



DATE: February 9, 2016

CATEGORY: New Business

DEPT.: Public Works

TITLE: **771 North Rengstorff Avenue Park Design, Project 15-41, and Construction, Project 16-33 – Approve Plans and Specifications and Related Actions**

RECOMMENDATION

1. Approve plans and specifications and authorize the project for bidding.
2. Select a name for the new park at 771 North Rengstorff Avenue.
3. Authorize the City Manager to award the construction contract to the lowest responsible bidder if the low bid is within the project budget.
4. Authorize the City Manager to amend the professional services agreement with Callander Associates, Inc., in the amount of \$75,000 for a not-to-exceed fee of \$243,100.

BACKGROUND

On May 7, 2013, Council approved the acquisition of 771 North Rengstorff Avenue, and on September 24, 2013, affirmed the use of the property as a passive park that includes the Immigrant House. On June 9, 2015, Council approved the conceptual plan (see Figure 1 – Approved Conceptual Plan) for the new park and approved the demolition of the existing residence. The demolition work is under way.



Council Approved Conceptual Plan
June 9, 2015

Figure 1 – Approved Conceptual Plan

ANALYSIS

Site Description and Conceptual Plan

The 1.22-acre property has a combination of trees and shrubs throughout the site, including 64 deemed Heritage trees. The park design maintains the healthy trees and does not require removal of any Heritage trees. In mid-February 2016, staff will hire a tree contractor to prune the healthy trees and remove 23 non-Heritage trees and numerous shrubs.

The plans and specifications have been prepared in compliance with the Council-approved conceptual plan and include rehabilitation of the Immigrant House and placement of a Star Steel windmill. Features of the new park include:

- Alle'e Entry
- Bike Racks
- Demonstration, Butterfly, and "Kitchen" Gardens
- Benches/Pathway Seating
- Picnic Table
- Immigrant House Centrally Located as a Static Display
- Retained Healthy Trees
- 18 Additional Trees
- Interpretative Signage
- Security Lighting that Minimizes Impacts to Neighbors
- Drinking Fountain
- Beehives Located in the Rear
- Decomposed Granite Pathways
- Small Toolshed for Gardening Equipment (for demonstration garden group)

Immigrant House

Plans for the rehabilitation of the Immigrant House include transportation from the Municipal Operations Center (MOC) to the park site and placement on a new concrete foundation, repair dry rot/carpentry, new roof, window and door rehabilitation or replacement, accessible ramp and decking for viewing into the interior rooms, and security lighting.

When Council directed the Immigrant House to be placed on City property, Council also requested the Friends of Immigrant House (Friends) to provide half the costs to rehabilitate the Immigrant House. The estimated cost for rehabilitation of Immigrant House is \$180,000 and the Friends have agreed to provide \$90,000.

With the Friends' recommendation and support, the City has applied for \$50,000 from the County of Santa Clara Historical Heritage Commission (HHC) Grant Program to assist with the fundraising efforts. Final approval of the grant is subject to approval by

the County Board of Supervisors in February or March 2016 and staff believes it is likely the grant will be awarded based on discussions with County staff. If the City is successful in receiving the grant, the money would be reimbursed by the County upon the City's submittal of construction invoices to the County.

The Friends have provided \$40,147 to the City. With success in receiving the HHC Grant, the Friends would bring a total contribution to \$90,147 for the project. The Friends have an additional \$21,000 which they plan to use for interior furnishings or for the balance of \$50,000 if the HHC Grant is not awarded to the City and will continue fundraising efforts.

Windmill

With the approval of the Conceptual Design in June 2015, City Council accepted a gift of a "Star Steel Windmill" from Mountain View property owners Jon and Carol Garliepp. The windmill has been located on their San Leandro Avenue property since 1937. A structural review has determined the main structural members are in good condition. The owners have expressed their willingness to dismantle the windmill and deliver it to 771 North Rengstorff Avenue. The cost to erect and make minor repairs to the windmill is estimated at \$5,000 which is included in the construction budget.

Demonstration Garden

The Community Services Department (CSD) is preparing a Request for Proposals (RFP) for a group to manage and maintain the demonstration garden area. CSD staff estimate that a group will be selected by June 2016. This will provide adequate time for the selected group to prepare plans for the garden while the park is under construction. Planting by the group would be done in 2017.

Naming the New Park

City Council Policy K-17, "Naming of City Parks and Other City Facilities," outlines the procedures for naming City parks and recreational facilities (Attachment 1). The policy states that a park may be named for a school on which it is located or street it is adjacent to or for a local landmark or historical figure. Other park names will be considered only if one of the above criteria does not provide a name suitable for the park.

The park site was part of a larger parcel owned by Henry Rengstorff. In the early 1920s, the land was sold by Mr. Rengstorff's trustee and eventually subdivided. In the early 1950s, Vernon and Francis Stieper bought the parcel and gardened and planted most of

the trees on the property. There is no indication the property was part of a larger orchard over the past century, although orchards did exist in the vicinity. Mrs. Stieper sold the parcel to the City in 2013.

The nearest schools are Monta Loma Elementary School and Crittenden Middle School and both have a park or athletic fields named after the school. A postcard and e-mail were sent to surrounding property owners and to attendees of previous project community meetings to request ideas for park names, per Council Policy K-17. A notice was also posted on the City's website.

On December 9, 2015, the Parks and Recreation Commission recommended the following names for City Council consideration:

- Immigrant Grove Park
- Heritage Park

Staff recommends Heritage Park and requests Council direction on a name for the new park. Selecting a name now will allow signs to be ordered and installed prior to opening of the park.

Professional Services Agreement

On December 9, 2014, Council authorized the execution of a professional services agreement with Callander Associates, Inc., to provide design services for the project in the amount of \$168,100. The agreement is for design services only and the amended agreement will provide for bidding and construction support, project closeout, and interpretive signage design. The amended amount will bring the total, including basic services and reimbursables (\$60,500) and additional services (\$14,500), to \$243,100. The additional fees are reasonable for the project.

Project Schedule

If Council approves the recommended actions, construction could begin in May 2016 and be completed by December 2016. A contractor to demolish the residence has been procured and bidding is under way for a tree contractor to prune and remove non-Heritage trees on the property.

FISCAL IMPACT

771 North Rengstorff Avenue Park Design (Project 15-41), and Construction (Project 16-33), are funded from the Park Land Dedication Fund in the amounts of \$235,000 and \$1,500,000, respectively, for total funding of \$1,735,000.

Project Cost

The estimated construction costs including the recommended professional services agreement amendment is as follows:

Construction

Park and Amenities	\$ 775,000
Immigrant House	180,000
Construction Contingency	<u>95,000</u>
Subtotal Construction	1,050,000

Design and Inspection

Consultant Services	75,000
Project Management	85,000
Construction Inspection and Testing	75,000
Interpretive Signage	30,000
Miscellaneous (bidding, PG&E, etc.)	25,000
Project Contingency	<u>60,000</u>
Subtotal Design and Inspection	350,000

City Administration @ 6.5%	<u>100,000</u>
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TOTAL ESTIMATED COST	<u>\$1,500,000</u>
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CURRENT BUDGET	\$1,500,000
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FRIENDS CONTRIBUTION	40,147
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HHG GRANT (Reimbursement)	<u>50,000</u>
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NEW PROJECT BUDGET	<u>\$1,590,147</u>
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Any balance remaining at the end of the project will be returned to the Park Land Dedication Fund.

CONCLUSION

The final design and construction documents for this new park are consistent with the Council-approved conceptual plan. The public participated in the community meetings held to determine the design of the park and continue to be enthusiastic about the project.

ALTERNATIVES

1. Do not approve plans and specifications and authorization to bid the project and place the project on hold.
2. Select an alternate name for the new park.
3. Provide other direction.

PUBLIC NOTICING

Agenda posting. Noticing for this meeting included mailing notices to residents and property owners within 300', announcement on the City website, and e-mailing attendees of past project community meetings. Staff has maintained frequent communications with the Friends of Immigrant House.

Prepared by:

Rey S. Rodriguez
Senior Project Manager

Lisa Au
Principal Civil Engineer

Approved by:

Michael A. Fuller
Public Works Director

Daniel H. Rich
City Manager

RSR-LA/7/CAM/999-02-09-16CR-E

Attachment: 1. [City Council Policy K- 17, Naming of City Parks and Other City Facilities](#)

cc: Friends of Immigrant House – Ms. Marina Marinovich

APWD – Solomon, PCE – Au, PCE – Macaraeg, AAIL – Grimm, RM – Marchant,
POSM, SC/T, AE – Patel, SPM – Rodriguez