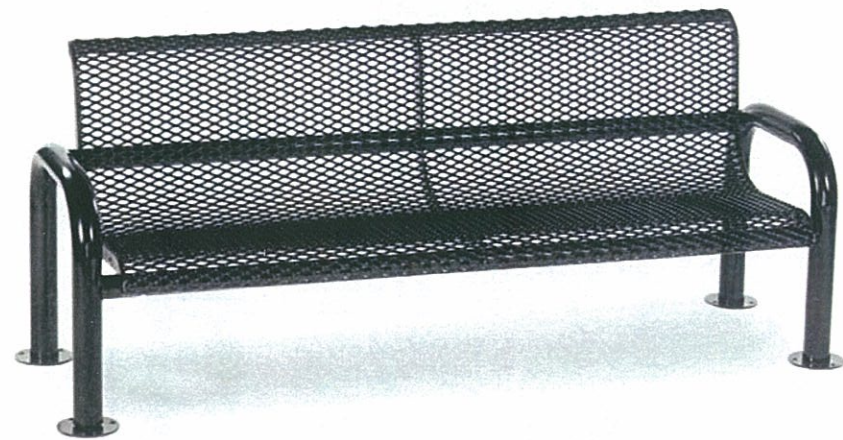
Bollard - Black



Bicycle Rack - Black



Drainage Channel Fence



Bench - Black



Picnic Shelter



Existing Light



Proposed Light



Backstop



Small Bleacher



Big Bleacher

ORANGE MEMORIAL PARK MASTER PLAN UPDATE

Materials Board

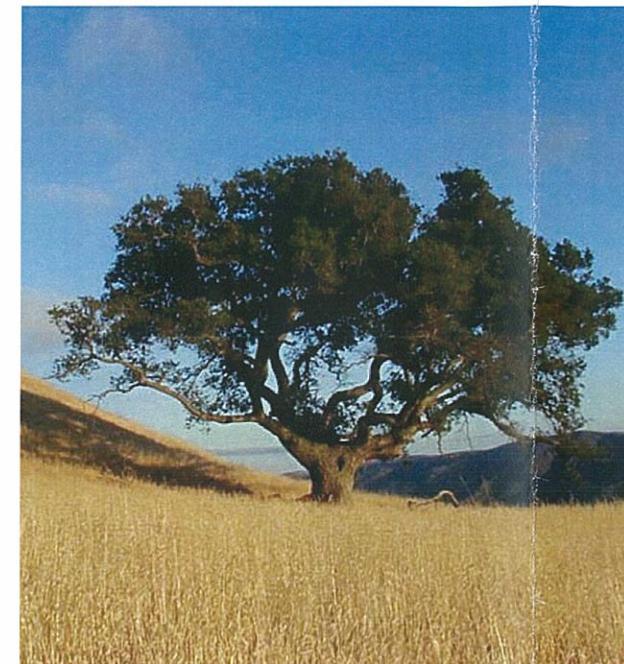
April 27, 2007



Cercis canadensis



Prunus cerasifera



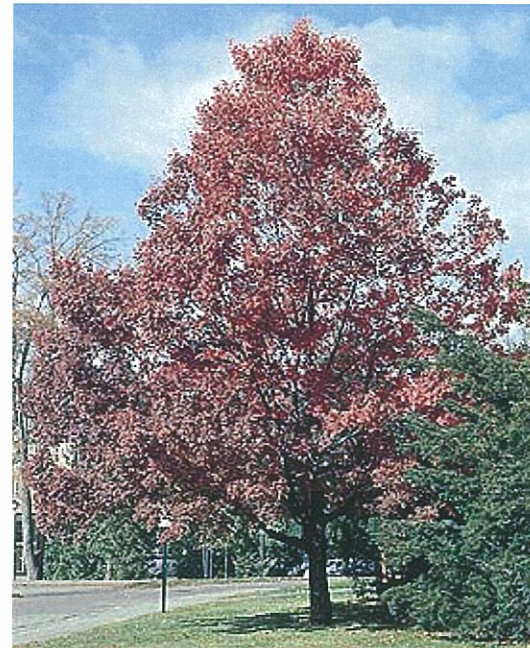
Quercus agrifolia



Ginkgo biloba



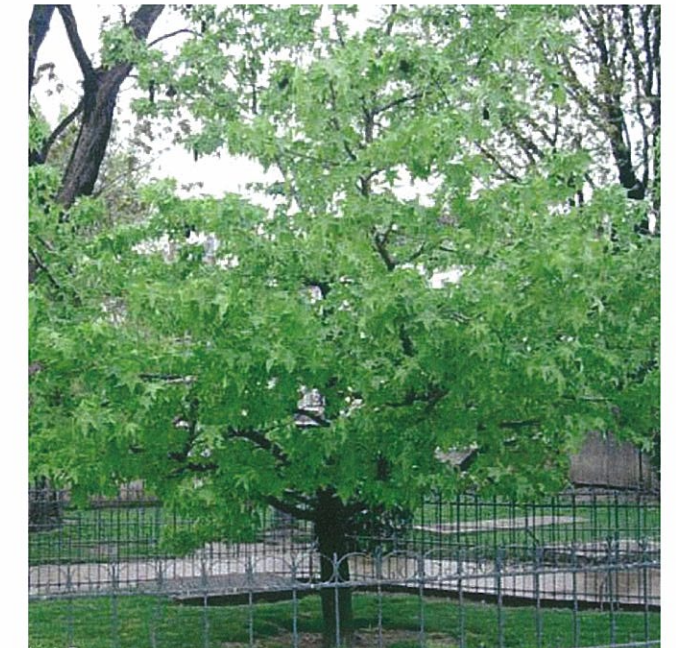
Leptospermum laevigatum



Quercus coccinea



Phoenix dactylifera



Liquidambar styraciflua

ORANGE MEMORIAL PARK MASTER PLAN UPDATE

Materials Board

April 27, 2007



Dodonaea viscosa



Prunus caroliniana



Lantana montevidensis



Thymus x citriodorus



Dietes bicolor



Berberis thunbergii



Fragaria chiloensis



Ceanothus griseus horizontalis 'Yankee Point'



Festuca glauca



Lavandula angustifolia



Coprosma x kirkii



Phormium tenax



Hypericum calycinum



Muhlenbergia rigens



Carex buchananii

ORANGE MEMORIAL PARK MASTER PLAN UPDATE

Materials Board

April 27, 2007