



Legislation Text

File #: 23-538, **Version:** 1

Adopt a Resolution of the City of San Leandro City Council to Approve and Authorize the City Manager to Execute an Amendment to a Consulting Services Agreement with BKF Engineers, Inc. for Design of the Shoreline Park Project 2020.3080 for \$78,990

COUNCIL PRIORITY

- Infrastructure

SUMMARY

Amends an existing agreement with BKF Engineers, Inc. (BKF) to include additional work related to cost estimating, permitting, and demolition.

RECOMMENDATIONS

Staff recommends authorizing an amendment to the existing agreement with BKF.

BACKGROUND

The City has an existing agreement with BKF for conceptual design of Shoreline Park, a new park located on the jetties surrounding the former San Leandro Marina. The City Manager is authorized to approve amendments to the existing agreement up to a cumulative total of \$59,718. One amendment has already been approved for \$12,210, the amendment discussed herein will bring the cumulative total to \$78,990.

The amendment will allow BKF to address the following three issues:

1. Additional cost estimates are required to accurately calculate and track the share of the work assigned to Cal Coast Companies; the Developer of the land adjacent to the new park.
2. The project requires approval from the Bay Conservation and Development Commission (BCDC). Correspondence with BCDC during design revealed that BCDC approval would not be granted unless expert testimony in Shoreline Engineering and Environmental Science and Biology was provided.
3. The San Leandro Marina ceased operations in January 2023. The area is closed to the public and posted with no trespassing signs; however, the unused facilities at the Marina are an attractive nuisance and vandalism has become a problem.

Analysis

The current agreement with BKF includes cost estimating, so it is efficient and economical to add the additional cost estimates to the existing scope of work.

The agreement also includes work required to obtain approval from BCDC; however, hiring experts to draft letters and speak at the BCDC design review board was not included. It is efficient and

economical to add these consultants to the design team led by BKF.

The vandalism at the Marina has created a dangerous condition of public property, even though the area has been closed to the public. Once the existing buildings are removed from the site the City can reopen the area to the public. The demolition work will be competitively bid; this amendment will authorize BKF to prepare plans and specifications for the demolition of the buildings. Alternatively, the City could hire another design firm to prepare these documents; however, it would delay the work. Performing building demolition in advance of general site demolition will reduce staff time spent cleaning up and securing the site, but it may increase the project cost slightly. The total cost for the new park is expected to be between \$40 million and \$50 million dollars; the premium paid to break out the design and demo for the buildings is estimated at no more than \$200,000.

Previous Actions

On November 16, 2020, through Resolution No. 2020-145, the City Council authorized an agreement with BKF for conceptual design of the Shoreline Park.

Permits and/or Variances Granted

This project will require permits from the San Francisco Bay Regional Water Quality Control Board, the Army Corps of Engineers, California Department of Fish and Wildlife, the San Francisco Bay Conservation and Development Commission, and the San Leandro Building Department.

Environmental Review

This project is included in the work covered by an EIR certified in 2015 and amended in 2020.

Financial Impacts

The proposed amendment will increase the compensation for BKF to \$688,390, an increase of \$78,990.

The estimated project cost is shown below. Scope of work and project cost will be refined by BKF under this agreement.

Design and Bid:	\$3,000,000	to\$4,000,000
Marina Deconstruction & Park Construction	\$27,000,000	to\$34,000,000
Project Contingency	\$7,000,000	to\$8,400,000
Utility company fees and permits	\$500,000	to\$600,000
<u>Construction Management and Inspection:</u>	<u>\$2,500,000</u>	<u>to\$3,000,000</u>
Total	\$40,000,000	to\$50,000,000

Park Development Fees and General Fund revenue may be used for this project. Staff will apply for any grants for which the project qualifies. Annual income from property lease and hotel transfer tax will be used to offset General Funds used for construction.

This Council action will not impact fund balance because there are funds available in the FY 2023-2024 adopted budget as follows:

Capital Improvement Fund, Account 210-57-203: \$7,906,849

ATTACHMENTS

Att A: Reso Amendment CSA BKF
Att B: Scope of Work for Amendment 2
Att C: Compensation Schedule for Amendment 2
Att D: Original CSA with BKF
Att E: Amendment 1 with BKF

PREPARED BY: Nick Thom, Assistant Public Works Director