



DATE: August 25, 2020

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Shoreline Boathouse Building Expansion, Project 20-39 – Authorize Professional Services Agreement**

RECOMMENDATION

Authorize the City Manager to execute a professional services agreement with Bull Stockwell Allen (BSA) Architects of San Francisco, California, to provide architectural and engineering design services for Shoreline Boathouse Expansion, Project 20-39, in an amount not to exceed \$312,000.

BACKGROUND

On January 1, 2019, the City entered into a lease with Silicon Shores, Inc. for Silicon Shores, Inc. to lease and operate the Shoreline Sailing Lake and boating facility (see Figure 1). The business includes launch fees, teaching sailing- and boating-related classes, rental of boats and equipment, sales of boating equipment, supplies, and clothing; and operation of a food service café. The term of the lease is 10 years, with two five-year renewal options. The total annual rent paid for calendar year 2019 was \$301,000.

The food service café, called Shoreline Lake American Bistro, is more than 25 years old, and requires upgrades to the kitchen and serving areas to maintain it as a thriving recreational attraction to Shoreline visitors. The deficiencies identified include the small kitchen and serving areas, lack of air conditioning, and inadequate exhaust systems. The construction work to upgrade the kitchen will also trigger the need to bring the restrooms into current Americans with Disabilities Act (ADA) compliance.



Figure 1. Shoreline Lake and Boating Facility

This project will expand the kitchen area to add capacity and improve operations, and will construct current ADA-compliant unisex restrooms for use by boathouse and café patrons and visitors to Shoreline at Mountain View.

ANALYSIS

On May 13, 2020, the City issued a Request for Proposals to solicit architectural proposals for the project's design work. On June 4, 2020, six firms attended a walk-through tour of the facility. On June 22, 2020, the City received four proposals. A selection committee comprised of staff from various departments and American Bistro's operator evaluated the proposals and reviewed each firm's qualifications, approach, and understanding of the project. The committee selected BSA as the most qualified to design the facility based on the merits of their experience and the qualifications of their subconsultants.

BSA has expertise in designing recreational and food and beverage facilities. They have completed projects for the San Francisco Yacht Club and various resorts and hotels throughout the country. BSA's experience in Mountain View includes designing the Senior Center and Fire Station No. 5. Their prior projects with the City of Mountain View give them a good understanding of City requirements and design processes.

BSA is also already working with other clients to design facilities to address the "new normal," due to the current COVID-19 pandemic. They are providing designs to address the challenges facing food-service industries due to health department requirements and protocols, and will propose options for touchless interactions and consider preordering and pick-up processes.

A summary of the consultant scope and budget is provided in Attachment 1. The main elements of the scope of services include:

- A workshop process to define the project objectives, analyze the site, and sketch design options to prepare a conceptual design.
- Preparing a schematic design based on studies of existing site conditions, building system analysis, and survey and geotechnical data.
- Implementing design development to incorporate designs for mechanical, electrical, and plumbing, as well as compliance with building and health codes.

- Preparing construction documents for bidding and construction.
- Providing construction support.

If the recommended action is approved by Council, BSA would begin conceptual design work in October 2020. The project is estimated to complete design in fall 2021 and start construction in late 2021.

FISCAL IMPACT

Shoreline Boathouse Expansion, Project 20-39, is funded with a total of \$1,640,000 from the Shoreline Regional Park Community Fund and Shoreline Regional Park Community taxable bonds. The fee for the recommended contract includes \$212,600 for basic services and \$35,400 for reimbursable expenses that total \$248,000. A \$64,000 contingency is provided for additional services, for a total not-to-exceed contract amount of \$312,000. The project has sufficient funding for the recommended action.

The construction cost estimate will be updated once the design development phase is completed. Project 20-39 may require additional funding for construction, in which case, staff will return to the City Council prior to proceeding with preparing construction documents for Council approval of an additional appropriation.

The City's lease with Silicon Shores is a percentage lease, with the tenant paying 8 percent of gross receipts collected on all food service and 10 percent on all other gross revenue. The lease includes a provision that the food service percentage will increase from 8 percent to 10 percent of gross receipts when, and if, the City completes expansion of the existing kitchen.

ALTERNATIVES

1. Direct staff to select a different consultant from those that submitted a qualified proposal in response to the project's RFP.
2. Provide other direction.

PUBLIC NOTICING – Agenda posting.

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Attachment: 1. Consultant Scope and Budget

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PWD, APWD – Arango, CSD, PA – Li, PCE – Au, SMA – Goedicke, Doan, SPM –
Fallah, RS – Achabal, File (20-39)