

# GLANCY OAKS PARK

ADVISORY BOARD MEETING  
THURSDAY, NOVEMBER 21, 2024  
6:00-7:00PM



Hosted By:

- Stacey Yankee District Administrator, Carmichael Recreation & Park District
- James Perry Park Services Manager, Carmichael Recreation & Park District
- Alaina Lofthus Recreation Services Manager, Carmichael Recreation & Park District
- Ingrid Penney Administration Services Manager, Carmichael Recreation & Park District
- Huy Hoang Senior Project Manager, Cumming Group
- Sarah Ho Project Manager, Cumming Group
- Keith Wilson Principal Landscape Architect, WDSLA
- Connor Waters Project Manager, WDSLA

# AGENDA REVIEW

1. Agenda
2. Project Overview/Scope
3. Existing Conditions & Site Photos
4. Survey Summary
5. Concept Plan
6. Plans & Cost Estimate
7. Thank You/Questions

# GLANCY OAKS PARK

5292 GLANCY DRIVE, CARMICHAEL, CA 95608

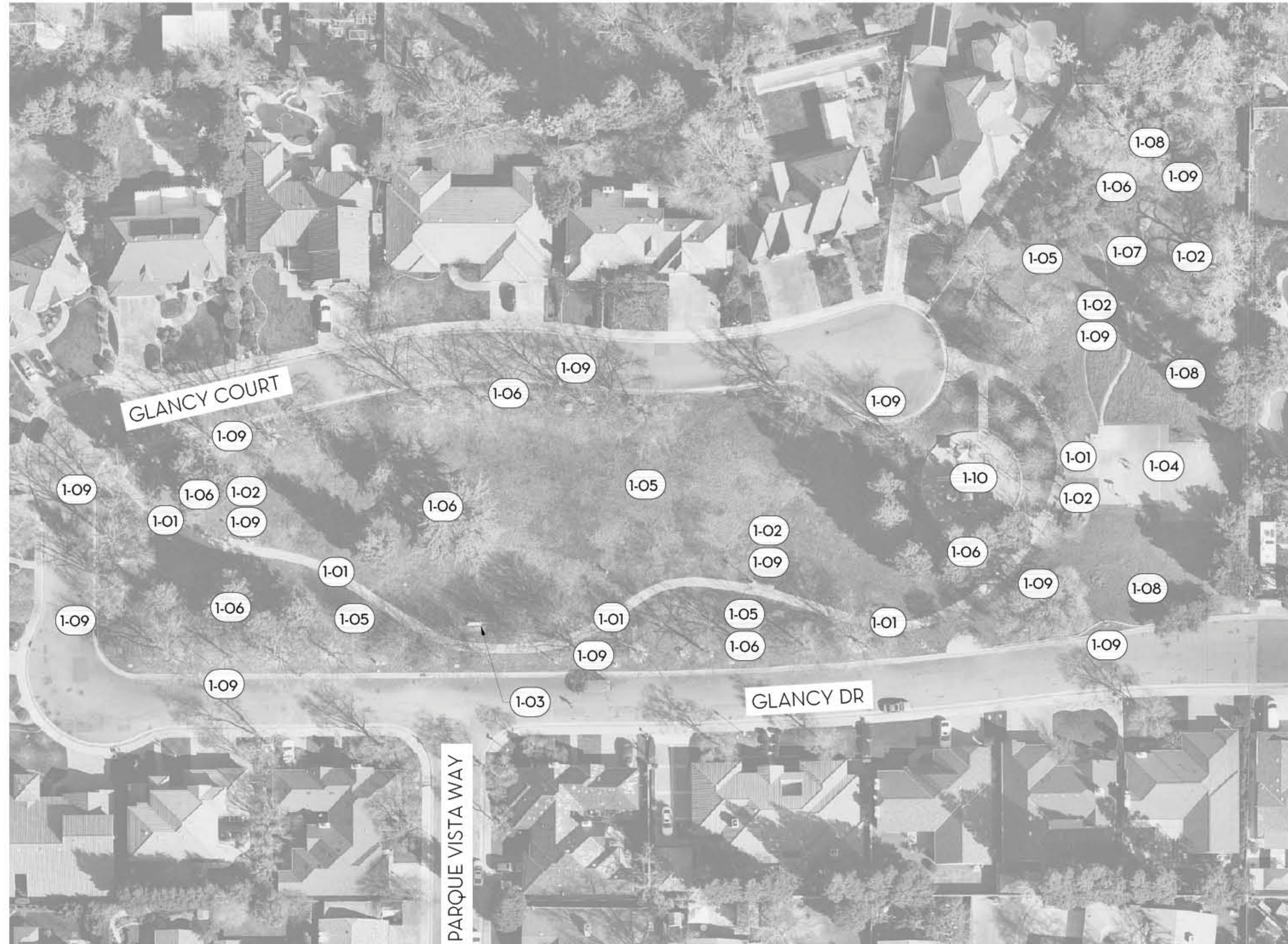


# PROJECT OVERVIEW/SCOPE: OVERALL IMPROVEMENT AREAS

**Exhibit A Series 2023 Scope**  
Glancy Oaks Park Site Plan



# EXISTING CONDITIONS



## LAYOUT KEYNOTES

CODE DESCRIPTION

### 1 GENERAL KEYNOTES

- 1-01 (E) PEDESTRIAN PAVEMENT
- 1-02 (E) BENCH W/ BACK (5 TOTAL)
- 1-03 (E) MONUMENT SIGNAGE
- 1-04 (E) BASKETBALL: HALF - COURTS
- 1-05 (E) LAWN AREA
- 1-06 (E) MATURE TREES
- 1-07 (E) CONCRETE MOWBAND
- 1-08 (E) OPEN SPACE
- 1-09 (E) LIGHT POST
- 1-10 (E) PLAY EQUIPMENT



# EXISTING CONDITIONS



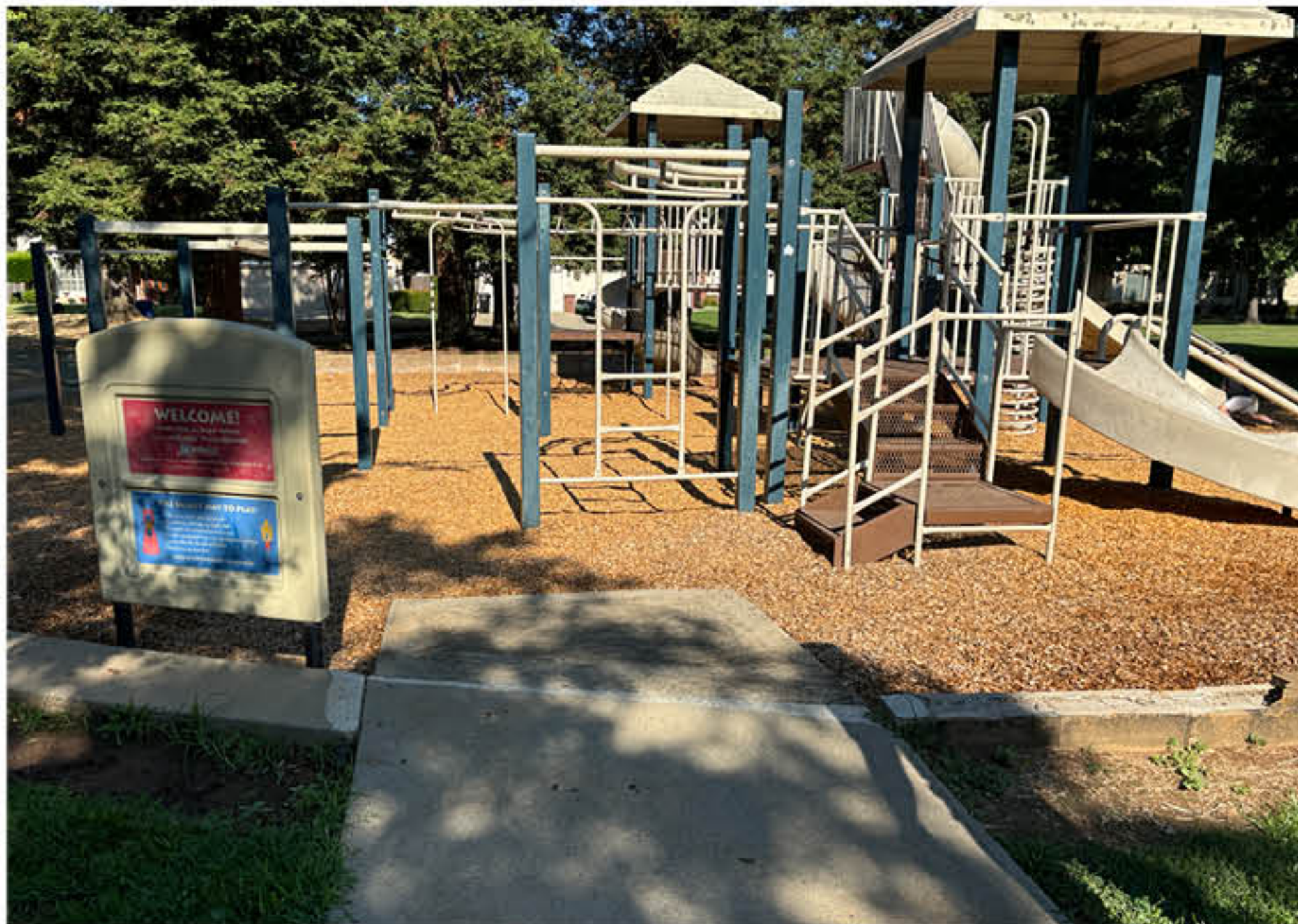
View of North Access Ramp



View of Concrete pathway looking South



View of Retaining wall along Glancy Dr. looking South



View of Existing Playground



View of Basketball Court Looking South



View of Benches and Trash Receptacles

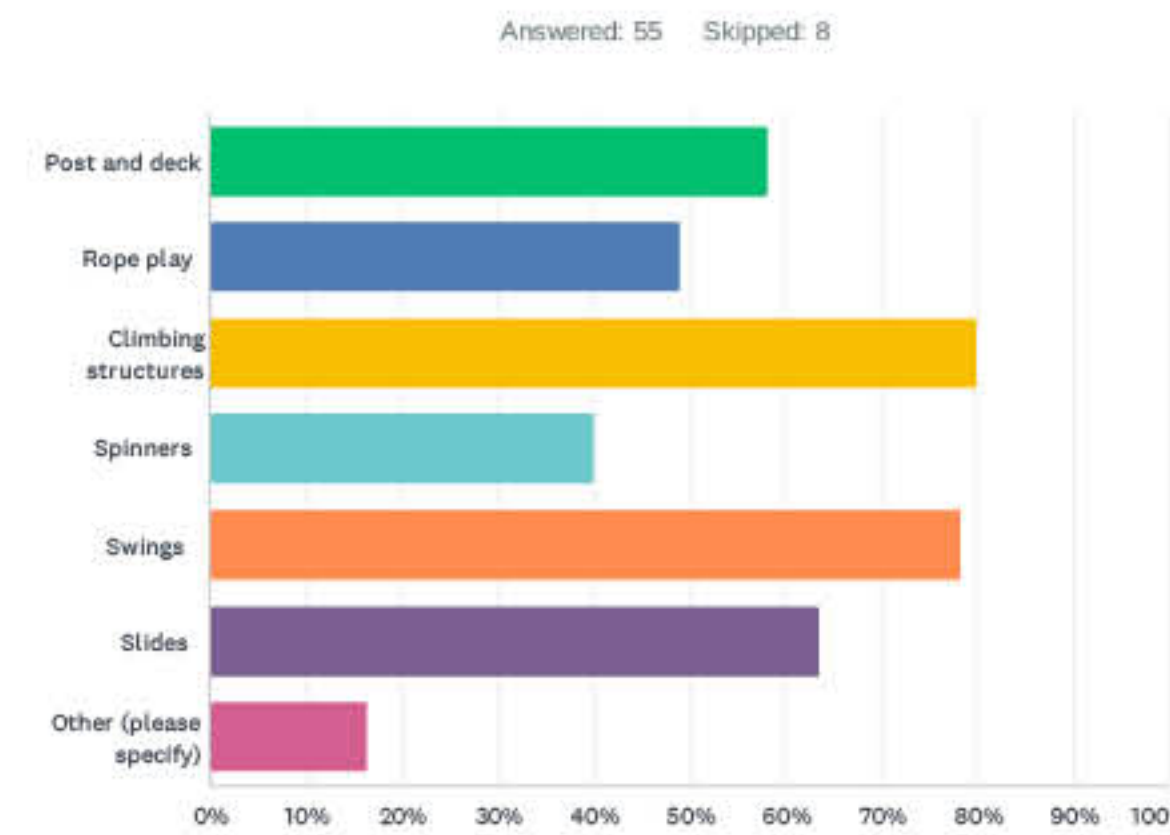
# SURVEY SUMMARY - PLAY AREA

-About **60%** think shade and more age-appropriate equipment are improvements the park could benefit from

- Over **80%** of people would like to see a natural and earthy color scheme and a nature theme for the play equipment

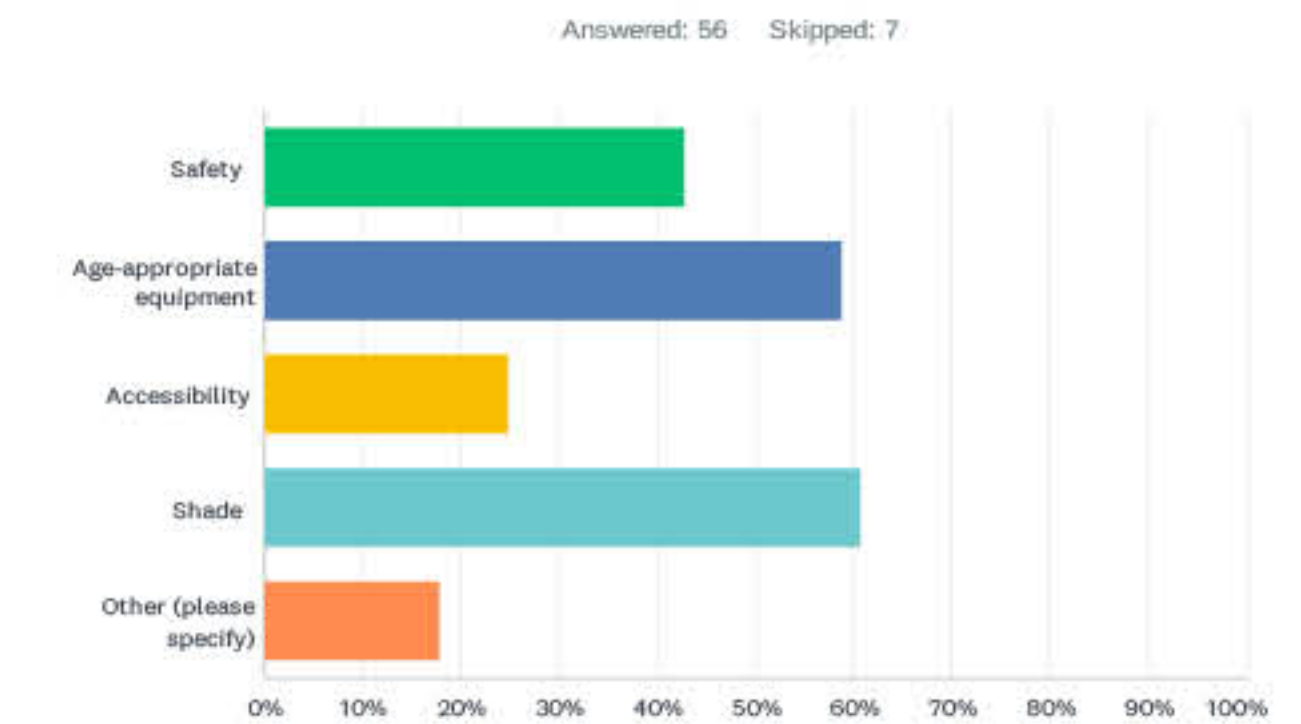
- About **80%** would like to see climbing structures and swings implemented into the playground redesign with typical post and deck and rope play closely behind

Q19 What play elements would you like to see in the playground redesign? (Select all that apply.)



#	OTHER (PLEASE SPECIFY)	DATE
1	Simple and nice survey :p	9/9/2024 9:47 AM
2	Monkey bars	9/5/2024 3:14 PM
3	No sprinklers on the slides	9/4/2024 10:17 AM
4	Adult type exercise like pull ups or other stations	9/2/2024 1:22 PM
5	I believe that several of the new playgrounds that have been built at the Carmichael parks and rec parks are not as fun as the old ones. I am 29 years old. I teach PE and have been a nanny where I take kids to a different park each day. The crazy climbing designs do not appeal to a wide age range. I hope the playgrounds that are picked for the upcoming parks are not all based around climbing.	9/1/2024 9:51 PM
6	I would also like to see the dogs on leash ordinance enforced.	8/31/2024 4:39 PM
7	Water	8/30/2024 7:16 PM
8	Bathroom	8/29/2024 4:14 PM
9	Creativity- like McKinley park. Love all the ways to play there	8/29/2024 4:07 PM

Q9 Could the current playground benefit from any improvements? (Select all that apply)



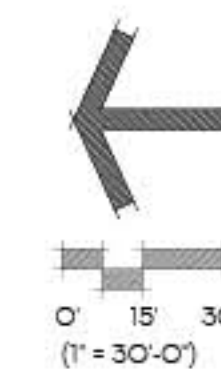
#	OTHER (PLEASE SPECIFY)	DATE
1	Splash pad	9/5/2024 7:15 PM
2	General refurbishment	9/2/2024 1:22 PM
3	Upgrade to more modern and functional for all ages	9/1/2024 11:35 PM
4	Climbing wall	9/1/2024 6:33 AM
5	It's an excellent multi-use park as it is.	8/30/2024 8:07 PM
6	Bathrooms	8/29/2024 6:39 PM
7	Bathrooms	8/29/2024 4:07 PM
8	Walking path, tennis court	8/29/2024 9:44 AM
9	Swing	8/28/2024 7:52 PM
10	Modernization	8/28/2024 3:26 PM

# CONCEPT PLAN



## LAYOUT KEYNOTES

- 2-01 (N) ADA ACCESSIBLE ENTRY RAMPS
- 2-02 (N) PEDESTRIAN PAVEMENT
- 2-03 (N) 12" CONCRETE MOWBAND
- 2-04 (N) SEATWALL @ PLAY AREA
- 2-05 (N) RETAINING WALL
- 2-06 (N) PLANTING AREA
- 2-07 (N) PLAY EQUIPMENT
- 2-08 (N) DRINKING FOUNTAIN W/ BOTTLE FILLER & DOG BOWL
- 2-09 (N) TRASH RECEPTACLE





# PARK PLANET PLAY STRUCTURE & COST ESTIMATE

## Park Planet GLANCY OAKS PARK OPTION 3



### GLANCY OAKS PARK

5292 GLANCY DRIVE, CARMICHAEL, CA 95608

### COST ESTIMATE

11/21/24

Cost Estimate - 50% CD'S

ITEM	ITEM DESCRIPTION	QTY.	UNIT	COST	TOTAL
<b>INDIRECT COSTS</b>					<b>\$25,451.44</b>
1	MOBILIZATION (2% of const.)	1	LS	2.0%	\$7,271.84
2	PROJ. MANAGEMENT/GENERAL CONDITIONS (5% of const.)	1	LS	5.0%	\$18,179.60
<b>SITE PROTECTION, TRAFFIC CONTROL, AND STAKING</b>					<b>\$22,250.00</b>
3	TEMPORARY FENCE - CHAIN LINK 6'	1,000	LF	\$5.00	\$5,000.00
4	SWPPP MEASURES, MAINTENANCE, REPORTING	1	LS	\$4,500.00	\$4,500.00
5	TRAFFIC CONTROL	1	LS	\$1,750.00	\$1,750.00
6	CONSTRUCTION STAKING	1	LS	\$10,000.00	\$10,000.00
7	CONSTRUCTION SIGNAGE	1	LS	\$1,000.00	\$1,000.00
<b>SITE DEMOLITION AND CLEARING</b>					<b>\$17,905.40</b>
8	CLEARING AND GRUBBING	4,468	SF	\$0.05	\$223.40
9	TREE REMOVAL	0	EA	\$750.00	\$0.00
10	REMOVE CURB AND GUTTER	63	LF	\$8.00	\$504.00
11	REMOVE CONCRETE	1,783	SF	\$6.00	\$10,698.00
12	REMOVE ASPHALT	280	SF	\$6.00	\$1,680.00
13	TREE PROTECTION	32	EA	\$150.00	\$4,800.00
14	REMOVE GRAVITY RETAINING WALL	29	LF	\$45.00	\$1,305.00
15	REMOVE SEAT WALL @ PLAY AREA	115	LF	\$45.00	\$5,175.00
16	DRINKING FOUNTAIN	1	EA	\$1,000.00	\$1,000.00
17	PLAY AREA - DEMOLITION	1	LS	\$20,000.00	\$20,000.00
<b>SITE DRAINAGE</b>					<b>\$5,000.00</b>
18	SITE DRAINAGE	1	LS	\$5,000.00	\$5,000.00
<b>SITE PAVING, CURBS, AND WALLS</b>					<b>\$61,662.00</b>
19	PEDESTRIAN CONCRETE (4" PCC/4" AB)	1,783	SF	\$14.00	\$24,962.00
20	CONCRETE THICKENED EDGE (@ PLAY AREA)	15	LF	\$135.00	\$2,025.00
21	ADA ENTRY RAMP	3	EA	\$3,000.00	\$9,000.00
22	CURB - 12" WIDE CONCRETE MOWBAND (@ TURF AREAS)	155	LF	\$35.00	\$5,425.00
23	SEAT WALL @ PLAY AREA	135	LF	\$150.00	\$20,250.00
<b>SITE AMENITIES</b>					<b>\$235,061.00</b>
24	CHILDREN'S PLAY AREA EQUIPMENT	1	LS	\$173,650.00	\$173,650.00
25	POUR-IN-PLACE SAFETY SURFACE (INC. BASE)	1,620	SF	\$25.00	\$40,500.00
26	WOOD FIBER SURFACING	1,065	SF	\$3.00	\$3,195.00
27	BASKETBALL COURT SURFACING/STRIPING	3,358	SF	\$2.00	\$6,716.00
28	DRINKING FOUNTAIN W/ BOTTLE FILLER & DOG BOWL	1	EA	\$9,500.00	\$9,500.00
29	TRASH RECEPTACLE	3	EA	\$500.00	\$1,500.00
<b>IRRIGATION SYSTEM</b>					<b>\$6,590.00</b>
30	IRRIGATION SYSTEM - IN SHRUB BEDS	1,560	SF	\$2.00	\$3,120.00
31	IRRIGATION SYSTEM - ADJUSTMENTS	3,470	SF	\$1.00	\$3,470.00
<b>PLANTING</b>					<b>\$15,123.60</b>
32	SOIL AMENDMENT	3,376	SF	\$0.45	\$1,519.20
33	FINISH GRADING	3,376	SF	\$0.15	\$506.40
34	SHRUB/GROUNDCOVER PLANTING - 5 GAL.	68	EA	\$42.00	\$2,856.00
35	SHRUB/GROUNDCOVER PLANTING - 1 GAL.	20	EA	\$18.00	\$360.00
36	TURF - SOD (REPLACEMENT)	1,326	SF	\$2.00	\$2,652.00
37	CHIPPED WOOD MULCH - 3" DEPTH	2,050	SF	\$0.60	\$1,230.00
38	LANDSCAPE MAINTENANCE - 90-DAY	1	LS	\$6,000.00	\$6,000.00
<b>SUBTOTAL</b>					<b>\$389,043.44</b>
<b>CONSTRUCTION CONTINGENCY - 10%</b>					<b>\$38,904.34</b>
<b>GRAND TOTAL</b>					<b>\$427,947.78</b>
<b>BID ALTERNATE (DEDUCT) #1: WOOD FIBER SURFACING AT PLAY AREA</b>					<b>\$9,655.00</b>
39	WOOD FIBER SURFACING	2,685	SF	\$3.00	\$8,055.00
40	CONCRETE THICKENED EDGE (@ PLAY AREA)	5	LF	\$135.00	\$675.00
40	CONCRETE RAMP - ADA @ PLAY AREA (BID ALT #1)	1	EA	\$1,600.00	\$1,600.00
<b>SUBTOTAL BID ALT #1</b>					<b>\$343,323.44</b>
<b>CONSTRUCTION CONTINGENCY - 10%</b>					<b>\$34,332.34</b>
<b>GRAND TOTAL</b>					<b>\$377,655.78</b>

# ADVENTURE PLAY STRUCTURE & COST ESTIMATE



Wilson Design Studio Landscape Architecture

## GLANCY OAKS PARK

5292 GLANCY DRIVE, CARMICHAEL, CA 95608

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<b>SITE PROTECTION, TRAFFIC CONTROL, AND STAKING</b>					
3	TEMPORARY FENCE - CHAIN LINK 6'	1,000	LF	\$5.00	\$5,000.00
4	SWPPP MEASURES, MAINTENANCE, REPORTING	1	LS	\$4,500.00	\$4,500.00
5	TRAFFIC CONTROL	1	LS	\$1,750.00	\$1,750.00
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38	LANDSCAPE MAINTENANCE - 90-DAY	1	LS	\$6,000.00	\$6,000.00
<b>SUBTOTAL</b>					
					\$389,439.34
<b>CONSTRUCTION CONTINGENCY - 10%</b>					\$38,943.93
<b>GRAND TOTAL</b>					\$428,383.27
<b>BID ALTERNATE (DEDUCT) #1: WOOD FIBAR SURFACING AT PLAY AREA</b>					
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<b>SUBTOTAL BID ALT #1</b>					
					\$343,719.34
<b>CONSTRUCTION CONTINGENCY - 10%</b>					\$34,371.93
<b>GRAND TOTAL</b>					\$378,091.27



# THANK YOU/QUESTIONS

PLEASE CONTACT CONNOR WATERS/KEITH WILSON FOR FURTHER  
COMMENTS AND QUESTIONS OR VISIT:

<https://www.carmichaelpark.com>



Carmichael Recreation and Park District

[info@carmichaelpark.com](mailto:info@carmichaelpark.com)



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