

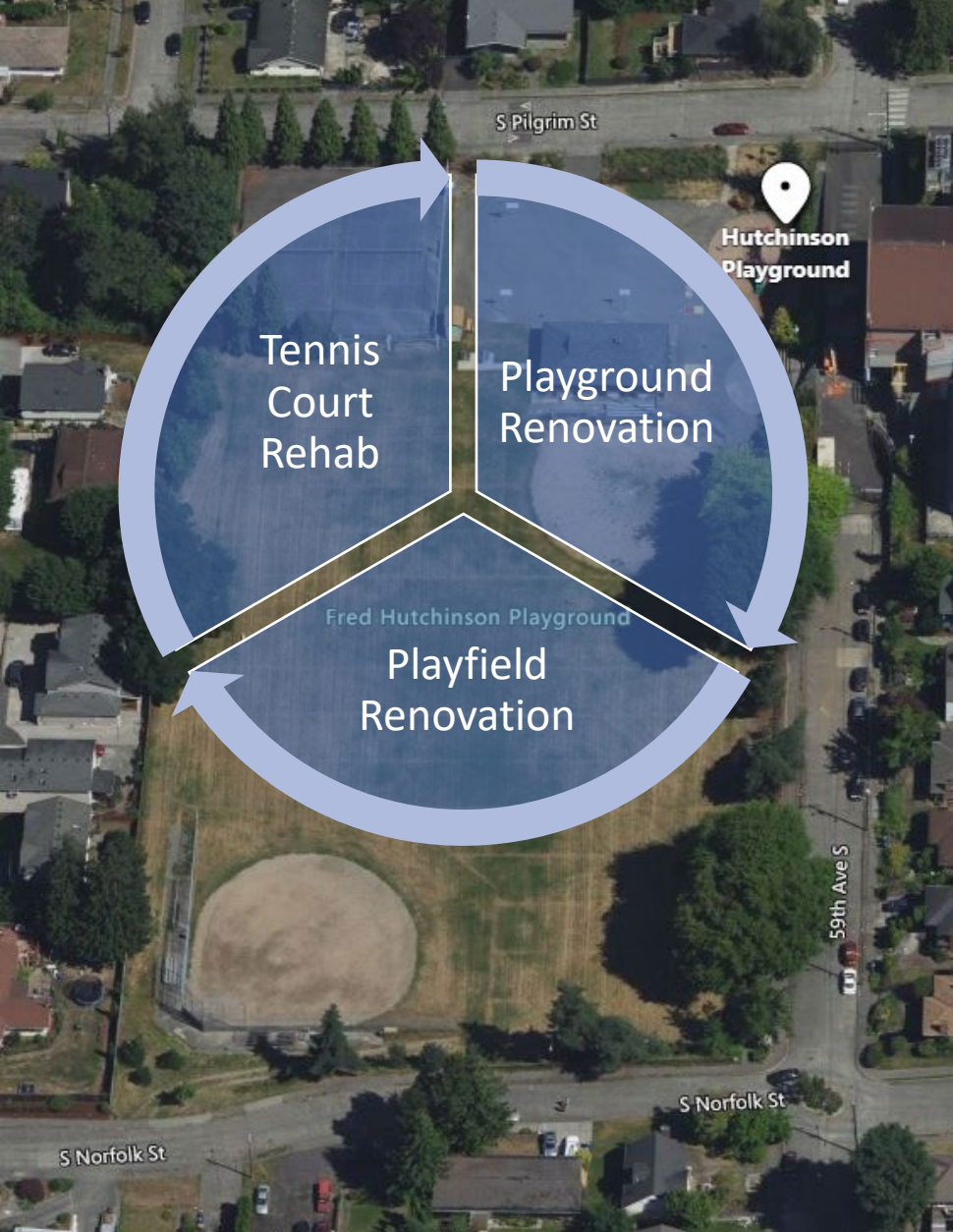
Hutchinson Playground Renovation Project Project Start: 2023 Construction: 2024-2025



Seattle Parks and Recreation, August 18, 2022



City of Seattle



Project SCOPE

Playfield renovation: This work will include renovation of the irrigation, drainage, and turf at the playfield, a full replacement of one of the backstops and accessibility upgrades to the spectator and dugout areas.

Play area renovation: This will include replacement of the existing play equipment and upgrades to current safety and accessibility standards [Current containment may meet most of our standards, but we may be able to fit more/better equipment in this space]. Increase play value!

Tennis court rehabilitation: This work will include, an asphalt overlay of the existing concrete tennis court (or, if necessary, partial or full demolition and replacement with asphalt), new court surfacing and equipment, fence replacement and potential conversion to other court sports based on community engagement and desire.

Taken as one, the project will also provide accessible routes to and between the site elements listed above, taking a wholistic view of circulation through the space.



Project SCHEDULE

Note: Application for grants, to augment budget, occurs during the Project Development – Planning Phase depending upon due dates and can extend project duration.



PROJECT DEVELOPMENT
QTR. 1, 2023

- Asset Mgt. Plan
- Final Budget
- CIP Approval



PLANNING
QTR. 2-3, 2023

- Formation of Design Team
- Public Engagement
- Completion of Schematic Design



DESIGN
QTR. 3, 2023
- QTR. 4, 2024

- 30% / 60% / 90% Construction Documents
- Design Reviews (ProView and Technical ProView)
- Bid Documents



CONSTRUCTION
QTR. 4, 2024
- QTR. 2, 2025

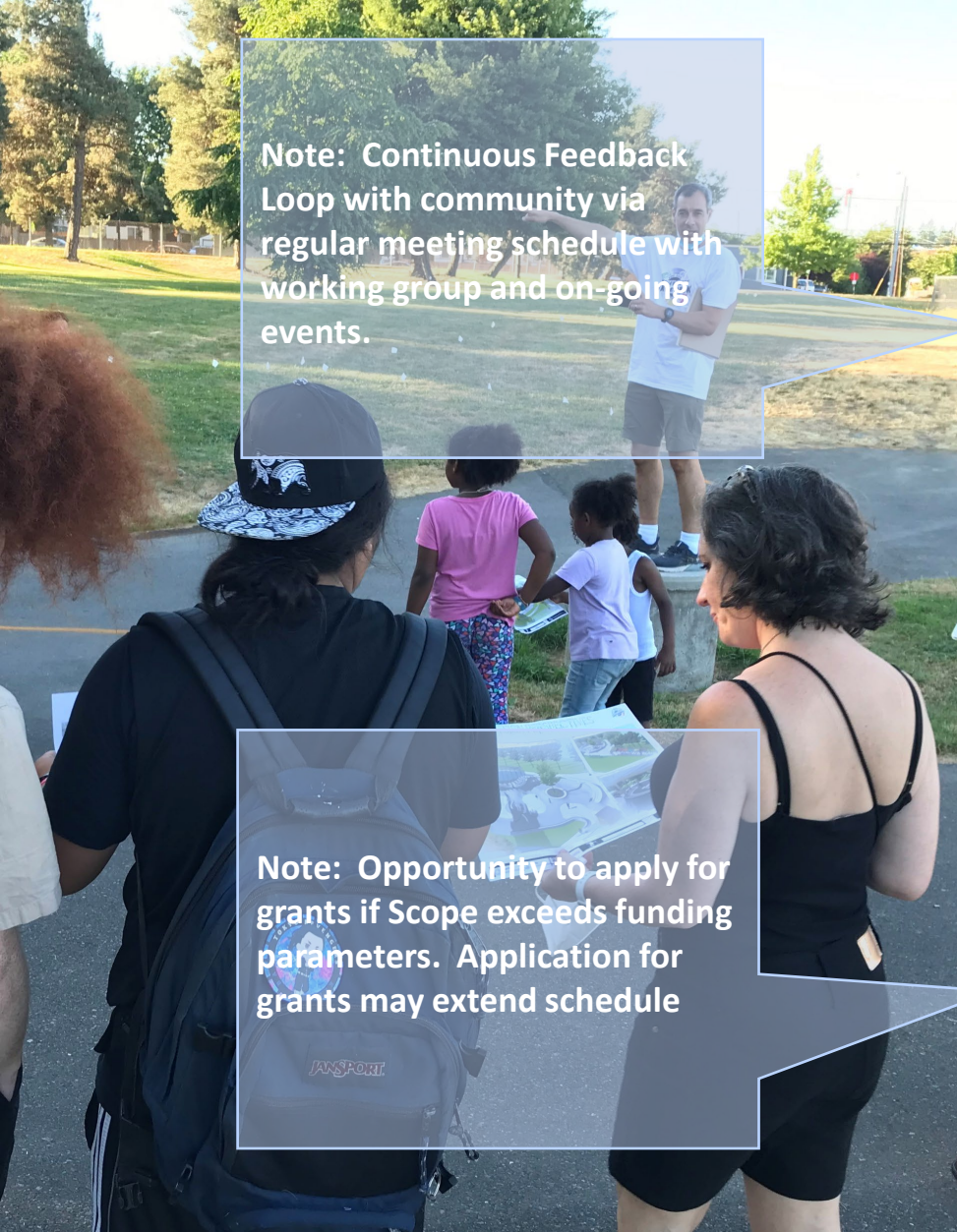
- Bid Process
- Notice to Proceed
- Weekly Meetings
- Substantial Completion
- Physical Completion



CLOSE-OUT
- QTR. 3, 2025

- Close Contract
- Community Celebration
- Update AMWO Records





Note: Continuous Feedback Loop with community via regular meeting schedule with working group and on-going events.

Note: Opportunity to apply for grants if Scope exceeds funding parameters. Application for grants may extend schedule

Review MILESTONES

SPR Project Stakeholder Kick-off Meeting

Proview #1: Design Program Review

Stage Gate #1: Project Charter Approval

Consultant Selection Process

Community Engagement #1: Design Workshop and Input Gathering

Proview #2: Conceptual Design Review

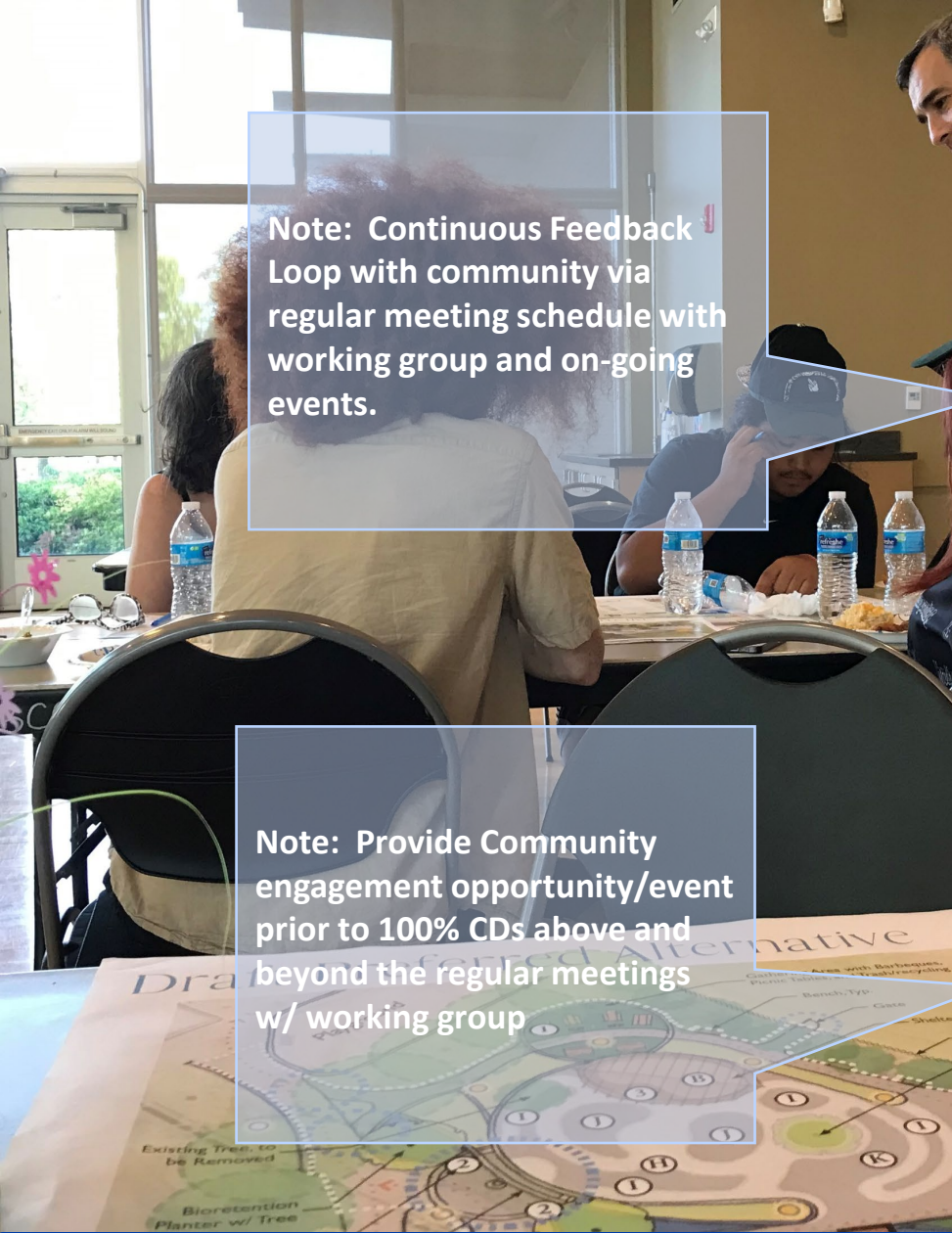
Community Engagement #2: Presentation of Conceptual Designs and Feedback

Proview #3: Preferred Schematic Design Review

Community Engagement #3: Presentation of Preferred Schematic Design

Stage Gate #2: Design Phase Approval

Proview #4: Design Development (30% Construction Documents) (As required)



Note: Continuous Feedback Loop with community via regular meeting schedule with working group and on-going events.

Note: Provide Community engagement opportunity/event prior to 100% CDs above and beyond the regular meetings w/ working group

Review MILESTONES (cont.)

Proview Tech #1: 60% Construction Document Review & 60% Completion Checklist

Permit Submittals (Typically Construction Permit and 60% SIP)

Proview Tech #2: 90% CD Review & 90% Completion Checklist

Permit Submittals (Typically 90% SIP, Landmarks)

100% CD Review and 100% Checklist

Preparation of Division 0

Engineering and Design/ Finance and Administrative Services Concurrent review

Preparation of Request to Bid Package/Park Engineer signatures

Finalize Bid Package

Preparation of Request to Bid Package/Park Engineer signatures

Stage Gate #3: Approval to Advertise

Finance and Administrative Services: Review of Bid Package



Project Budget



- 3 planned asset management projects were combined to create one master project.
- A rough order of magnitude for the Total Project Cost is 2-3 million dollars.
- Total Project Cost includes soft costs + construction costs.
- Soft costs include consultant costs (survey, design, engineering, etc.), project management, project review, permitting, contracting, and inspection.
- Budget will be firmed up in the Project Development Phase in Qtr. 1 of 2023 to reflect current construction escalation impacts.



Paving:

- Restriping of basketball courts
- Restripe games including hopscotch, four squares, and other.

Play Area:

- Adjustment of the play area slide (decrease slope)
- Repair of the bridge element (hopefully by end of May - shipment of parts is delayed)
- Examination of Overhead climbing feature for safer alternative.

Equipment:

- Provision of soccer nets
- Install new basketball nets
- Provision of Picnic tables

Building:

- Assessment of exterior lighting to building
- Repaint trim, front doors, clean off markings, assess options for window coverings.
- Coordinate on relocation/removal of storage building (CPTED)

Landscape Areas:

- Replace shrubs along play area w/ non berry producing variety
- Weed planting bed on S. Pilgrim St. (Spikey weeds come up and overtake in spring)

Other:

- Handicapped porta potty with handwash station
- New Rainbow Sign
- Take a look at age sign in Play Area
- Removal of shed

Accelerate tennis court renovations?

- Assessment of restrooms and how they might be more functional to community
- Alternatives to exterior window coverings

1. When was the last time the playground was refreshed.
2. What is the bathroom situation at Tiny Tots (Can one be shared with the public?)
3. Tennis court resurface

Repair and Maintenance

- **Continuous feedback loop** with community informs immediate repair and maintenance priorities.
- **Track progress** on short term and long-term maintenance improvements via spreadsheet.
- **Goal** to catch up on all deferred maintenance by capital project start date.



Project Contact:

**THANK YOU
and
GO TEAM!!**

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