



**DATE:** April 23, 2019

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** **Shoreline Maintenance Storage,  
Project 14-34 – Authorize  
Professional Services Agreement**

### **RECOMMENDATION**

Authorize the City Manager to execute a professional services agreement with CSG Consultants, Inc., to provide design services and construction support for Shoreline Maintenance Storage, Project 14-34, in an amount not to exceed \$53,000.

### **BACKGROUND**

The Shoreline Maintenance Storage area is in the corridor between the 13th and 18th fairways of the Shoreline Golf Links (the “Energy Trail”). The area is used to store equipment and materials (sand, gravel, soil, pipes, valves, etc.) for maintenance of the golf course, park, and landfill infrastructure. The project was created to consolidate equipment and material storage to: (1) conceal material from public view; (2) consolidate storage into a more efficient footprint; and (3) place stored materials into a storage building instead of shipping containers. The shipping containers are old and need to be replaced soon; most are leaking and do not include interior lighting. The result will be improved material storage and an improved appearance in the park.

In March 2014, a design agreement with CSG Consultants, Inc., was executed in the amount of \$83,855 to provide construction bid documents for the project, including construction and postconstruction assistance.

On April 14, 2015, Council approved plans and specifications, adopted the Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA), authorized bidding, and appropriated an additional \$236,000 to the project. On June 4, 2015, three bids were received – all exceeding the project budget, and on July 7, 2015, Council rejected all bids and the project was placed on hold.

As part of the Fiscal Year 2016-17 Capital Improvement Program, Council increased the project budget by \$385,000 to allow for the rebidding of the project.

## ANALYSIS

The original scope included concrete bins for loose materials (sand, gravel, and soil) storage and soil berms to screen the bins from visibility on the Energy Trail (see Figure 1). The 2015 environmental review identified impacts from these improvements to Congdon's tarplant, grey fox, and Western burrowing owl foraging habitat. Mitigation areas were identified for the loss of the owl foraging habitat. During the project delay, owls began nesting in the proposed mitigation area, meaning the area could no longer be used for mitigation for foraging habitat.

Staff explored other areas of Shoreline at Mountain View Park and there is no other place to create mitigation area for lost foraging habitat. As a result, staff proposes to reduce the project scope to eliminate the project components that impact owl habitat and focus on the most critical element of the project, which is replacement of the shipping containers with a storage building. This reduced project scope does not impact owl habitat or Congdon's tarplant. In the event the project impacts the grey fox, artificial dens can be constructed nearby to mitigate the impact.

The reduced project scope includes:

- Replacement of four older shipping containers, which are used for storage, with a new 1,440 square foot preengineered storage building;
- Relocation of two shipping containers to a less visible adjacent area (Site B-2);
- Mitigation of grey fox impacts if discovered at the project site;
- Asphalt resurfacing, drainage, and stormwater bioretention system.
- Modest landscaping improvements for erosion control.

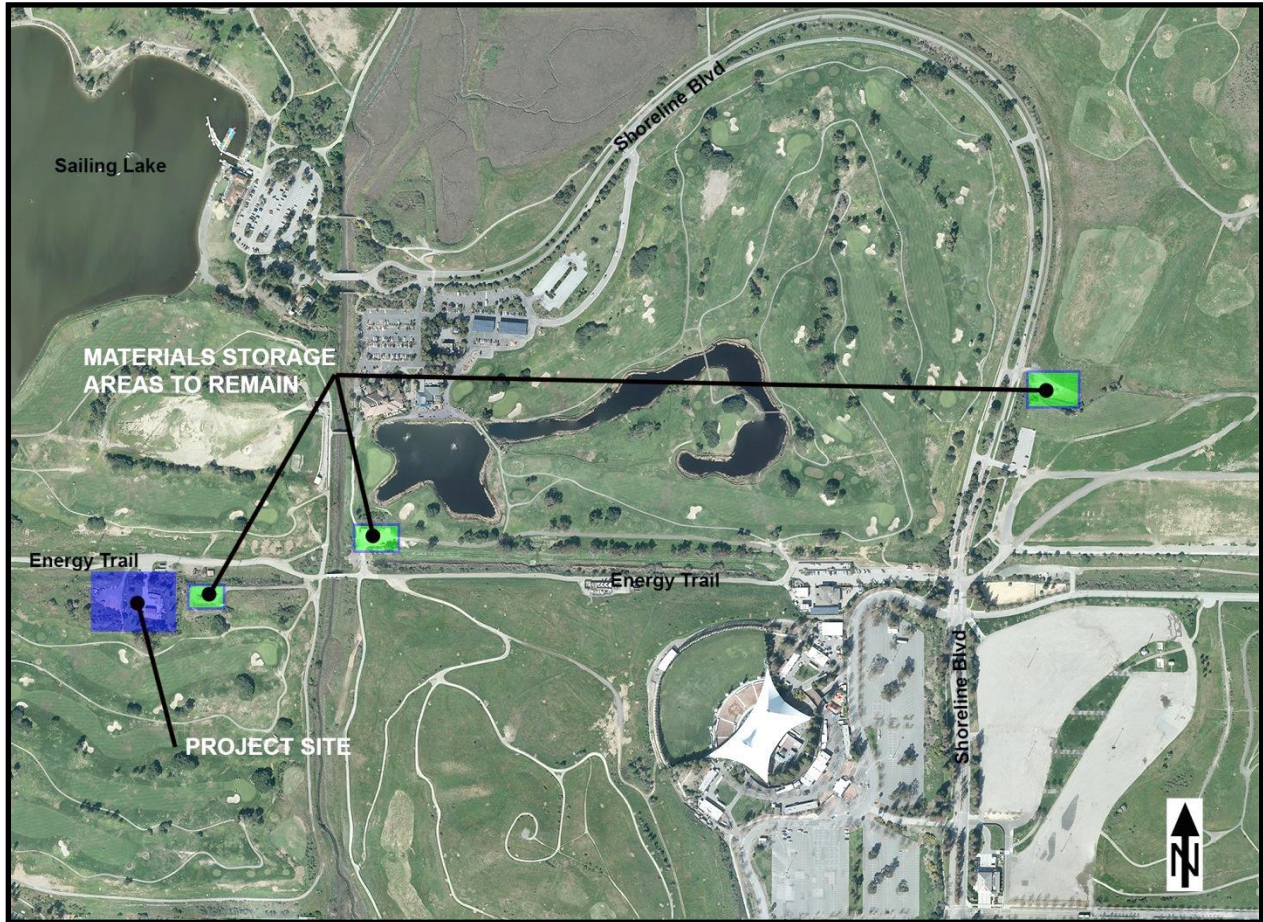
Construction of a storage building and associated improvements will consolidate the various storage areas and remove the existing shipping containers from within the highly visible Energy Trail area (see Figure 1 – Project Site Plan).

**Figure 1 – Project Site Plan**



As a result of the scope reduction, some material storage will remain in its current location (see Figure 2 – Materials Storage to Remain).

**Figure 2 – Materials Storage to Remain**



The recommended action will create a new contract for CSG Consultants, Inc., to update the bid package to reflect the new scope and prepare the package for bidding. The contract includes basic services in the amount of \$48,000 and a contingency of \$5,000 for total funding of \$53,000.

Project Schedule

If the recommended action is approved, the anticipated schedule is as follows:

Complete Revision of Plans and Specifications	August 2019
Council approval of Plans and Specifications and authorize bidding	September 2019
Complete Construction	June 2020

Revised Project Budget

The project budget is based on the actual bid costs from 2015 for the storage building and associated improvements along with cost rise (four years). Revisions to the plans will delete the materials storage components.

The estimated cost of the redesigned project is as follows:

Construction	\$425,000
Construction Contingency (10%)	42,500
PG&E Fees	10,000
Consultant Design and Environmental Services	154,000*
City Project Management and City Inspection	95,000*
Inspection and Testing	30,000
Permits, Printing, etc.	10,000*
Project Contingency	<u>50,000</u>
 Subtotal	 \$816,500
 City Administration @ 6.5%	 <u>53,100</u>
 REVISED TOTAL PROJECT COST	 \$ <u>869,600</u>
 Funded Project Budget	 \$1,297,000
 REDUCED SCOPE SAVINGS	 <u>(\$427,400)</u>

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\* Includes previously expended funds plus anticipated future costs.

**FISCAL IMPACT**

The Shoreline Maintenance Storage Plan, Project 14-34, is funded with \$1,297,000 from the Shoreline Regional Park Community (Shoreline Community) Fund. Funding is sufficient for the anticipated project cost.

**ALTERNATIVES**

1. Do not proceed with the project at this time.
2. Provide other direction.

**PUBLIC NOTICING** – Agenda posting.

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