



DATE: April 14, 2015

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Shoreline Maintenance Storage Plan, Project 14-34 – Approve Plans and Specifications, Authorize Bidding, and Adopt Mitigated Negative Declaration**

RECOMMENDATION

1. Approve plans and specifications for the Shoreline Maintenance Storage Plan, Project 14-34, and authorize staff to advertise the projects for bids.
2. Appropriate and transfer \$236,000 from the Shoreline Regional Park Community (Shoreline Community) Fund to the Shoreline Maintenance Storage Plan, Project 14-34. (Five votes required)
3. Authorize the City Manager to award the construction contract to the lowest responsible bidder if the bid is within the project budget.
4. Adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act.

BACKGROUND

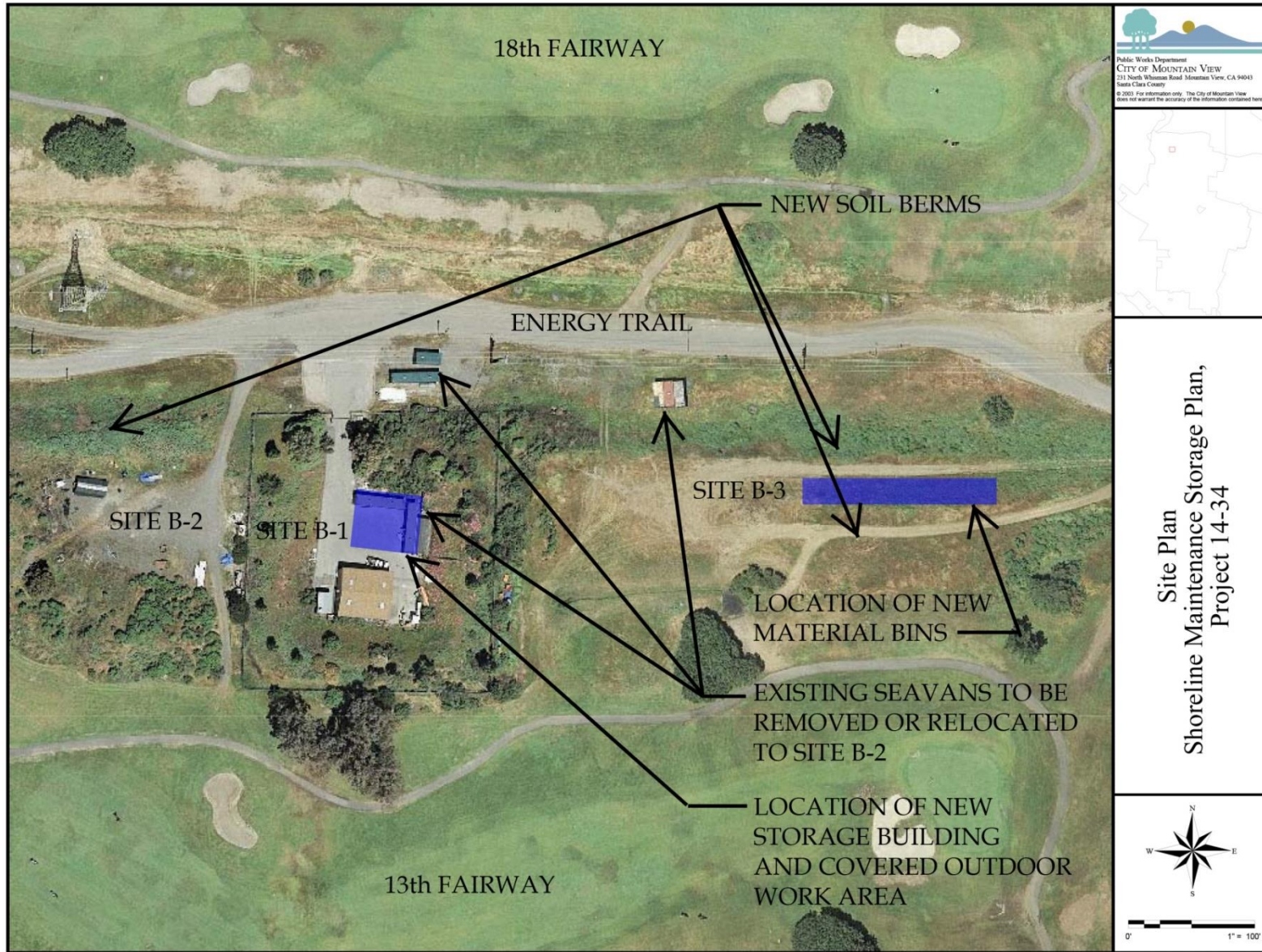
The Shoreline Maintenance Storage Plan project was created to consolidate material storage in Shoreline at Mountain View Regional Park to: (1) conceal material storage from public view; (2) consolidate storage into a more efficient footprint; and (3) place stored materials into a lighted storage building instead of shipping containers. The existing shipping containers are old and need to be replaced soon. Most are leaking and do not include interior lighting.

The recommended plans include:

- Relocating material storage and the shipping containers for Touchstone Golf off the Energy Trail to less visible areas;
- Increasing material storage space for park and golf course operations;

- Replacing four older shipping containers, which are used for storage, with a new 1,440 square foot pre-engineered storage building;
- Installing 10 concrete open bins for soil, rocks, etc.;
- Installing soil berms to conceal storage areas; and
- Modest landscaping improvements for erosion control.

The result will be improved material storage and an improved appearance in the park.



ANALYSIS

The new approximately 1,440 square foot pre-engineered storage building will include a passive landfill gas mitigation system under the foundation, fire sprinklers, and an outdoor covered work area. The interior of the building will be divided into three equal sections for Parks, Rangers, and the biologists and Youth Corp. The material bins will be constructed of reinforced concrete and will be covered per City ordinance. The soil berms will be covered with hydroseed or other low-growing, erosion-control landscaping.

The project budget was created based on only a conceptual-level scope, and a number of project elements are expected to cost more than originally estimated, including:

- Shoreline parks maintenance and Touchstone Golf require more material bins than originally estimated;
- The original budget did not include a fire sprinkler system for the storage building, which was not required at the time the project was created;
- Covers are required for the material bins. Existing material storage areas are not covered, and the original estimate did not include covers;
- An environmental consultant to assist with California Environmental Quality Act (CEQA) compliance; and
- Permit and PG&E fees are higher than estimated.

Staff recommends appropriating \$236,000 from the Shoreline Community Fund to meet the budget shortfall.

Plans and specifications for the project are substantially complete and ready for bid. If the recommended actions are approved, construction is expected to begin in summer 2015 and be completed in early 2016.

California Environmental Quality Act (CEQA)

In accordance with the CEQA guidelines, staff filed a Notice of Intent to Adopt a Negative Declaration with the Santa Clara County Clerk's office. The Initial Study identified potential impacts to biological resources, such as Congdon's tarplant, burrowing owls, birds, and grey foxes. However, implementation of the mitigation measures outlined in the Initial Study/Draft Mitigated Negative Declaration, such as

preconstruction surveys, buffer zones, and new burrowing owl foraging habitat, would reduce the potential impacts to less than significant. The prepared Initial Study/Draft Mitigated Negative Declaration demonstrates that this project will not have a significant effect on the environment.

The Initial Study and Draft Mitigated Negative Declaration were published in the *San Jose Post Record* and filed with the County of Santa Clara Clerk-Recorder for public comments January 28 through February 27, 2015. Staff did not receive any comments. The Initial Study/Draft Mitigated Negative Declaration is included as Attachment 1.

FISCAL IMPACT

Shoreline Maintenance Storage Plan, Project 14-34, was adopted in the 2013-14 Capital Improvement Program (CIP) with \$676,000 from the Shoreline Community Fund.

The estimated project cost is as follows:

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|--|------------------|
| Construction | \$545,000 |
| Construction Contingency (10%) | 55,000 |
| PG&E Fees | 10,000 |
| Consultant Design and Environmental Services | 116,000 |
| City Project Management and City Inspection | 100,000 |
| Inspection and Testing | 10,000 |
| Permits, Printing, Etc. | 10,000 |
| Project Contingency | <u>10,000</u> |
| Subtotal | 856,000 |
| City Administration @ 6.5% | <u>56,000</u> |
| TOTAL PROJECT COST | <u>\$912,000</u> |

The estimated total project cost is \$912,000. Staff recommends appropriating an additional \$236,000 from the Shoreline Community Fund to meet the funding shortfall. The available balance in the Shoreline Community Fund is sufficient to fund the additional funding request.

To bring the project cost to within the original project budget, the project could proceed without the pre-engineered storage building and relocating the existing shipping containers out of public view.

ALTERNATIVES

1. Approve plans and specifications and authorize staff to bid the project and return to Council to award the construction contract after bids are received.
2. Approve plans and specifications and authorize staff to bid the project without the pre-engineered storage building.
3. Do not proceed with the project at this time.
4. Provide other direction.

PUBLIC NOTICING – Agenda posting.

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JKR/3/CAM
978-04-14-15CR-E

Attachments: 1. Initial Study/Draft Mitigated Negative Declaration

cc: APWD – Solomon, APWD – Hosfeldt, PCE – Au, PCE – Macaraeg,
RM – Marchant, SLCM, SRC – Achabal, F/c (14-34)