



DATE: June 21, 2016

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Fayette Park, Project 13-36 –
Amend Design Professional Services
Agreement with The Guzzardo
Partnership**

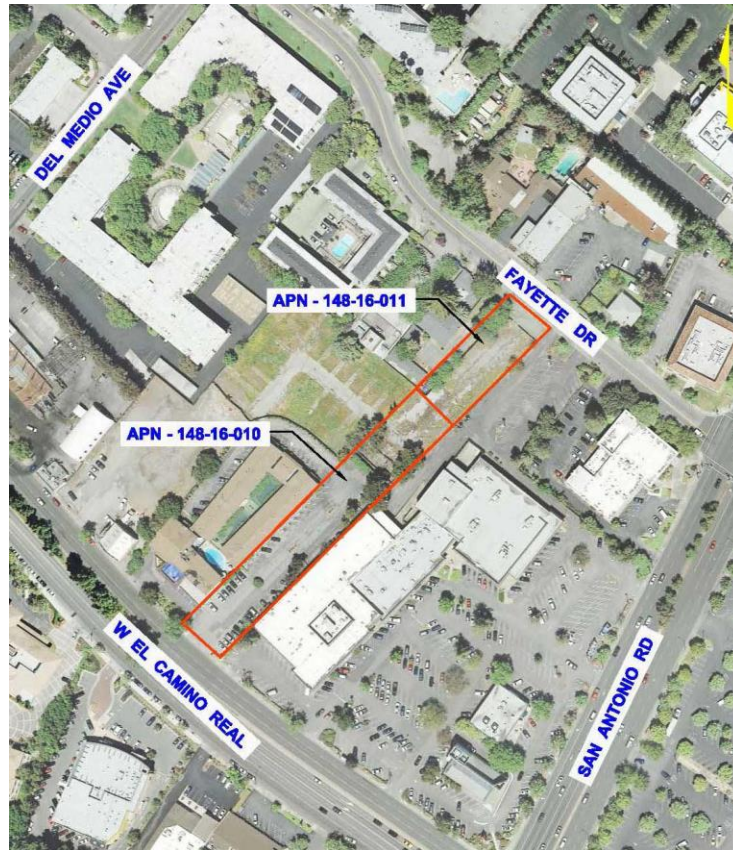
RECOMMENDATION

Authorize the City Manager to execute an amendment to the professional services agreement with The Guzzardo Partnership to provide landscape architecture services for Fayette Park—Design, Project 13-36, increasing the not-to-exceed amount of the contract from \$35,000 to \$175,000 and extending the term of the agreement to December 31, 2018.

BACKGROUND

The project includes a linear park on approximately 1.3 acres of San Francisco Public Utility Commission (SFPUC) property just west of San Antonio Road, from El Camino Real to Fayette Drive (see Figure 1). The property contains two large SFPUC Hetch Hetchy aqueducts that supply water to the City of Mountain View and other cities in the Bay Area.

Figure 1 – Location of Proposed Fayette Park



In January 2013, the City entered into a \$35,000 contract with The Guzzardo Partnership (TGP) for landscape architecture services for the park. The scope of services included only the schematic design phase, with the assumption that if the park concept was approved by the SFPUC, the contract with TGP would be amended to add all other design work needed to complete the project.

Because there is vital water supply infrastructure within the proposed park property, Mountain View's park design must meet all of SFPUC's land use guidelines and restrictions. These guidelines severely limit the types of improvements permitted on SFPUC property. Examples of some SFPUC land use restrictions for the site include:

- Structures are not permitted, including play equipment.
- Trees are not permitted due to underground water pipes; all existing trees must be removed.

- Landscaping must meet the SFPUC's Integrated Vegetation Management Policy; therefore, the size and types of plants and shrubs are based on their proximity to the underground pipelines.
- All site furniture, including benches, trash receptacles, and large potted plants, must be at least 20' from the edge of any SFPUC underground pipeline.

In January 2016, the SFPUC's Project Review Committee reviewed the park conceptual design developed by TGP and concurred that it met the abovementioned requirements and guidelines. This conceptual plan was approved by Council in February 2016.

On May 11, 2016, staff provided the Parks and Recreation Commission (PRC) an update on the Fayette Park project. Staff explained that because of SFPUC's limitations on the types of park features allowed on the site, the project was not presented to the public or the PRC for comments as there was little room for changes to the conceptual plan. Understanding the SFPUC and City Council have approved the conceptual plan, the PRC made the following motions at the meeting:

- To request staff/City Council follow the City's standard park design process within the constraints of the SFPUC.
- To request staff advocate inclusion of hydration stations per the Parks and Open Space Plan within the SFPUC constraints.
- To direct staff work with SFPUC to use natural turf over artificial turf when possible.

As noted above, staff is following the City's standard park design process to the extent possible, though public input is more limited because of the restrictions imposed by the SFPUC. Staff will discuss the last two PRC motions with the SFPUC to determine the feasibility of including a hydration station and natural turf in the final design.

ANALYSIS

TGP has completed the schematic design phase by developing a park conceptual plan acceptable to both the City and the SFPUC. At the City's request, TGP has submitted a proposal to complete design, dated May 20, 2016, which replaces the current scope of work and includes not only the work completed to date but all other design work required to complete the project.

The amended professional design services scope includes \$150,400 for basic services and a \$24,600 contingency for additional services for a total amended not-to-exceed contract amount of \$175,000. The term of the contract will be extended to December 31, 2018. The new scope of work covered by this amended contract includes:

- Topographic survey of the site.
- Utility design and stormwater calculations.
- Coordination and permitting work with outside agencies such as the SFPUC, Pacific Gas & Electric, and Caltrans.
- Geotechnical services.
- Development of required documents to meet the City's Water Conservation in Landscaping Regulations as well as the SFPUC's Integrated Vegetation Management Policy.
- Development of construction documents for bidding.
- Bidding support.
- Construction support.
- Development of record drawings after construction completion.

TGP has three subconsultants (BKF – civil, AEC – electrical, and Rockridge Geotechnical) who will be assisting in this work.

If the recommended actions are approved, TGP is scheduled to prepare construction documents and complete design by early spring 2017. Prior to Council approval of the final plans and specifications, the City and SFPUC will need to execute a Memorandum of Agreement that would officially grant the City permission to use the property as a park. Construction is scheduled for summer 2017 with completion by the end of 2017.

FISCAL IMPACT

Fayette Park – Design, Project 13-36, is funded from the Park Land Dedication Fund with \$560,000, which is sufficient to fund the recommended amendment. Significant

funding is included in the project for the multi-year process of securing permission from the SFPUC to use the property.

The estimated project cost is as follows:

| | |
|--|------------------|
| Consultant Design and Engineering Services | \$175,000 |
| Other Design and Engineering Costs | 95,000 |
| Project Management | 195,000 |
| Miscellaneous | 5,800 |
| Permit/License Agreement Costs | 25,000 |
| Project Contingency | <u>30,000</u> |
| Subtotal | 525,800 |
| City Administration @ 6.5% | <u>34,200</u> |
| TOTAL PROJECT COST | <u>\$560,000</u> |

The Project Management line item is unusually high because it includes the multi-year effort to negotiate a Memorandum of Understanding with the SFPUC for use of the parcel as a park.

ALTERNATIVES

1. Reduce scope of work to reduce consultant cost.
2. Do not proceed with the project at this time.
3. Provide other direction.

PUBLIC NOTICING – Agenda posting.

Prepared by:

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Reviewed by:

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Approved by:

Michael A. Fuller
Public Works Director

Daniel H. Rich
City Manager

AMS/TS/3/CAM
924-06-21-16CR-E

Attachment: 1. TGP Scope of Services, dated May 20, 2016

cc: CSD, CA, SACA – Chopra, APWD – Solomon, POSM, PCE – Au, SCE – Starr,
AAIL – Grimm, F/c (13-36)