

CITY OF OAKLAND
COUNCIL AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2003 SEP 11 PM 2:05

TO: Office of the City Manager
ATTN: Deborah Edgerly
FROM: Public Works Agency
DATE: September 23, 2003

RE: A resolution authorizing the City Manager to amend an existing contract to PGA Design, Inc. for additional design and engineering services for the Peralta Hacienda Historical Park Improvement project to increase the total contract to an amount not-to-exceed four hundred thousand dollars (\$400,000).

SUMMARY

The Council is requested to approve a resolution authorizing the City Manager to amend an existing contract with PGA Design, Inc. (PGA) for additional design and engineering services for the Peralta Hacienda Historical Park Improvement project to increase the total contract to an amount not-to-exceed four hundred thousand dollars (\$400,000).

The City Council approved and authorized an agreement with Pattillo & Garrett Associates (firm name has changed to PGA Design, Inc.) in May of 2000 to update a 1977 master plan for the Park and to prepare design and construction documents for a portion of Phase III of the Park improvements. The master plan update was performed at the request of the community organization, Friends of Peralta Hacienda Historical Park (Friends), and the Life Enrichment Agency, to preserve and emphasize historical elements of the Park.

Since the update of the master plan, additional funding has become available, allowing a larger portion of the Phase III improvement for the Park to be implemented. Thus, PGA's design contract needs to be amended in order to complete the additional scope.

FISCAL IMPACTS

The design contract will be increased from the existing contract amount of \$215,000 to an amount not-to-exceed \$400,000 to accommodate the increase in the scope of construction from \$270,000 to \$1,000,000.

The project funding for design originally came from Measure K, Series 1997C, fund 5006 development project funds and Open Space and Park Bond Program authorized by City Council on December 10, 1996, pursuant to Resolution No. 73113 C.M.S.

Funding is currently available from Measure K, Series 1997C, fund 5006; Measure K, Series 2000D, fund 5014; Measure I, fund 5010; State Parks and Recreation Open Space and Recreation Program, fund 2134; District 5 Council Discretionary funds, fund 5500.

Item #: 7
Public Works Committee
September 23, 2003

The project will require additional maintenance upon project completion, estimated in 2005. The renovated portion of the park will require increased maintenance staff and material costs to maintain the site. A previous Council report estimated the additional maintenance cost to be \$72,500 annually. Staff will provide an update to the maintenance cost impact upon completion of design and at the time of construction contract award.

BACKGROUND

Peralta Hacienda Historical Park is a six-acre historical park. It incorporates the first European landholding in the East Bay and was the location of three Peralta homes built beginning in the 1820s. The park contains the Peralta House, built in 1870, which is a designated local, state and national historic landmark. The Park is rich in its historical context. Peralta Creek also is located on the site and is connected by a stairway and a sloped hillside.

A Master Plan for the Park was adopted by the City Council in 1977. Construction of Phase I and II has been completed. Phase I developed the lower creek level of the Park. Phase II provided improvements to the upper level. Under a separate agreement between the City and Friends, Friends renovated the Victorian Peralta House. With input from community and Friends, PGA completed the master plan update in November 2002. The Planning Commission has reviewed and endorsed the master plan update. The updated Master Plan will be brought to the Council for approval and adoption before completion of the design development stage.

PGA was contracted in 2002 via a request-for-proposal process to provide professional services to update the existing Master Plan and to prepare construction documents for Phase III of the proposed Master Plan implementation. The contract for the preparation of the construction document was based on an estimated construction budget available for the project at the time of contract execution. Upon completion of the Master Plan, the City was able to obtain additional funding for significant portions of the Phase III improvement. To complete the necessary design for the improvements, PGA's services will need to be expanded to reflect the available project construction budget.

The implementation of this project meets City Council's goals to improve the physical environment and livability of City's neighborhoods and improve the quality of life in Oakland. The Park will also provide quality recreational and educational space for children and youths.

PROJECT DESCRIPTION

The Peralta Hacienda Historic Park is located between Coolidge and Paxton Avenues in Oakland's Fruitvale neighborhood. Specifically, the planned improvements for Phase III of the Park will include, but not be limited to, a multi-purpose open lawn space, exhibits of California native planting, construction of a historical adobe wall, a playground with historical play animals and exhibits, a historical fruit-tree alley (an avenue of trees), a community/program building, minor renovation of the existing building at 2496 Coolidge, and park entry improvements.

Item #: 7
Public Works Committee
September 23, 2003

PGA will provide design services to prepare construction documents for the implementation of Phase III improvements and provide construction support services during construction.

KEY ISSUES AND IMPACTS

Completion of this phase of the Peralta Hacienda Historic Park will benefit the Fruitvale community in several ways. It will provide a gathering place for community meetings, increase the visibility and reputation of the park and will add a needed playground area for local youth.

Physically, the Phase III improvements increase the visibility of the Peralta Hacienda Historic Park by constructing an open lawn space that will be more inviting to the neighborhood, increasing the linkage between the Park and the Fruitvale community. The completion of the community building will also improve the quality of life for local residents, providing a gathering place for classes, parties, musical events, and neighborhood meetings. Lastly, these improvements will benefit local youth, offering them a much-needed playground, as well as the opportunity to use the community building for various arts or recreation programs.

Phase III of the Peralta Hacienda Historic Park will also improve the historical and educational components of the Park. Currently, the house and grounds are used by local schools to educate youth about the "Rancho" era of California's history. By completing this phase of the Park, the House will provide a more complete history of the Peralta land grant, and will better illustrate how the Spanish-influenced Rancho system transformed "wild" California. This will in turn increase the number of school groups and other visitors who come to the Park to learn about the history of California.

In order to meet funding expenditure deadlines, the project needs to be designed and awarded for construction in 2004. Phase III of the project construction is estimated to complete in 2005.

SUSTAINABLE OPPORTUNITIES

Environmental: The project design will attempt to incorporate recycled content building products, alternative energy sources and waste reduction strategies, as applicable for the project.

Social Equity: The Phase III improvements to the Peralta Hacienda Historic Park project will benefit the residents and children in the Fruitvale neighborhood.

Economic

Improving the infrastructure and facilities at the Peralta Hacienda Historic Park will encourage nearby residents to maintain and improve their own property, and also will increase tourism to the neighborhood, which will benefit Oakland's economy.

DISABILITY AND SENIOR CITIZEN ACCESS

Phase III improvements will be in compliance with ADA and the Older Americans Act. The completed Peralta Hacienda Historic Park will provide accessible parking, entries and restrooms.

RECOMMENDATION(S) AND RATIONALE

Staff recommends approval of this resolution authorizing the City Manager to amend an existing contract to PGA Design, Inc. (PGA) for additional design and engineering services for the Peralta Hacienda Historical Park (Park) Improvement project to increase the total contract to an amount not-to-exceed four hundred thousand (\$400,000).

Completion of Phase III will improve the quality of life for local residents, providing a gathering place for classes, parties, and neighborhood meetings. It will also benefit local youth, providing them with a much-needed playground. The Park will also improve the historical and educational amenities at the Park.

ACTION REQUESTED OF THE CITY COUNCIL

City Council is requested to approve the resolution and authorize the City Manager to amend an existing contract to PGA Design, Inc. (PGA) for additional design and engineering services for the Peralta Hacienda Historical Park (Park) Improvement project to increase the total contract to an amount not-to-exceed four hundred thousand dollars (\$400,000).

Respectfully submitted,



CLAUDETTE R. FORD

Director, Public Works Agency

Prepared by:

Lily Soo Hoo, Project Manager
Facilities Planning & Development
Public Works Agency

APPROVED AND FORWARDED TO THE
PUBLIC WORKS COMMITTEE:


OFFICE OF THE CITY MANAGER

Item #: 7
Public Works Committee
September 23, 2003

OAKLAND CITY CONCIL

FILED
OFFICE OF THE CITY CLERK
OAKLAND

RESOLUTION No: _____ C.M.S.

2003 SEP 11 PM 2:05

D. Moreno

A RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE EXISTING CONTRACT WITH PGA DESIGN, INC. FOR ADDITIONAL DESIGN AND ENGINEERING SERVICES FOR THE PERALTA HACIENDA HISTORICAL PARK IMPROVEMENT PROJECT, TO INCREASE THE CONTRACT TO AN AMOUNT NOT-TO-EXCEED FOUR HUNDRED THOUSAND DOLLARS (\$400,000).

WHEREAS, the Peralta Hacienda Historic Park is a significant historic asset in Oakland's Fruitvale neighborhood; and

WHEREAS, the original master plan for the Peralta Hacienda Historic Park was approved in 1977, and an updated master plan was approved by the Planning Commission in 2002; and

WHEREAS, Phases I and II of the Peralta Hacienda Historic Park plan have already been completed; and

WHEREAS, PGA Design, Inc. was selected and hired in 1997 to update the 1977 master plan and to prepare the construction documents for Phase III of the project based on project funding available at that time; and

WHEREAS, since the update of the master plan, additional funding has become available, allowing a larger portion of the Phase III improvements to be implemented; and

WHEREAS, the planned improvements in Phase III of the master plan will include, but not be limited to, construction of a multi-purpose open lawn space, landscaping, construction of a formal garden, installation of a tot lot, and construction of a community building; and

WHEREAS, the project is funded through the Measure K, Series 1997C General Obligation Bond (fund 5006), the Measure K Series 2000D General Obligation Bond (fund 5014), the Measure I General Obligation Bond (fund 5010), the California Parks and Recreation Division's Proposition 12 grant program (fund 2134), and District 5 "pay-go" funds (fund 5500); and

WHEREAS, the City Council finds and determines that the services provided under this contract are professional and temporary in nature; and

Item # 7
Public Works Committee
September 23, 2003

WHEREAS, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive services; now therefore, be it

RESOLVED: That the City Manager, or her designee, is hereby authorized to amend the existing contract with PGA Design, Inc, for additional design and engineering services for the Peralta Hacienda Historic Park for a total contract amount not to exceed four hundred thousand dollars (\$400,000); and be it

FURTHER RESOLVED: That all documents shall be reviewed and approved by City Attorney for form and legality prior to execution, and copies will be placed on file with the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2003

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, WAN AND PRESIDENT OF THE COUNCIL DE LA FUENTE

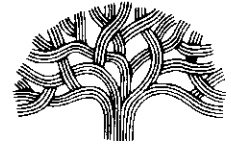
NOES –

ABSENT –

ABSTENTION –

ATTEST: _____
CEDA FLOYD
City Clerk and Clerk of the Council
of the City of Oakland, California

Item # 7
Public Works Committee
September 23, 2003



2003 SEP 11 PM 2:05

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SEPTEMBER 23, 2003

IGNACIO DE LA FUENTE, PRESIDENT
CITY COUNCIL
OAKLAND, CALIFORNIA

PRESIDENT DE LA FUENTE AND MEMBERS OF THE CITY COUNCIL

SUBJECT: A RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND AN EXISTING CONTRACT TO PGA DESIGN, INC. FOR ADDITIONAL DESIGN AND ENGINEERING SERVICES FOR THE PERALTA HACIENDA HISTORICAL PARK IMPROVEMENT PROJECT TO INCREASE THE TOTAL CONTRACT TO AN AMOUNT NOT-TO-EXCEED FOUR HUNDRED THOUSAND DOLLARS (\$400,000).

PURPOSE AND SCOPE

In accordance with the Measure H Charter Amendment, which was passed by the voters at the General election of November 5, 1996, we have made an impartial financial analysis of the accompanying Council Agenda Report and Proposed Resolution. The purpose of our analysis was to evaluate the reasonableness of the proposed award.

In making our analysis we also obtained from Public Works Agency staff additional information regarding the process through which the existing contract had been awarded.

Since the Measure H Charter Amendment specifies that our impartial financial analysis is for informational purposes only, we did not apply Generally Accepted Government Auditing Standards as issued by the Comptroller General of the United States. Moreover, the scope of our analysis was impaired by Administrative Instruction Number 137, effective May 21, 1997, which provides only seven (7) calendar days for us to plan, perform and report on our analysis.

SUMMARY

The Proposed Resolution would increase the amount and scope of the existing \$215,000 contract, which was awarded through the Request for Proposal process. (CMS 75676, dated May 2, 2000.)

Peralta Hacienda Historical Park is a six-acre historical park located between Coolidge and Paxton Avenues, in Oakland’s Fruitvale neighborhood. Within the Park are three Peralta homes built in the 1820s. In 1977 the City Council adopted a master plan for the Park, and construction of Phases I and II were completed in 1981 and 1986, respectively. In November 1999, the Public Works Agency solicited Requests for Proposals from qualified landscape design consultants to update the 1977 master plan and to prepare design and construction documents for a portion of Phase III. Based upon its evaluation of the five (5) respondents, Agency staff recommended that a contract in the amount of \$215,000 be awarded to Pattillo & Garrett Associates, whose name has since changed to PGA Design, Inc. The Council approved the contract on May 2, 2000 (CMS 75676).

Subsequently, additional funding has become available, allowing a larger portion of Phase III to be implemented. Therefore, the existing contract with PGA Design needs to be amended. The planned improvements for Phase III include multi-purpose open lawn space, a community/program building, and a playground area.

FISCAL IMPACTS

Design costs

The existing contract with PGA in the amount of \$215,000 will be increased to an amount not-to-exceed \$400,000. Funding is available from the following sources:

Measure K, Series 1997C, fund 5006;	\$ 9,000
Measure K, Series 2000D, fund 5014;	270,000
Measure I, fund 5010;	100,000
State Parks and Recreation Open Space and Recreation Program, fund 2134;	500,000
District 5 Council Discretionary funds, fund 5500	<u>50,000</u>
Total	\$ <u>929,000</u>

Maintenance and operating costs

At this time the additional maintenance and operating costs for the completed project are unknown. In a previous Council Agenda Report Public Agency staff estimated them to be \$72,500 annually. Upon completion of the design phase, staff plans to (1) return to the Council for approval of the construction contract award, and (2) provide a report on estimated maintenance and operating costs.

CONCLUSION

The proposed resolution appears to be reasonable.

Prepared by:

Jack McGinity
Jack McGinity, CPA

Report completion date:
September 2, 2003

Issued by:

Roland E. Smith
Roland E. Smith, CPA
City Auditor