



JOINT REPORT

DATE: November 14, 2023

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Shoreline Boathouse Expansion,
Project 20-39—Professional Services
Agreement**

RECOMMENDATION

Acting in the joint capacity as the City Council and Board of Directors of the Shoreline Regional Park Community, authorize the City Manager or designee to amend the professional services agreement with BSA Architects, a California corporation, for Shoreline Boathouse Expansion, Project 20-39, to add \$357,798 for a total not-to-exceed amount of \$669,798.

BACKGROUND

On January 1, 2019, the City entered into a new lease with Silicon Shores, Inc. (SSI), to operate the Shoreline Sailing Lake boating facility, Boathouse, and café (see Figure 1). The business includes launch fees, 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 City's lease with Silicon Shores, Inc. is a percentage lease, with the tenant paying 8% of gross receipts collected on all food service and 10% on all other gross revenue. The lease includes a provision that the food service percentage will increase from 8% to 10% of gross receipts when the City completes the expansion of the existing kitchen.

On [February 23, 2021](#) and [April 11, 2023](#), Council approved temporary rent reductions due to the pandemic and construction impacts from the Shoreline Sailing Lake project. SSI returned to paying full rent on June 1, 2023. The total annual rent paid for calendar year 2019, prior to the rent reduction, was \$310,258, and for calendar year 2022, during the rent-reduction period, was \$205,026.

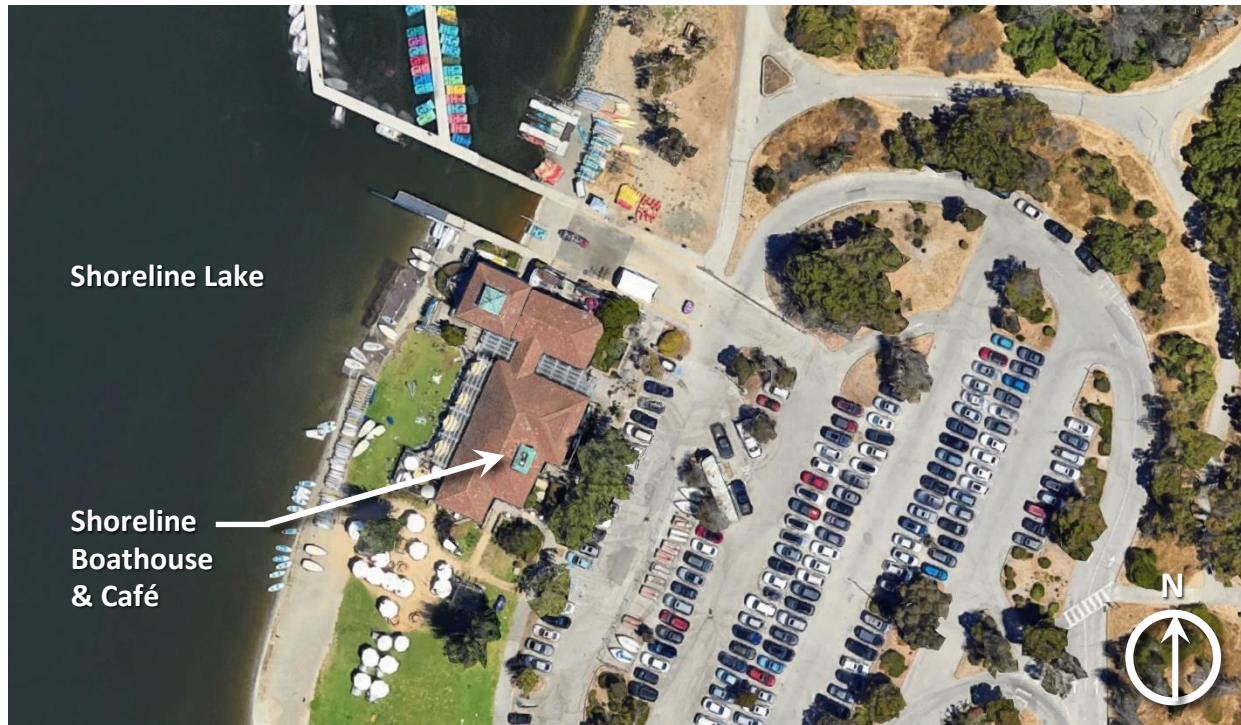


Figure 1: Project Site

The café, called Shoreline Lake American Bistro, is more than 25 years old and requires upgrades to the kitchen and serving areas to maintain its status as a thriving recreational amenity for Shoreline at Mountain View visitors. The deficiencies identified include an undersized kitchen and serving areas, failing and inadequate refrigerated and dry storage rooms, 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.

On [August 25, 2020](#), Council authorized an agreement with BSA Architects (BSA) for architectural and engineering services in a not-to-exceed amount of \$312,000. The original scope included expanding the kitchen area for capacity and operational improvements, adding restrooms, and upgrading the existing restrooms to be ADA-compliant, with the assumption that standard construction practices would be used. After BSA conducted site investigations and analysis, several elements of the existing site conditions were confirmed: the under-slab soil is engineered fill over under-compacted landfill and bay mud; the building foundation is a post-tension slab; the roof structure has a structural truss frame; and there is a nearby foraging area for sensitive habitat. Staff also had discussions with the operator to identify additional improvement alternatives to consider, such as adding a shade structure adjacent to the dining area. As a result, BSA provided a conceptual design plan and corresponding preliminary project construction costs estimated at approximately \$9.8 million. A major factor contributing to the cost increase is the

existing soils conditions and the post-tension slab, which add significant complexity to the remodel.

As part of the Fiscal Year 2022-23 Capital Improvement Program, staff identified the expanded project scope and Council, acting as the Shoreline Regional Park Community Board of Directors, authorized increasing the project budget by \$10 million using the Shoreline Regional Park Community Fund. The project scope now includes:

- Reorganizing and expanding the existing undersized kitchen;
- Providing new food service equipment, eliminating the use of natural gas-fueled kitchen equipment, to comply with the City policy for all-electric equipment;
- Reconfiguring interior dining space;
- Upgrading existing restrooms to be ADA-compliant;
- Providing new ADA-accessible single-sex restrooms; and
- Installing a new trash enclosure with roof cover.

The conceptual layout and building expansion is shown in Figure 2.

Although the project had been on hold after the completion of the conceptual design due to staffing shortages, a project manager has now been assigned to move the project forward.

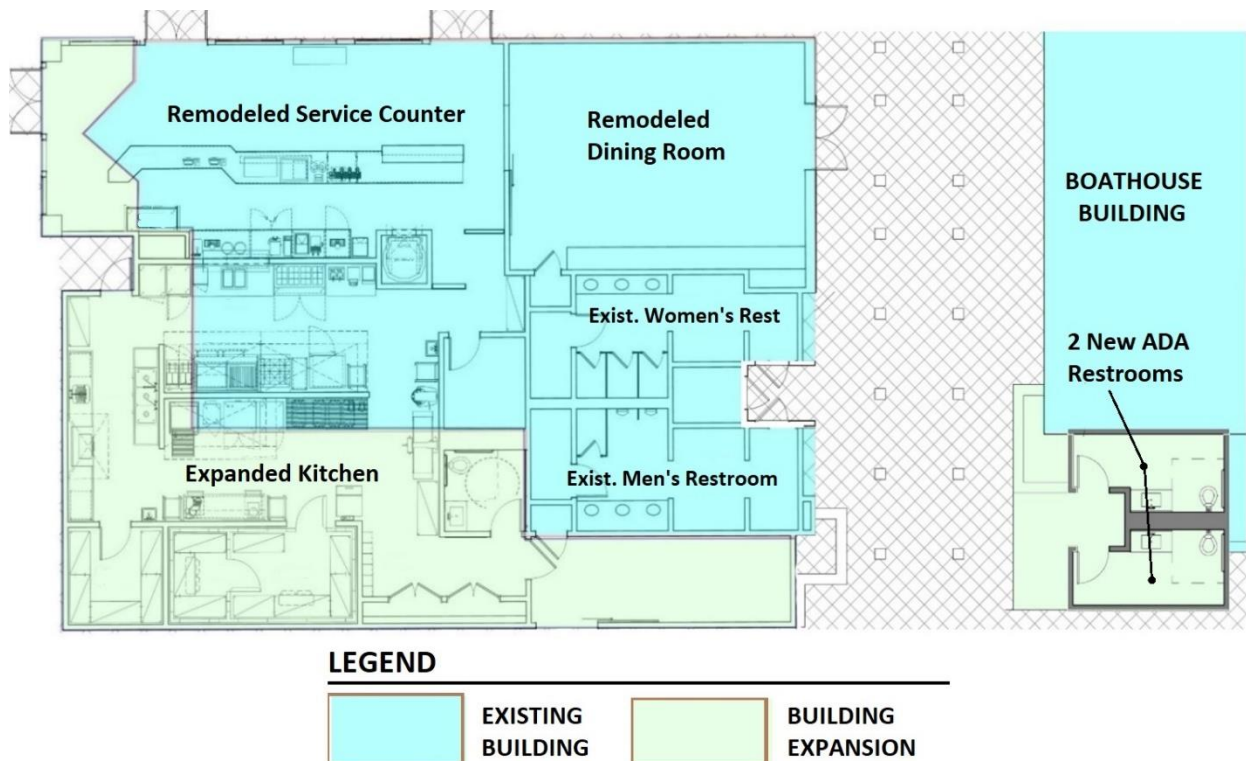


Figure 2: Boathouse Café Expansion Plan

ANALYSIS

The amendment to BSA's contract is necessary to address the increased scope of work and the extended timeline for the project.

If approved, the following scope will be added to the professional services agreement with BSA:

- Structural services to address remodeling and expanding a building with a post-tensioned concrete slab over landfill material;
- New and refurbished restrooms, a new trash enclosure, exterior trellis, and alternatives for a shade structure off of the dining area;
- Walkway improvements, planting and irrigation, revised parking layout, ADA access pathways, and entry seating;
- Reconfiguration of the dining and serving spaces;

- Environmental services to address sensitive habitat mitigation and associated California Environmental Quality Act (CEQA) documentation and regulatory processes; and
- Cost estimating.

The recommended fee increase of \$357,798 for the expanded scope of work is consistent for such services, and staff considers the fee to be fair and reasonable for the scope of work required. If the recommended action is approved, the design phase of the project is estimated to be complete by fall 2024 with construction starting in early 2025.

FISCAL IMPACT

Shoreline Boathouse Expansion, Project 20-39, is funded with \$10,640,000 from the Shoreline Regional Park Community Fund and \$1,000,000 from the Shoreline Regional Park Community 2018 Bond proceeds, for a total project budget of \$11,640,000. The recommended professional services agreement fee, with the inclusion of the recommended amendment, is \$608,898 for basic services and reimbursable expenses, and a contingency of \$60,900 for additional services, for a total not-to-exceed amount of \$669,798. The project has sufficient funding for the recommended action; no additional appropriation is being requested at this time.

The construction cost estimate will be updated as the design is further developed. Staff will return to Council after detailed design to request approval for advertising the project for monetary bids for construction.

ALTERNATIVES

1. Do not proceed with the design of the Shoreline Boathouse Project and terminate the professional services agreement with BSA.
2. Provide other direction.

PUBLIC NOTICING—Agenda posting.

Prepared by:

Ayano Hattori
Senior Project Manager

Reviewed by:

David O. Printy
Principal Project Manager

Edward Arango
Assistant Public Works Director/
City Engineer

AH/LL/4/CAM
978-11-14-23CR
203505

cc: PWD, APWD—Arango, CSD, PA—Li, PPM—Printy, SMA—Goedicke, SMA—Doan, SPM—
Hattori, SM, File (20-39)

Approved by:

Dawn S. Cameron
Public Works Director

Audrey Seymour Ramberg
Assistant City Manager