

# MAS FUKAI PARK – FINAL DESIGN DEVELOPMENT



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◆ BOA ARCHITECTURE

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Updated March 2026

# Project Timeline

- **April 2020** – Begin Master Plan Study
- **July 2022** – Council Approval of Final Master Plan and to Proceed with Design Development & Construction Document Phase
- **December 2022** – Council Approval of Design Services Contract to David Volz Design (DVD) Landscape Architects
- **June 2023** – Final Design Development Plans (No changes to programs and amenities)
- **October 2026** – Final Construction Documents (Plans, Specifications & Estimates)
- **January 2027\*** – Bid Process and Construction Contract Award
- **Spring 2027\*** – Construction Start (1 year duration)



*\*Project timeline pending grant application release (December 2027)*



## Mas Fukai Park Master Plan Context

A 4.53-acre park dedicated as a city park in 1960.

The park is adjacent to Pearly Middle School and nearby Denker Avenue Elementary School, City Hall, City's Human Services (all within a 0.40-mile radius) and provides recreation facilities for Gardena residents.

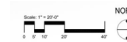
The park fronts Brighton Avenue on the west and Normandie Avenue on east side just south of 158<sup>th</sup> Street.

Surrounding the park is mostly a residential neighborhood with single-family (R-1) through multi-family (R-4), low-density, and multiple-family (4-2) residential zone.

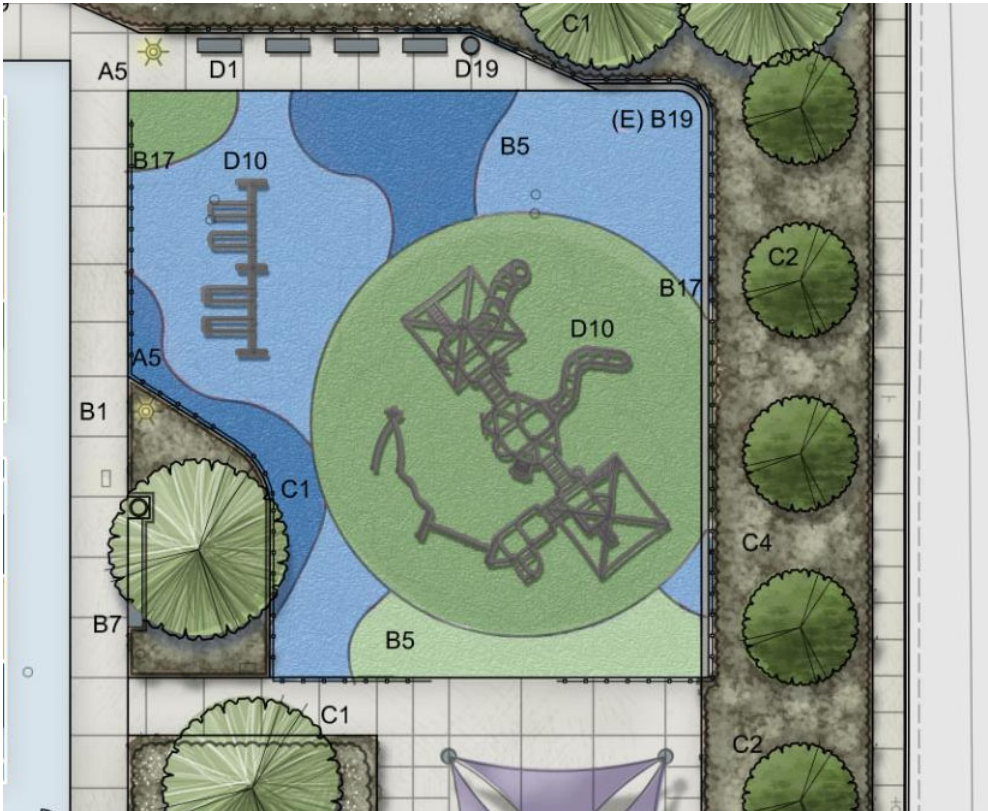
## FINAL DESIGN DEVELOPMENT PLAN – KEY COMPONENTS



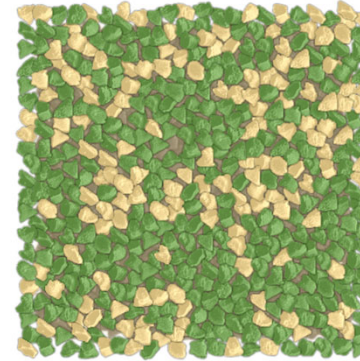
- New Community Building
- New Electrical Lighting
- New Standalone Restroom Building
- New Reclaimed Ready Irrigation System
- Permeable Paving
- New Pickleball & Basketball Courts
- Ballfields
- Resilient Surfacing at Existing Tot Lot
- New Site Furnishings
- Landscape Improvements
- Bio-Swale/ Infiltration Basin
- Park Signage
- New Perimeter Walking Path with Fitness Equipment



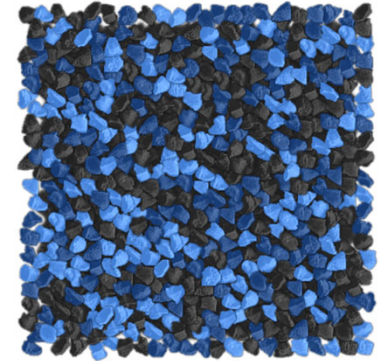
# PLAYGROUND SURFACING IMPROVEMENTS



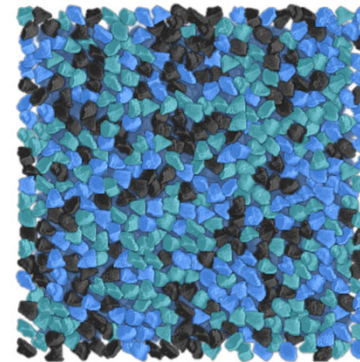
The existing tot lot is to receive new resilient surfacing and seating, a new perimeter fence, and shade trees.



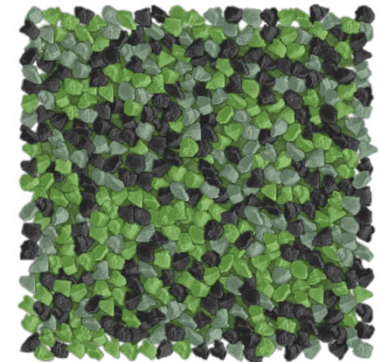
Mix Composition:  
 33% Eggshell Granules  
 33% Bright Green Granules  
 33% Bright Green Granules



Mix Composition:  
 33% Black Granules  
 33% Sky Blue Granules  
 33% Royal Blue Granules



Mix Composition:  
 33% Sky Blue Granules  
 33% Black Granules  
 33% Teal Granules



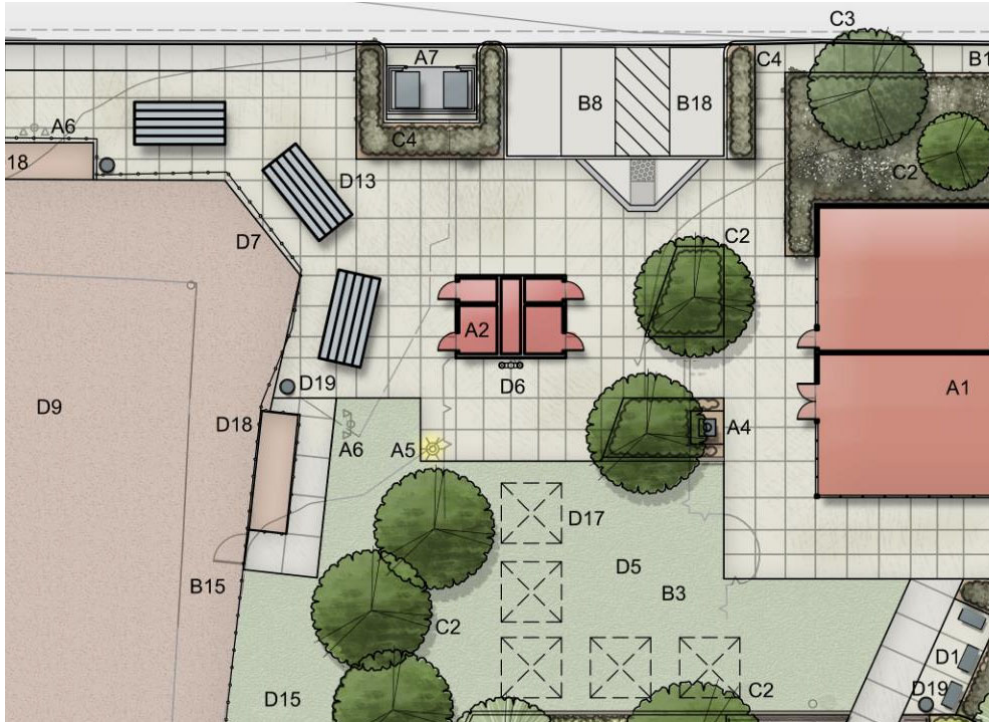
Mix Composition:  
 33% Bright Green Granules  
 33% Black Granules  
 33% Hunter Green Granules



# SPORTS COURTS AND SURFACING

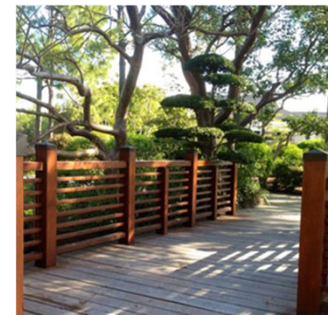
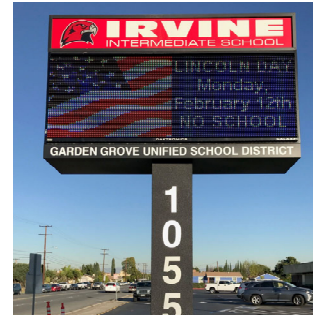


## SITE FURNISHINGS

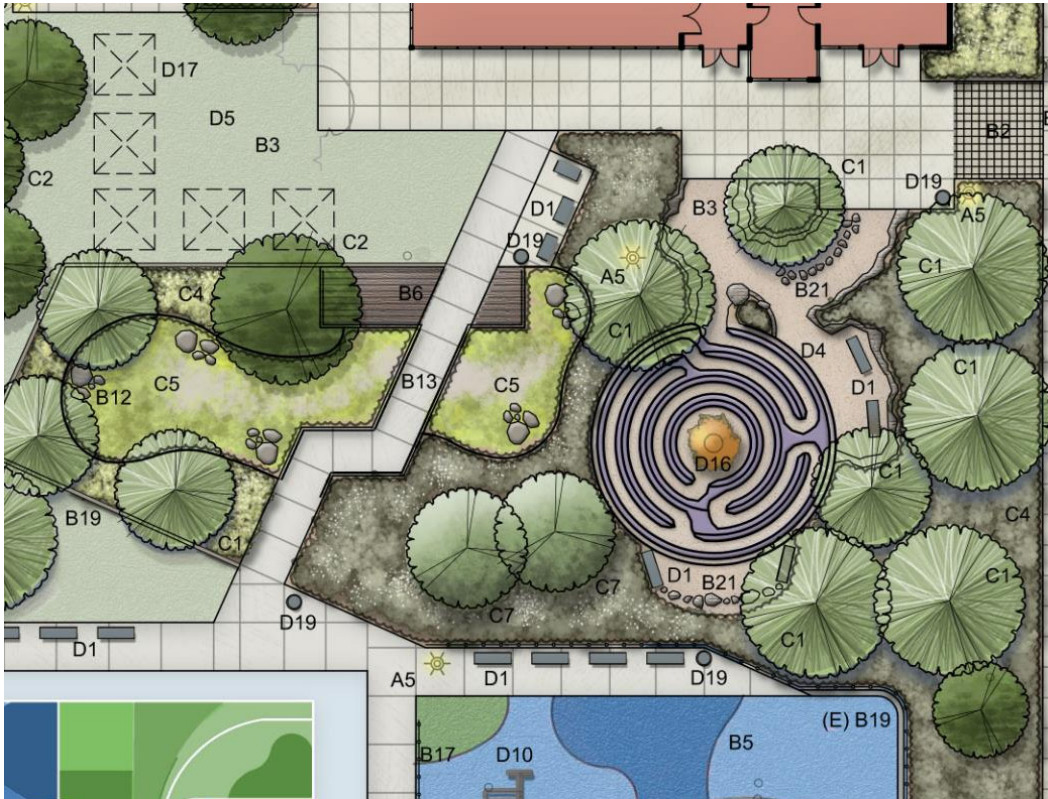


New ADA parking within the arrival court and exercise station par course.

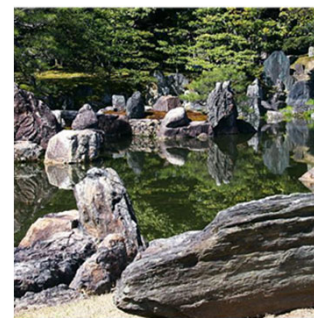
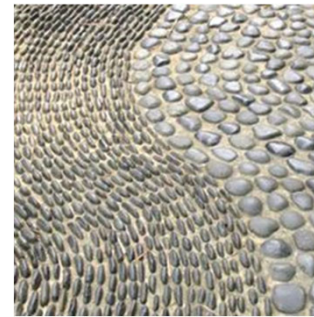
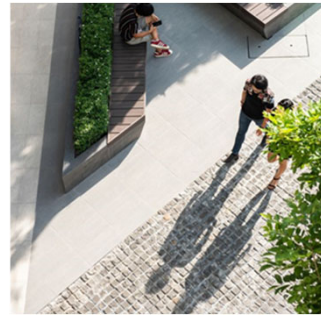
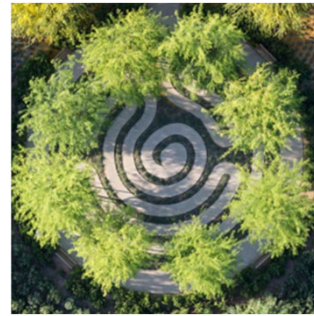
ADA parking, staff parkway, new restroom building, trash enclosure.



## LABYRINTH GARDEN AND BIOSWALE



Activity lawn for pop-up events. Reflexology labyrinth with seating and sculpture, bioretention area, and donor paver walk.



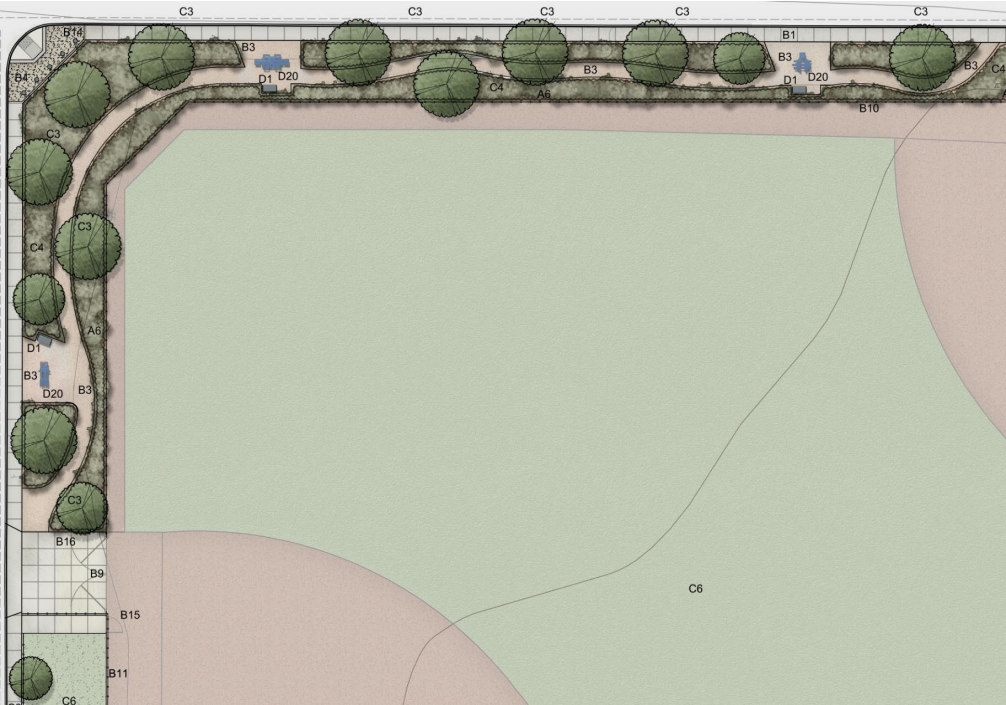
# DECK



## LABYRINTH GARDEN AND BIOSWALE



# FITNESS EQUIPMENT



New perimeter walking path with fitness equipment, energy-efficient LED field lighting, and improved irrigation system.



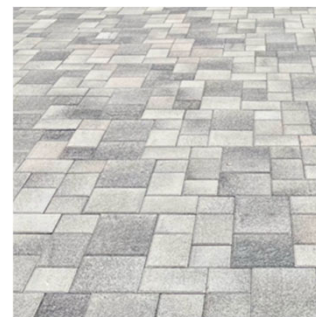
**FITNESS EQUIPMENT**



# BALLFIELD IMPROVEMENTS

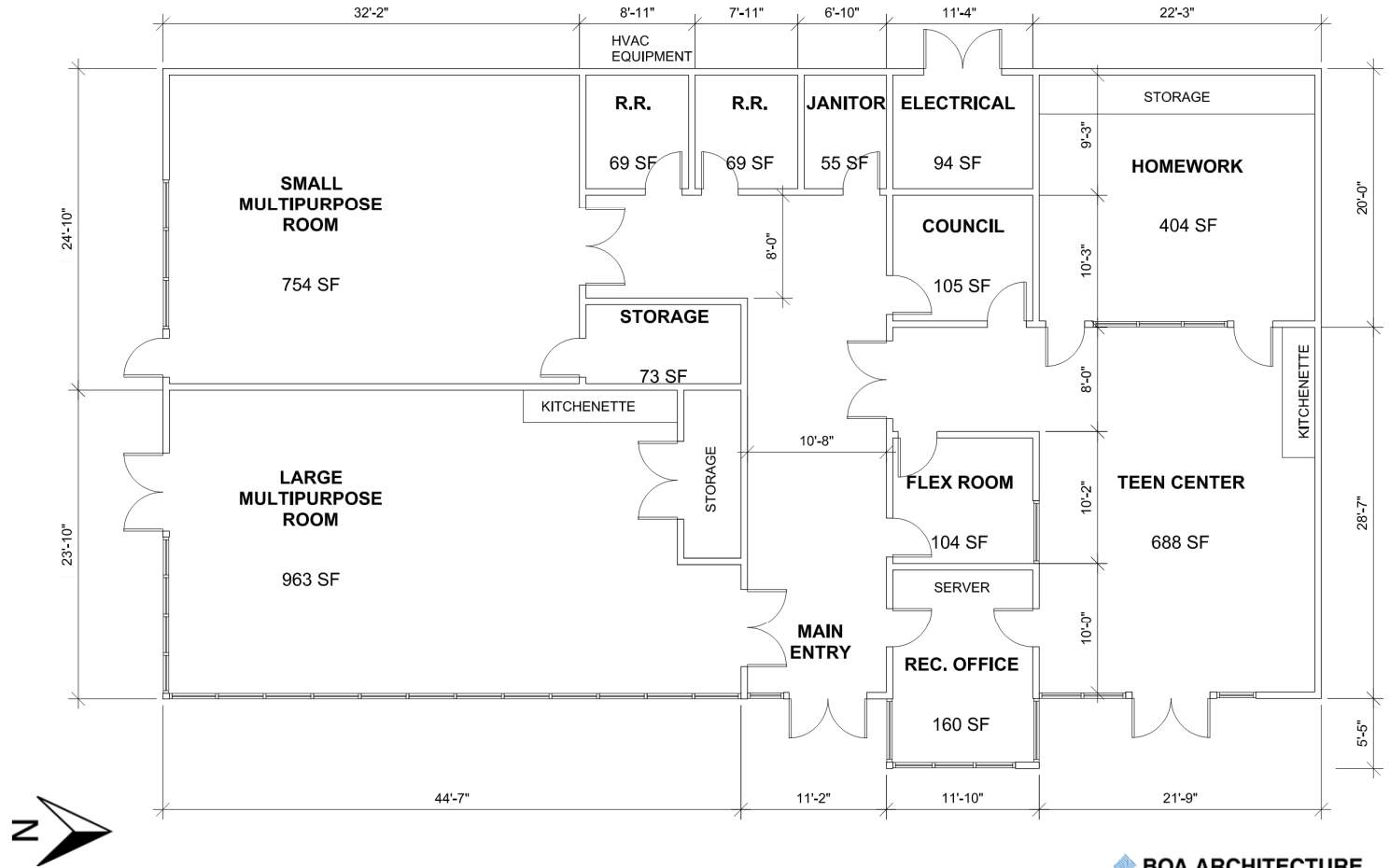


New public restroom building, bleachers, warm-up area. Enhancements at S. Normandie Avenue/W. 160<sup>th</sup> Street.



# NEW COMMUNITY CENTER LAYOUT

- Two Classrooms
- Large Meeting Room
- Dance Studio
- Kitchen Exterior Accessed Restrooms
- Interior Restrooms
- Office
- Storage
- Teen Center



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MAS FUKAI PARK

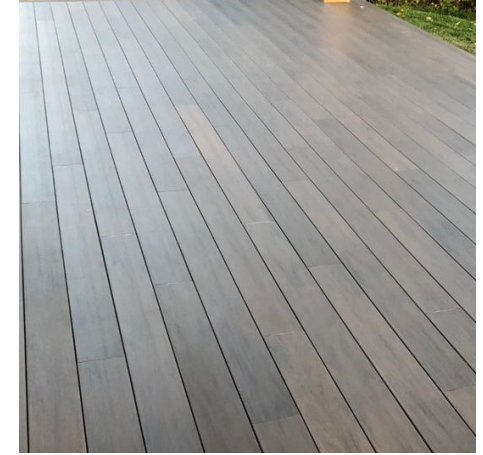
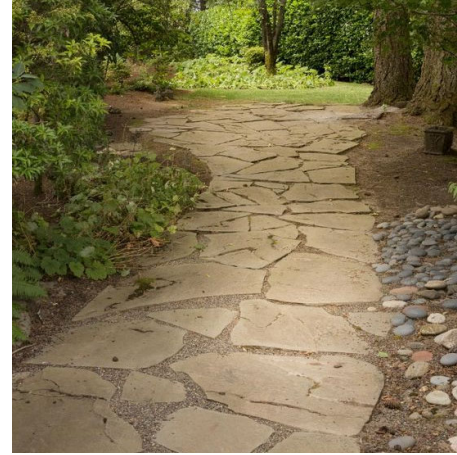
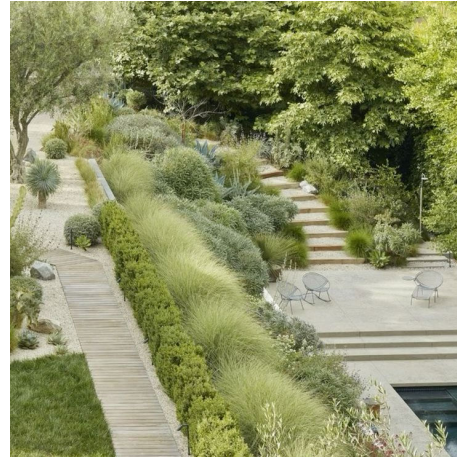


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## PROPOSED WOOD DECK AND PAVING CHARACTER IMAGERY



## PROPOSED TREES



## PROPOSED SHRUBS AND GROUNDCOVERS



# 2025 OPINION OF PROBABLE COST

• Total Construction Cost	<b>\$11,140,000</b>
• Office Furnishing & Security	\$600,000
• Utility Services (Telecom, Electrical, Gas, & Water)	\$500,000
• Development of Design & Construction Documents	\$846,046
• Construction Management & Inspection Fees & Job Cost	\$1,250,000
• <u>Project Contingency (12%)</u>	<u>\$1,300,000</u>
<b>TOTAL</b>	<b>\$4,496,046</b>
<b>GRANT TOTAL</b>	<b>\$15,636,046</b>

