

## **SUPPLEMENTAL MATERIALS FOR SEPTEMBER 10, 2025 BOARD MEETING**

### REGULAR BUSINESS:

- 6A. Receive/discuss presentation from CMG Landscape Architecture (CMG) regarding 3 conceptual site plans for the Cabin and community input received from the September 5<sup>th</sup> Creekside Unplugged event.

Attachment: Presentation slides from CMG

- 6B. Receive PARC oral report including proposed improvements such as signage and a mural in the Rock Garden at Flamingo Rd.

Attachment: Proposals from artist



Item 6A.

*September 13th, 2025*

# Tam Valley Cabin Masterplan

**Board Meeting 2**

cmg



# Agenda:

- Site Observations & Opportunities
- Concept Plans
- ROM Cost Estimates
- Discussion

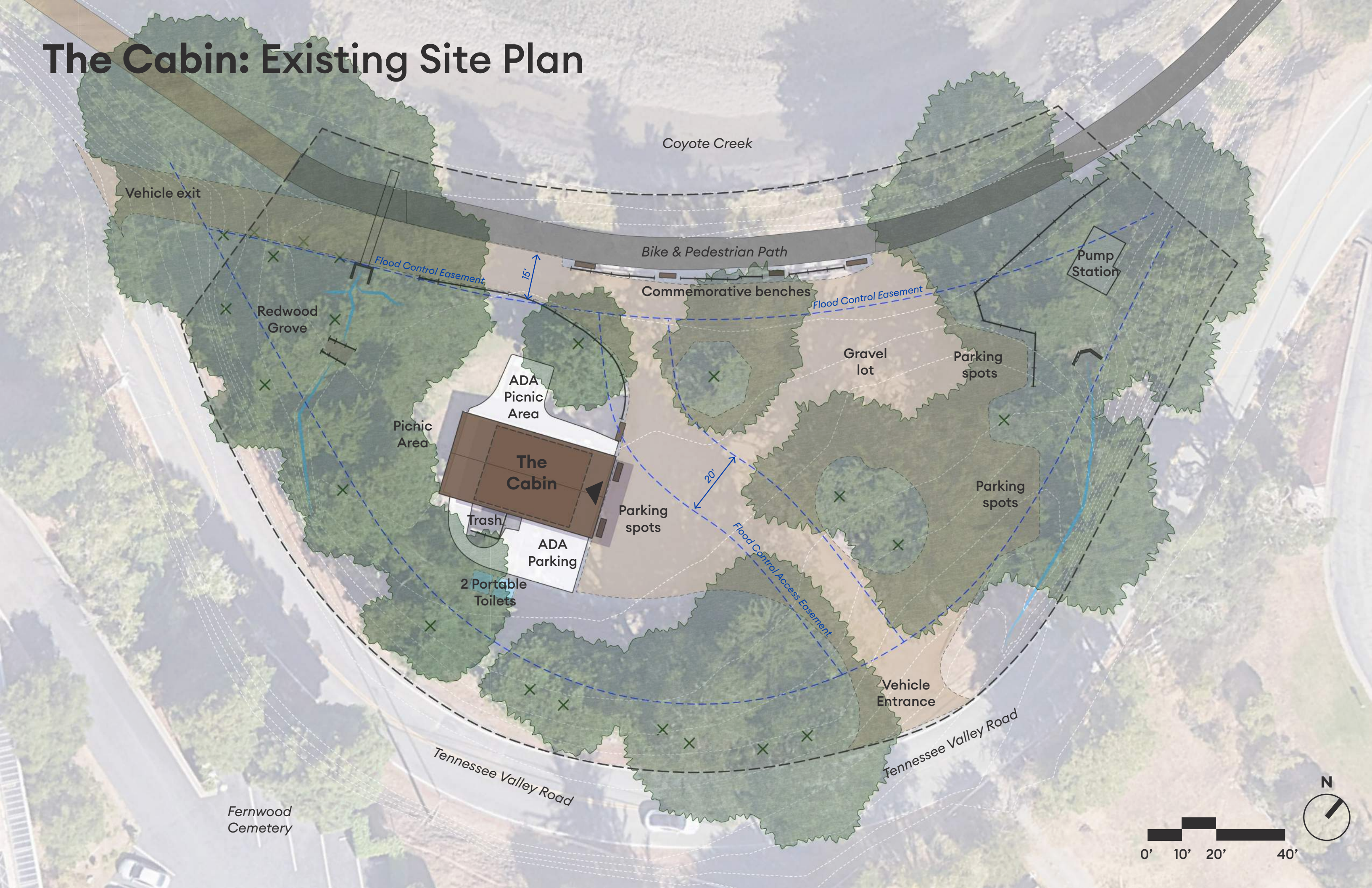


# Site Observations



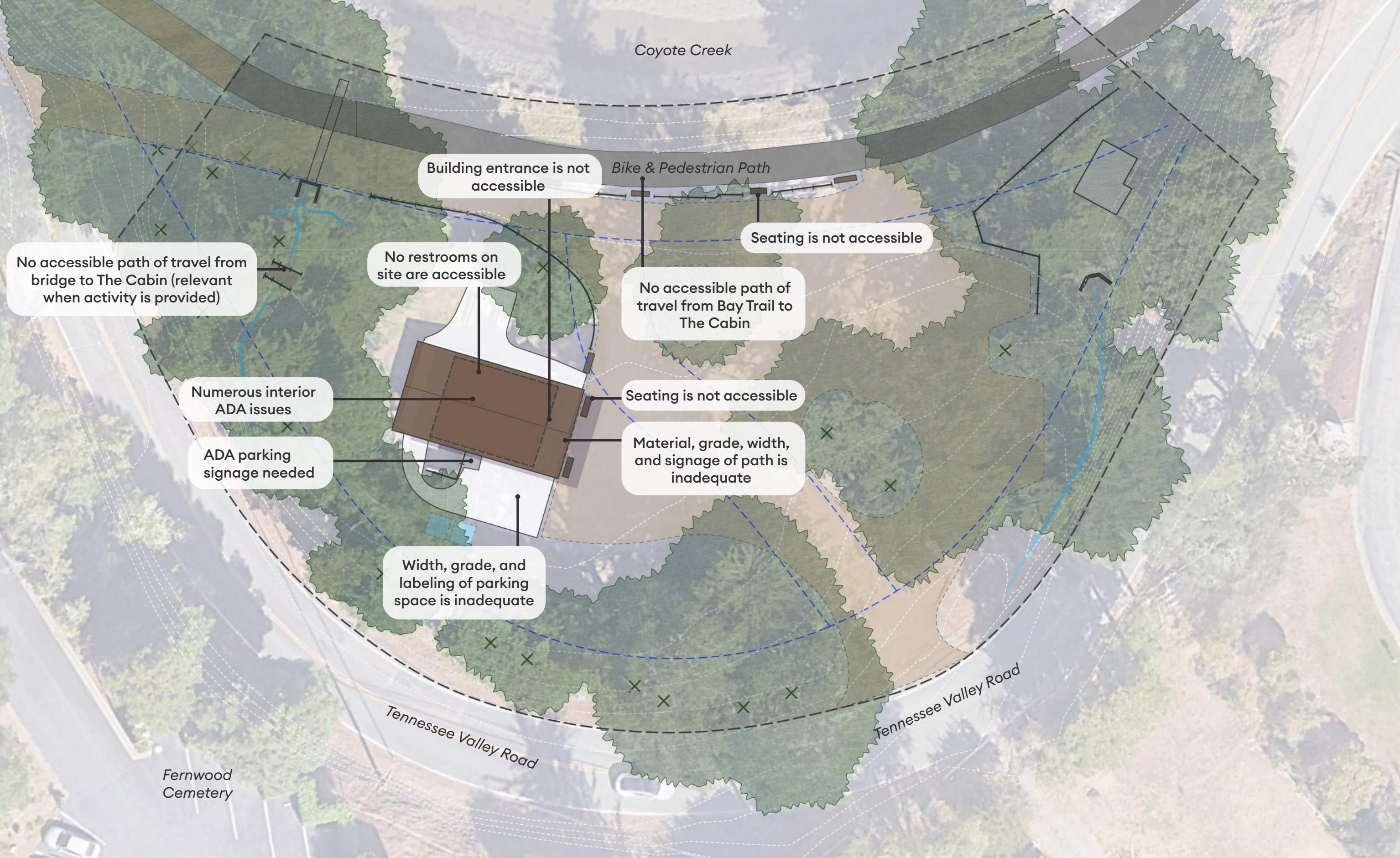


# The Cabin: Existing Site Plan





# The Cabin: ADA Non-Compliant Items





# Site Observations

1. ADA Access needs to be improved.
2. Vehicle access takes up excess space and could be improved for safety.
3. The site has beautiful natural character that could be enhanced.
4. The site is well used for private event rentals and community events.
5. The site is a well used amenity along the Tennessee Valley bike and pedestrian path.



# Site Opportunities

1. Optimize vehicle circulation layout for efficiency and pedestrian safety.
2. Reconsider how the cabin is used and its purpose to the site, while solving for ADA issues.
3. Highlight the natural character and ecology of site.
4. Improve site for private event and community event uses.
5. Improve site for everyday, passive uses along the Tennessee Valley bike and pedestrian path.



# Project Goals

1. Fix ADA violations, and create a site with equal access.
2. Identify cost effective, yet high impact improvements that can be made to enhance existing uses of the site (community & private events, passive recreation).
3. Define how improvements to the cabin site can complement uses of the community center site.



# Concept Plans





# Concept A: The Cabin





# Concept A: The Cabin



The Cabin remains and is renovated for ADA access



Railroad tie seat walls



ADA accessible DG paths & native planting



Bike racks & water filling stations



Community events & parties continue at Cabin & patio



Reservable group picnic areas



Felled logs in redwood grove



New restroom



# Concept B: Pavilion





# Concept B: Pavilion



Cabin replaced by open air pavilion



New seating elements



ADA accessible DG paths & native planting



Bike racks & water filling stations



Community events at pavilion



Group and individual picnic areas



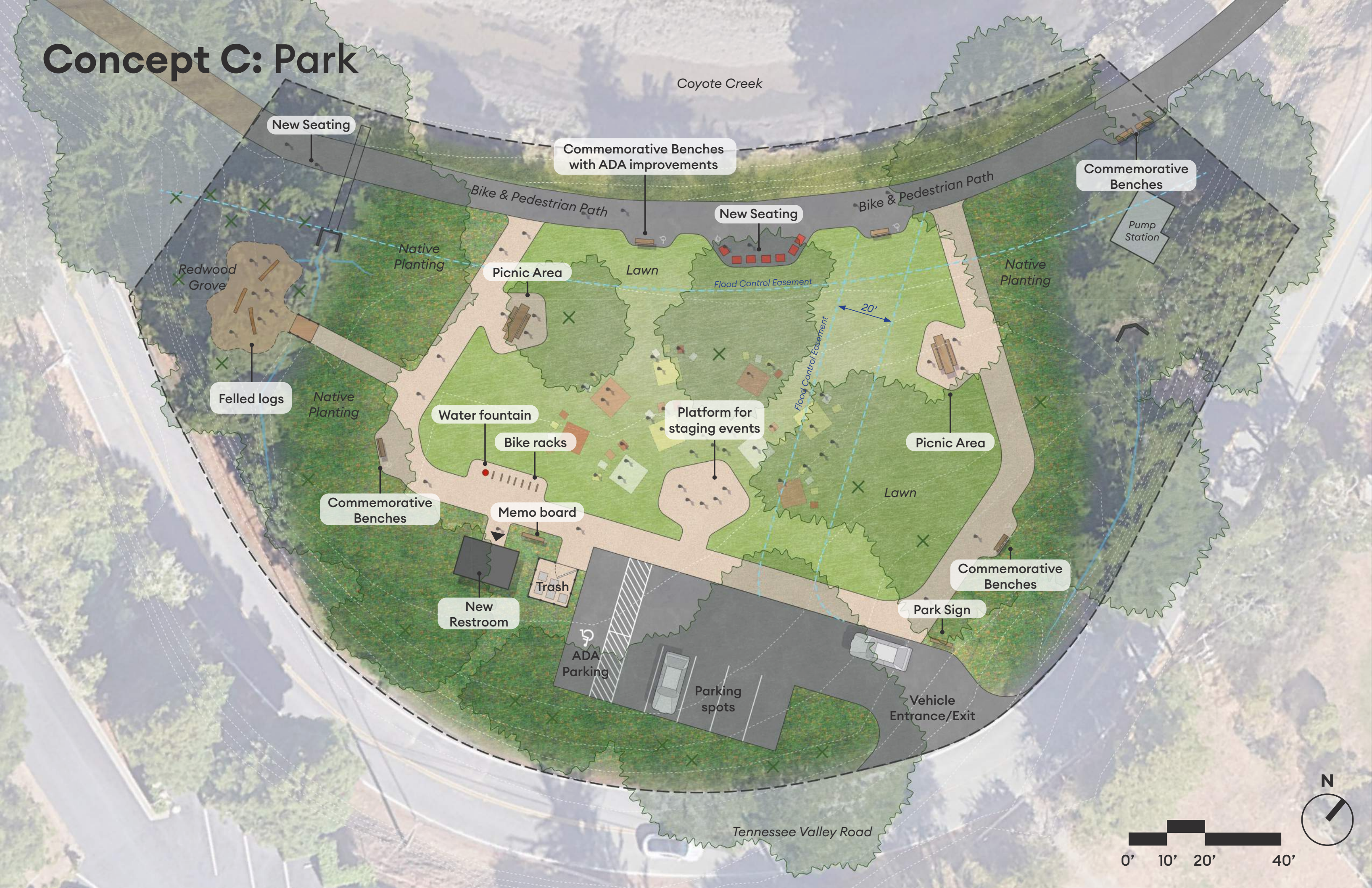
Felled logs in redwood grove



New restroom



# Concept C: Park





# Concept C: Park



Cabin replaced by new central lawn space



New seating in redwood grove and along bike path



ADA accessible DG paths & native planting



Bike racks & water filling stations



Events on paved platform



Small picnic areas for casual gathering



Felled logs in redwood grove



New restroom



# Plant Palette

## 1. Native California Perennials and Grasses for Sun

- Drought Tolerant
- Low Maintenance
- California Native
- Mix of Flowering Perennials, Evergreen Grasses, and Subshrubs
- Attractive to pollinators and hummingbirds



Yarrow / *Achillea millefolium*



Monkey Flower / *Diplacus aurantiacus*



California Fuchsia / *Epilobium canum millefolium*



Red Buckwheat / *Eriogonum grande*



California Poppy / *Eschscholzia californica*



Pacific Coast Iris



Deer Grass / *Muhlenbergia rigens*



Penstemon / *Penstemon heterophyllus*



Hummingbird sage / *Salvia spathacea*



Purple Sage / *Salvia 'celestial blue'*



Creeping Sage / *Salvia 'gracias'*



Blue-eyed Grass / *Sisyrinchium bellum*



# Plant Palette

## 2. Native California Perennials for Shade and Redwood Understory

- Shade Tolerant
- Drought Tolerant
- Low Maintenance
- California Native
- Mix of Ferns, Perennials, and groundcovers



*Douglas Iris / Iris douglasiana*



*Western Columbine / Aquilegia formosa*



*Wild Ginger / Asarum caudatum*



*Blue-eyed Grass / Sisyrinchium bellum*



*Giant Chain Fern / Woodwardia fimbriata*



*Sword Fern / Polystichum munitum*



*Island Alum Root / Heuchera maxima*



*Redwood Sorrel / Oxalis oregana*



# Plant Palette

## 3. Native California Shrubs

- Drought Tolerant
- Low Maintenance
- California Native
- Mostly Evergreen with some Deciduous
- Seasonal flowering and fruit
- Attracts Birds and Pollinators



Flowering Currant / *Ribes sanguineum*



Western Redbud / *Cercis occidentalis*



California Lilac / *Ceanothus* species



Toyon / *Heteromeles arbutifolia*



Pacific West Myrtle / *Myrica asplenifolia*



Manzanita / *Arctostaphylos* species



California Sagebrush / *Lycium californicum*



California Sagebrush / *Lycium californicum*



# Plant Palette

## 4. Native California Creek Upland Planting

- Salt Tolerant
- Low Maintenance
- California Native



Western Ragweed / *Ambrosia Psilostachya*



Salt Marsh Baccharis / *Baccharis Glutinosa*



Creeping Wildrye / *Elymus Triticoides*



Lizard Tail / *Eriophyllum Staechadifolium*



Marsh Aster / *Symphyotrichum subulatum*



Marsh Gumplant / *Grindelia Sticta*



# Proposed Tree Plan



- Existing trees appear to be in fair or good health and will remain.
- No new trees are proposed.



A photograph of a park area with several wooden picnic tables and benches. Large evergreen trees are prominent on the left and right sides, casting shadows on the ground. The background shows a grassy field and a fence. The text "ROM Cost Estimates" is overlaid in the center.

# ROM Cost Estimates



# ROM Cost Estimate: The Cabin Concept

\$2,386,860 - \$4,475,363

<b>Cabin Total:</b>			<b>\$2,303,919</b>
<b>General Requirements &amp; jobsite Management:</b> Includes site accommodation, GC's equipment, safety, clean up, safety barriers, surveying and staking needs, plus public occupancy and protections.	12%		\$276,470
<b>Contractor Fees, Including Insurance:</b> Fee 5% Insurance 2.5%	7.5%		\$172,794
<b>Market Conditions Factor:</b> Reflects the current bidding climate where there is clear evidence of limited sub-contractor competition which is likely to lead to less favorable bid results.	10%		\$230,392
<b>Escalation:</b> Assumes 3 years.	7%		\$483,823
<b>Project Total:</b>			<b>\$2,983,575</b>
Low ROM Range -20%*			\$2,386,860
High ROM Range +50%*			\$4,475,363



# ROM Cost Estimate: Pavilion Concept

\$1,917,700 - \$3,595,687

<b>Pavilion Total:</b>			<b>\$1,851,062</b>
<b>General Requirements &amp; jobsite Management:</b> Includes site accommodation, GC's equipment, safety, clean up, safety barriers, surveying and staking needs, plus public occupancy and protections.	12%		\$222,127
<b>Contractor Fees, Including Insurance:</b> Fee 5% Insurance 2.5%	7.5%		\$138,830
<b>Market Conditions Factor:</b> Reflects the current bidding climate where there is clear evidence of limited sub-contractor competition which is likely to lead to less favorable bid results.	10%		\$185,106
<b>Escalation:</b> Assumes 3 years.	7%		\$388,723
<b>Project Total:</b>			<b>\$2,397,125</b>
Low ROM Range -20%*			\$1,917,700
High ROM Range +50%*			\$3,595,687



# ROM Cost Estimate: Park Concept

\$877,639 - \$1,645,572

<b>Park Total:</b>			<b>\$847,142</b>
<b>General Requirements &amp; jobsite Management:</b> Includes site accommodation, GC's equipment, safety, clean up, safety barriers, surveying and staking needs, plus public occupancy and protections.	12%		\$101,657
<b>Contractor Fees, Including Insurance:</b> Fee 5% Insurance 2.5%	7.5%		\$63,536
<b>Market Conditions Factor:</b> Reflects the current bidding climate where there is clear evidence of limited sub-contractor competition which is likely to lead to less favorable bid results.	10%		\$84,714
<b>Escalation:</b> Assumes 3 years.	7%		\$177,900
<b>Project Total:</b>			<b>\$1,097,048</b>
Low ROM Range -20%*			\$877,639
High ROM Range +50%*			\$1,645,572



# Discussion





# Community Center Masterplan

## LEGEND

- 1 STAGE
- 2 SOUND WALL AT STAGE
- 3 STABILIZED CRUSHED STONE STAGE VIEWING AND "DANCE FLOOR"
- 4 EVENT PLAZA
- 5 CONCRETE SEAT WALLS
- 6 NEW RESTROOM
- 7 TVIC EXHIBIT SIGN
- 8 TVIC ARCHIVE BUILDING
- 9 PARKING PLAZA
- 10 FLEXIBLE-USE LAWN AREA
- 11 PICNIC TABLE
- 12 BENCH
- 13 COMMUNITY CENTER OUTDOOR GATHERING SPACE WITH TRELLIS & OUTDOOR KITCHEN/GRILLS
- 14 SEATING AREA
- 15 RE-LOCATED FLAG POLE
- 16 BOCCE COURT
- 17 EXISTING TRASH SHED
- 18 GARDEN WALK
- 19 STORAGE SHED
- 20 NATIVE PLANTING
- BUILDING ENTRY





# Community Center ROM Cost Estimate

Tam Valley Community Center Masterplan		
3/11/2025	CMG Landscape Architecture for TCSD	
Accessibility & Entry Planting		
Sub Total		\$ 604,318
Western Park & Planting		
Sub Total		\$ 308,340
Community Center Patio		
Sub Total		\$ 355,521
Stage & Garden		
Sub Total		\$ 1,316,264
Parking Lot Improvements		
Sub Total		\$ 532,280
Total		
		\$ 3,116,722



# ROM Cost Estimate: ADA Code Requirements

\$558,356 - \$684,010

450 Architects Cost Estimate		
<u>Initial Base Construction Scope</u>		
Provided by RHC ROM Detailed Estimate		\$200,710.00
Prevailing Wage Mandate		\$ 20,071.00
Subtotal		\$220,781.00
<u>Prorate Additions to the Estimate</u>		
Design Contingency	30.00%	\$66,234.30
General Conditions	10.00%	\$22,078.10
Construction Contingency	15.00%	\$33,117.15
Bonds & Insurance	2.50%	\$ 5,519.53
Contractor's Fee	8.00%	\$17,662.48
Business Tax	0.055%	\$ 1,214.30
Permit Fees	10.0%	\$22,078.10
Subtotal basic construction costs		\$388,684.96
Estimated A&E Basic Services Fees		\$58,000.00
Subtotal		\$446,684.96
Project Contingency	25.00%	\$111,671.24
Subtotal		\$558,356.20
<u>Escalation</u>		
Year 1	+7.00%	\$39,084.93
Year 1 total		\$597,441.13
Year 2	+7.00%	\$41,820.88
Year 2 total		\$639,262.01
Year 3	+7.00%	\$44,748.34
Year 3 total		\$684,010.35

\* Cost estimate prepared by 450 Architects



## ITEM 6B.

Flamingo rd park project

### GENERAL INSPIRATION AND IDEA FOR PROJECT

The initial inspiration for this project was initiated by Erin Rosenblatt, who approached me after seeing my work on the corner of Tam Junction. The mural features Amanita mushrooms, poppies and other flowers, with a wood cut out of a Painted Lady butterfly. They are large in scale, giving the feeling of being a small creature in amongst the grass.

My personal inspiration for both the Vintage Ruse mural and the new park project was a combination of Honey I shrunk The Kids and Pee Wee's Playhouse.

The Cabazon dinosaurs really sealed the deal, after we visited them this summer. The huge scale along with the immersive aspect of climbing up into the dinosaur structures gave me ideas for a pop up book style nature scene.



**Vintage Ruse**

I'm a neighbor of the park and visit often with my son and dog, so this project was something I wanted to also enjoy!

The proposed installation is a number of plywood cut outs that can be positioned in any part of the park. They will be weather-proofed with a heavy duty sealant. Each piece will be secured into the ground with stakes and small drill holes will be cut out to withstand the winds.

I have included two different proposals for this project, based on cost and the budget given.

Below are two examples of the installation,, based on budget minimum/maximum.



## **SMALLER SCALE ART INSTALLATION**

COST OF LABOR AND SUPPLIES: \$3000

DRAFTS AND WRITTEN PROPOSAL: \$200

ESTIMATED TIME FOR COMPLETION: 2-3 weeks

Includes: 4x wood cutouts, with one center piece cut out of a Mission Blue butterfly.

Each will have written information on the back of the subject featured on the front.

2x 8'x4' (poppies and fungi)

2x 4'x2' (Baby Blue eye flowers, daisies, dragonfly and irises)

1x 4'x4' Mission Blue butterfly cutout stand-alone. Raised from ground for people to take photos in front of.

These cut outs can be placed anywhere in the park. Placement to be confirmed at the next meeting onsite.

## **LARGER SCALE ART INSTALLATION**

COST OF LABOR AND SUPPLIES: \$10,000

COST OF DRAFTS AND PROPOSAL: included in price

ESTIMATED TIME FOR COMPLETION: 6-8 weeks

Includes:

Six wood cutouts to form immersive "pop up book" style installation, butterfly centerpiece, Sporadic flowers/plants individually cut out, optional 3D sculptures of mushrooms, insects, plants or more 2D wood cutouts of the same thing, that can be placed by the fence area.

3D sculptures will be made from reinforced EDA foam and cement, with a fiberglass and epoxy top coat (safe for children to climb on and won't blow away!)

2x 4'x8' cut out scenes (as in smaller scale installation)

2x. 6'x3' cut out scenes

2x 4'x 2' cut out scenes (as in smaller scale installation)

6 individual cut out pieces of plants, squirrel, mushroom. Up to 4' tall.(if sculptures option is not chosen)

1x 3D caterpillar (approx 20 inches wide, 5' length, 3' height)

1x 3D ladybug (approx 20" wide, 3' length, 1' height)

Colored log stepping stones x 10

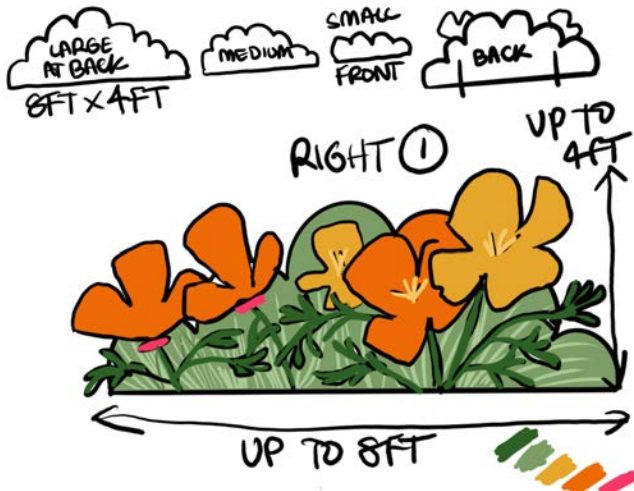
Wood post of park name.

1 hour session of art with neighborhood kids (and adults!) for the opening of the park. Focus on recycling and to feature art in the park.

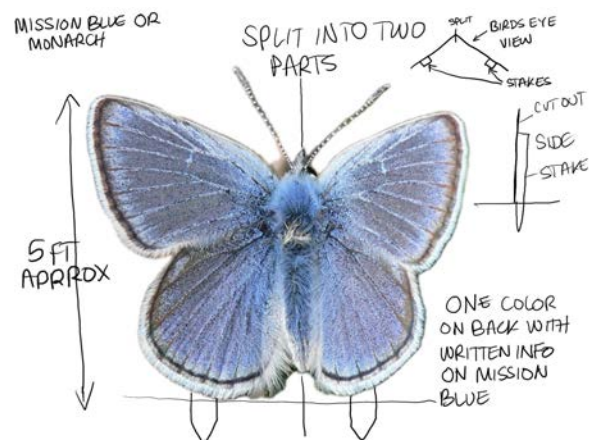
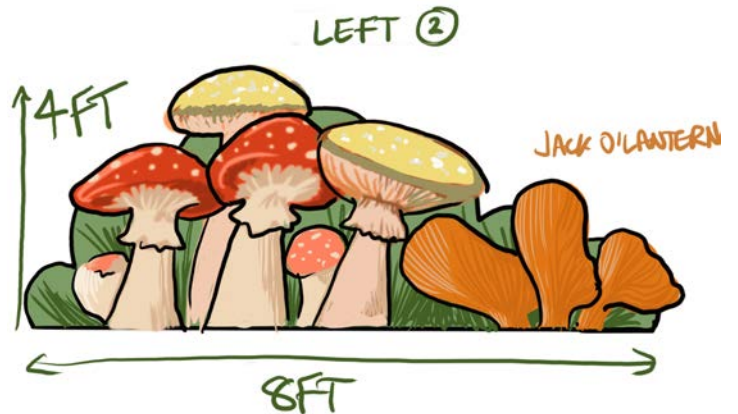
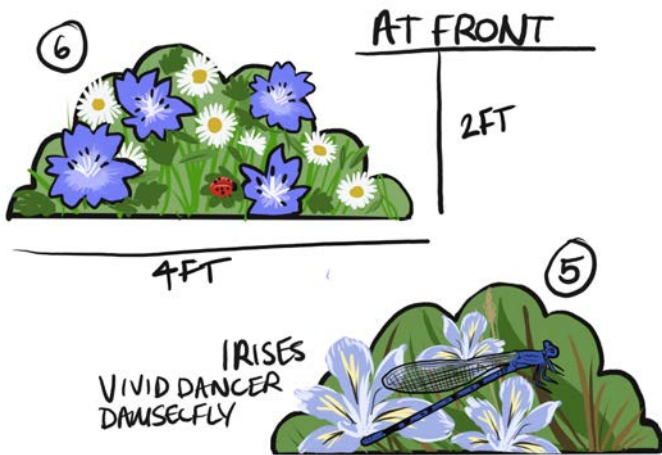


SEE IMAGES. BELOW FOR VISUAL OF EACH PROPOSED INSTALLATION

### SMALLER SCALE INSTALLATION:



BACK Facts about each flower/  
plant/animal.

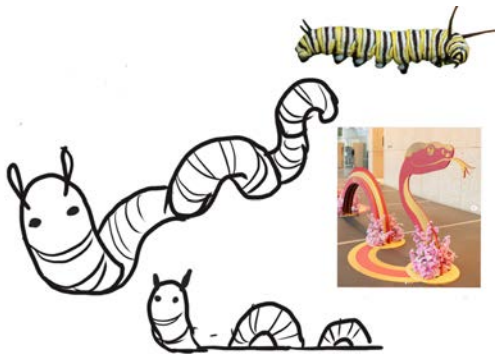




## LARGER SCALE INSTALLATION:

Sculptures option examples:

Example of all the art pieces in the park. These pieces can be placed anywhere, image for example of quantity.



If there are pieces of wood left over, I will try to add more, smaller cut outs similar to the ones at the forefront of the example image above.



