



## AGENDA BILL

### Agenda Item No. 5(B)

**Date:** March 21, 2017  
**To:** El Cerrito City Council  
**From:** Melissa Tigbao, Engineering Manager/Senior Engineer  
Yvetteh Ortiz, Public Works Director/City Engineer  
**Subject:** Consulting Services Agreement with Restoration Design Group, Inc., for the Fairmont Park Phase I Improvements Project, City Project No. C5037

---

#### **ACTION REQUESTED**

Adopt a resolution authorizing the City Manager to execute a consulting services agreement with Restoration Design Group, Inc., (“Consultant”) to provide design services for the Fairmont Park Phase I Improvements Project, City Project No. C5037, in an amount not to exceed \$55,095.

#### **BACKGROUND**

Fairmont Park is located along the Ohlone Greenway, at Eureka Avenue and Liberty Street and borders the El Cerrito Senior Center, Library, Fairmont Elementary School and predominantly residential neighborhood near San Pablo Avenue and the Stockton Avenue commercial area. The park was identified as an important community project and was advanced as one of four Pilot Projects in the City’s Urban Greening Plan (Adopted December 2015). The project is also located within the San Pablo Avenue Specific Plan’s Midtown district, which is envisioned as a civic and community-oriented zone with two neighborhood-scale commercial nodes at Stockton Avenue and Moeser Avenue. Characterized by longer blocks next to the BART tracks, the district has both recent and planned mixed-use and residential investment. The area has strong potential to attract additional mixed-use residential development with enhanced pedestrian and bicycle connectivity.

The objective of the Project is to enhance and improve the existing Fairmont neighborhood park to maximize its use, improve environmental and ecological services while reducing maintenance costs, encouraging volunteer efforts, and meeting multiple Urban Greening Plan goals, which include: Environmental Stewardship, Community Identity, Active Living/Transportation, Economic Vitality and Urban Livability.

The City’s Urban Greening Plan (specifically detailed in Appendix E), provided a planning level estimate of approximately \$822,000 for design and construction of the Fairmont Park Improvements Project. Recently staff updated the cost estimate to \$985,000 to include various costs for environmental reports, materials testing, construction engineering and inspections, and contingency.

## Agenda Item No. 5(B)

Due to funding availability, the Fairmont Park Improvements Project will be implemented in two phases. Phase I will upgrade a portion of the park area at the south end nearest the intersection of Eureka Avenue and Liberty Street. Improvements will be finalized during the design process, but are likely to include a new entry plaza – welcome kiosk, seating, gateway signage, and group exercise area; new path network – accessible paths with emergency and maintenance vehicle access; enhanced gathering spaces – passive and active recreational areas with new site amenities and future art opportunities; improved children’s play area; and improved landscaping and lighting. Proposed Phase II improvements will include a community garden, additional recreational areas and amenities, community art installations such as murals, and other park improvements that would enhance and compliment the development of Fairmont Park in accordance with the City’s Urban Greening Plan.

On March 31, 2016, upon recommendation of the Park and Recreation Commission, the City submitted a project application to the East Bay Regional Park District (EBRPD) Measure WW Local Grant Program; \$360,000 for Fairmont Park Improvements, Phase I and it was approved by EBRPD. During the regular meeting of the Park and Recreation Commission on January 25, 2017, the Commission made a recommendation to the City Council that the City apply for eligible funds from the California Department of Housing and Community Development Housing Related Parks Program and dedicate the entire amount available to the Fairmont Park Improvements Project. On February 21, 2017, the City Council adopted Resolution 2017-08 authorizing the application for an amount not to exceed \$230,000. Subsequently, staff learned that \$165,750 was the maximum eligible amount for the City of El Cerrito to receive. City staff will work with the selected design consultant to expand the scope of Phase I improvements to reflect the additional funding once it is secured.

### ANALYSIS

City staff released the Request for Proposals (RFP) for the Fairmont Park Phase I Improvements Project, Design Services on January 12, 2017. The availability of the RFP was posted on the City’s website and the RFP was then emailed to landscape architects, and architects on the City’s consultant list. The City received numerous requests for the RFP through the website portal and, in total, the RFP was emailed to 23 firms.

The City received eight proposals from consultant teams by the due date of January 31, 2017. A consultant selection panel consisting of City staff and a Park & Recreation Commissioner reviewed the proposals based on the evaluation criteria listed in the RFP. These are listed below.

Understanding of project and community context	20%
Experience and past performance on similar kinds of work	20%
Quality of staff for work to be done	20%

Approach to delivering project including work plan and schedule	20%
Capability of developing cost-effective and innovative design	20%

The selection panel short-listed four consultant teams for interviews. The interviews were conducted on February 15, 2017, and the panel developed the final ranking of the consultant teams as follows:

1. Restoration Design Group, Inc. (RDG)
2. Groundworks Office
3. Gates + Associates
4. Melton Design Group

The RDG team has a strong landscaping architecture background which includes; expertise in, environmental studies, familiarity with and sensitivity to local issues; and extensive experience in the design and construction administration of public park and greenway projects with specific experience in renovating existing parks. The design contract includes all design related services, including permitting, environmental studies and clearance, public outreach, development of construction documents, and bidding assistance.

**STRATEGIC PLAN CONSIDERATIONS**

Approval of this agreement is consistent with El Cerrito Strategic Plan Goal A – To deliver exemplary government services, by working with the community through the design process and develop and strengthen relationships with public partners, residents and community groups; Goal C – Deepen a sense of place and community identity by promoting strong neighborhoods; Goal D – Develop and rehabilitate public facilities as community focal points; and Goal E – To rehabilitate public facilities by addressing long deferred maintenance.

**ENVIRONMENTAL CONSIDERATIONS**

Pursuant to the California Environmental Quality Act (CEQA), this project falls under the Urban Greening Plan’s Initial Study/Mitigated Negative Declaration (IS/MND). Based on the IS/MND, a Mitigation Monitoring & Reporting Program was adopted in compliance with Section 15097 of the CEQA.

**FINANCIAL CONSIDERATIONS**

The Fairmont Park project is in the Fiscal Year (FY) 2016-17 and FY 2017-18 Adopted Budget and Capital Improvement Program (CIP). The estimated cost for implementation of the Fairmont Improvements Phase I Project is \$525,750. The Project is funded by the East Bay Regional Park District Measure WW grant of \$360,000 and an anticipated California Department of Housing and Community Development’s Housing Related Parks Program Grant of \$165,750.

The estimated project expenditures are summarized below.

<i>Environmental</i>	\$10,000
<i>Design</i>	
Consultant	\$55,095
Technical Studies	\$5,000
Misc./Contingency	\$14,905
Design Subtotal	\$75,000
<i>Construction</i>	\$440,750
Total	\$525,750

The approved expenditure appropriation of \$58,470 in the FY 2016-17 Adopted Budget is to cover the design services agreement.

**LEGAL CONSIDERATIONS**

The City Attorney has reviewed the proposed action and found that legal considerations have been addressed.

**Reviewed by:**



**Scott Hanin**  
**City Manager**

**Attachment:**

1. Resolution

RESOLUTION NO. 2017-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTING SERVICES AGREEMENT WITH RESTORATION DESIGN GROUP, INC., (“CONSULTANT”) TO PROVIDE DESIGN SERVICES FOR THE FAIRMONT PARK PHASE I IMPROVEMENTS PROJECT, CITY PROJECT NO. 5037, IN AN AMOUNT NOT TO EXCEED \$55,095

WHEREAS, Fairmont Park is located along the Ohlone Greenway, at Eureka Avenue and Liberty Street and borders the El Cerrito Senior Center, Library, Fairmont Elementary School and predominantly residential neighborhood near San Pablo Avenue and the Stockton Avenue commercial and was advanced as one of four Pilot Projects in the City’s Urban Greening Plan which was adopted in December 2015; and

WHEREAS, the Fairmont Park Phase I Improvements Project is intended to enhance and improve the existing Fairmont neighborhood to maximize its use, improve environmental and ecological services while reducing maintenance costs and encouraging volunteer efforts, and meet multiple Urban Greening Plan goals, which include: Environmental Stewardship, Community Identity, Active Living/Transportation, Economic Vitality and Urban Livability; and

WHEREAS, Phase I improvements will be finalized during the design process, but are likely to include a new entry plaza – welcome kiosk, seating, gateway signage, and group exercise area; new path network – accessible paths with emergency and maintenance vehicle access; enhanced gathering spaces – passive and active recreational areas with new site amenities and future art opportunities; improved children’s play area; and improved landscaping and lighting; and

WHEREAS, the City received \$360,000 in East Bay Regional Park District Measure WW Grant funds, and is anticipating an additional \$165,750 from the California Department of Housing and Community Development Housing Related Parks Program Grant; and

WHEREAS, City staff released the Request for Proposals (RFP) for design services for the project on January 12, 2017, posted the availability of the RFP on the City’s website, and in total sent the RFP to 23 firms; and

WHEREAS, the City received eight proposals from consultant teams by the due date of January 31, 2017; and

WHEREAS, a consultant selection panel consisting of City staff and one Park and Recreation Commissioner reviewed the proposals based on the evaluation criteria listed in the RFP and short-listed four consultant teams for interviews; and

WHEREAS, the Restoration Design Group, Inc. team emerged as the top-rank consultant team and the negotiated contract will deliver the services required at a fair and reasonable cost to the City; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), this project falls under the Urban Greening Plan’s Initial Study/Mitigated Negative Declaration (IS/MND). Based on the IS/MND, a Mitigation Monitoring & Reporting Program was adopted in compliance with Section 15097 of the CEQA; and

**Agenda Item No. 5(B)**  
**Attachment 1**

WHEREAS, this project is in the Fiscal Year (FY) 2016-17 and FY 2017-18 Adopted Budget and Capital Improvement Program (CIP).

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito authorizes the City Manager to execute a consulting services agreement with Restoration Design Group, Inc., ("Consultant") to provide design services for the Fairmont Park Phase I Improvements Project, City Project No. C5037, in an amount not to exceed \$55,095.

BE IT FURTHER RESOLVED, that this Resolution shall become effective immediately upon passage and adoption.

I CERTIFY that at a regular meeting on March 21, 2017 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on March XX, 2017.

\_\_\_\_\_  
Cheryl Morse, City Clerk

APPROVED:

\_\_\_\_\_  
Janet Abelson, Mayor