



Legislation Text

File #: 18-054, **Version:** 1

Staff Report for a Resolution to Approve a Consulting Services Agreement with Wood Rodgers, Inc. for the Neptune Drive Flood Protection, Project 2016.0700

SUMMARY AND RECOMMENDATIONS

Staff recommends approval of an agreement with Wood Rodgers, Inc. for design of improvements to reduce risk of flooding near Neptune Drive for \$324,725 with maximum change orders up to 20% or \$64,945, totaling \$389,670.

BACKGROUND

The Federal Emergency Management Agency (FEMA) published revised flood risk maps in 2015 that indicate increased risk of flooding to approximately 1,000 San Leandro properties. This flooding risk is a result of a low spot on the shore of the San Francisco Bay near the intersection of Neptune Drive and Marina Boulevard as well as the height of the levee along the Estudillo Canal.

The Alameda County Flood Control District (ACFCD), which provides flood protection for Alameda County, has initiated a project to modify the levees along the Estudillo Canal so that the canal will protect the adjacent neighborhood from a one hundred year flood.

Analysis

FEMA has not yet adopted the draft flood risk maps published in 2015 and no time line has been set [confirmed](#) for their adoption. If the shoreline near Neptune Drive remains as it exists today when the maps are adopted, approximately 1,000 properties will be added to the one hundred year flood zone. For these properties, the published risk of flooding will be increased and if residents have federally backed home mortgages for properties in this location, they will be required to obtain flood insurance.

Improvements can be constructed to reduce the risk of flood waters entering the neighborhood and thus revise the flood risk maps. These improvements must be constructed on private property and under permits from the Army Corps of Engineers, San Francisco Bay Conservation and Development Commission (BCDC), and other regulatory agencies. Additionally, FEMA requires hydrology and hydraulics surveys to confirm that the work will reduce flood waters to the desired extent.

Staff requested proposals for design and permitting services for the recommended improvements in 2017 and received four proposals. Wood Rodgers, Inc. was selected as the most qualified firm to provide services based on a long history of work on levees including working on the current Estudillo Canal project with the ACFCD.

This contract represents the current understanding of the work required. From time to time, changes to the scope of contracts are necessary to respond to new information or to include additional items

of work necessary for a complete product. In order to resolve these issues in a timely fashion and avoid delaying work, staff requests authorization to issue individual change orders to the consultant up to 10% or \$32,472 each and cumulative change orders up to 20%, or \$64,945 of the original contract.

Staff has approached the owner of the property where the improvements are needed. The owner is amenable to granting an easement to the City for the improvements and staff is currently obtaining an appraisal of the easement value.

The total cost of this project, including construction, will exceed the existing appropriation. Staff has applied for a grant to cover 75% of the total project cost and will investigate support for an assessment district to cover costs beyond any grants received.

Current Agency Policies

Maintain and enhance San Leandro's infrastructure

Applicable General Plan Policies

Policy EH-1.7 Work collaboratively with County, State, and federal agencies to develop short and long-term programs that reduce flood hazards in the City. At the local level, the City will regularly maintain its storm drainage system and ensure that those portions of San Leandro Creek under its jurisdiction remain clear of obstructions.

Environmental Review

The environmental impact of this project will be evaluated during the design phase. If impacts are found which require mitigation, those mitigations will be included in the construction phase of the project.

Summary of Public Outreach Efforts

The public will be notified in advance of construction work and the City will provide information to the neighboring property owners. There is no formal outreach planned for the design phase.

Fiscal Impacts

This contract is for \$324,725 with authorization to issue individual change orders to the consultant up to 10% or \$32,472 each and cumulative change orders up to 20%, or \$64,945 of the original contract. If the maximum change order amount is used the contract value will be \$389,670. The estimated cost of the design portion of this project including associated staff and permit cost is approximately \$440,000.

The total cost of the project including construction is estimated at \$1,000,000. Future funding for the construction portion of this project will consist of existing appropriations described below, plus, grants, and/or an assessment upon the properties receiving benefit.

Budget Authority

Account	Authority	Appropriation
210-28-200	CIP Budget 17-18	\$500,000

Attachment to Related Legislative File

- CSA Wood Rodgers, Inc.

PREPARED BY: Nick Thom, City Engineer, Engineering and Transportation Department