

OFFICE OF THE CITY CLERK
2006 JUN 29 PM 1:18

CITY OF OAKLAND
AGENDA REPORT

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Public Works Agency
DATE: July 11, 2006

RE: A Resolution Authorizing The City Administrator To Waive The Competitive Selection Process And Enter Into An Agreement With Friends Of Oakland Parks And Recreation (FOPR) In An Amount Not To Exceed Two Hundred Seventy-Five Thousand Dollars (\$275,000.00) For The Design Of Raimondi Park Project (C245510 And C245520)

SUMMARY

The City Council is requested to approve a resolution waiving the competitive selection process and authorizing an agreement with Friends of Oakland Parks and Recreation (FOPR), a local non-profit organization, in an amount not to exceed \$275,000.00 for design of the Raimondi Park project. FOPR is requesting approval of the funding agreement so that FOPR can procure a design consultant to complete the design plan and meet the condition of a private grant requiring start of construction before the end of 2006.

Raimondi Park is a project identified in the City's Capital Improvement Plan for FY 2003-2005. The original park renovation plan developed by FOPR and the community is estimated to cost approximately twice the amount that has been raised to date for the project by FOPR and the City. In order to begin work, FOPR and the community have reached agreement on a phased project approach and have developed a scope for Phase I based on the funding available.

The project meets Council Goal 2D, providing for clean, well-maintained and accessible streets and sidewalks, facilities, amenities, parks, recreational facilities and trees.

FISCAL IMPACT

City funds for the agreement are available from two sources: 1) \$75,000.00 from the Measure K General Obligation Bond Series 2000D Fund (5014) for park improvements pursuant to City Council Resolution 78011 C.M.S.; Facilities Planning and Development Organization (30234); Raimondi Park Renovation (C245510); and 2) \$200,000.00 from the Murray-Hayden Grant Program in the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 for park improvements pursuant to City Council Resolution 78210 C.M.S., California Parks and Recreation Fund (2134); Capital Project Management Organization (92270); Raimondi Park Renovation (C245520).

Item: _____
Public Works Committee
July 11, 2006

Funds have been expended by the City to date for project management; hazardous material site investigations and reports; geotechnical investigation, tests and reports; and site survey. Project funds have been budgeted for Public Art and Contract Compliance. Impact of the project on park maintenance costs will be assessed after the completion of design.

BACKGROUND

Raimondi Park is located at 1800 Wood Street in West Oakland. The park, one of the most heavily used parks in the City, has a baseball diamond and a multi-purpose large open grass area used for various sports. A new overall concept plan was developed by FOPR with input from the community and the City. The concept plan for the redesign and renovation of the park includes renovated fields, a track, infrastructure improvements (including drainage), field lighting, bleachers, tot lots, golf putting green and a community picnic area. Because of lack of funds to develop the entire park at one time, the concept plan will be implemented in phases.

FOPR has secured private grant funding over the past three years for design and renovation of Raimondi Park from the following sources:

- \$800,000.00 from the Wayne and Gladys Valley Foundation;
- \$14,000.00 from the San Francisco Foundation;
- \$4,000.00 from developers;
- \$10,000.00 from Jack London Soccer;
- \$1,000.00 from the Port of Oakland;
- \$5,000.00 from Rockridge Soccer;
- \$1,000.00 anonymous grant; and
- \$40,000.00 from the Oakland A's.

Thirty-five thousand dollars (\$35,000.00) of the above funds have been used by FOPR over the past three years for pre-design services, which include working with the community and community organizations to develop a concept plan for Raimondi Park and to determine what elements should be included in the various phases of park renovation. FOPR has \$840,000.00 in funds remaining for Phase I and will continue to seek additional funding so that the entire park renovation plan can be implemented. The \$800,000.00 pledged by the Wayne and Gladys Valley Foundation, one of the early providers of grant funding for the park, requires design completion and commencement of construction by the end of 2006. FOPR will be meeting with representatives of the Valley Foundation to request modification of this requirement.

The total project budget for Phase I is \$3,540,000.00. This amount includes the \$840,000.00 contribution pledged by FOPR and \$2,700,000.00 from the City from the following sources:

- \$200,000.00 from Measure K General Obligation Bond Series 2000D; and
- \$2,500,000.00 from the Murray-Hayden Grant Program from the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002.

KEY ISSUES AND IMPACTS

FOPR secured the \$800,000.00 Valley Foundation grant in December 2003. The Valley Foundation grant provided the matching funds that qualified the City to receive a \$2,500,000.00 Murray-Hayden grant in October 2004 for the soccer field and baseball diamond renovation. In 2005, the City applied for, but did not receive, a \$1,000,000.00 state soccer grant for the project. Without the second state grant or the realistic expectation of raising the balance of the \$6,000,000.00 needed to complete all the elements in the concept plan, FOPR had to redefine the project scope and determine what could be done with the available funds. At this point, it is also important for FOPR to show substantial progress to the Valley Foundation toward starting construction by the end of 2006 in order to meet the terms of their grant agreement or to obtain an extension.

FOPR desires to provide design and project management services for the project. Based on the concept plan for the park, and to meet the requirements of their grants to expedite the project, FOPR plans to contract with a licensed landscape architectural firm specializing in sports field design to complete a schematic design for the entire park and to provide design development and 100% construction bid documents for the Phase I improvements. FOPR will work with the City and the West Oakland Community to implement as much of the concept plan as feasible with the currently-available funding in Phase I. The agreement with FOPR will describe the roles and responsibilities of the City and FOPR for general project coordination, design, community outreach, grant management, administration of the project budget, work scope and schedule.

Over a year ago FOPR, through a Request For Proposal (RFP) process, selected a design consultant for the Raimondi Park design. However, FOPR and the design consultant were unable to agree on terms to finalize a contract. California Department of Parks and Recreation has determined that FOPR has already met the RFP process and will not be required to conduct another RFP process to secure a design consultant. The City agreement with FOPR will require that FOPR meet all the City's contract compliance requirements. FOPR is a certified Non-Profit Small Local Business Enterprise. The agreement will 1) require FOPR to hire properly licensed professionals to provide design services, 2) include in the design sub-contract the City's standard indemnity and other provisions applicable to licensed design professionals, 3) provide the types and amounts of insurance required by the City and name the City, its officials and employees as additional insureds, and 4) assign the design contract to the City at project completion.

PROJECT DESCRIPTION

The project is to redesign Raimondi Park in order to provide new sports fields, infrastructure upgrades, disability access and community elements. The first phase of the work (Phase I) includes a new baseball diamond; a new synthetic-turf, multi-purpose field; some field lighting; curb, gutter and sidewalk improvements along 18th Street and community amenities. A prioritized list of community elements has been developed, that includes a track, putting green,

tot lots, picnic tables, benches, barbeques, bleachers, additional lighting and landscape improvements. The community elements for Phase I will come from the priority list provided by the community and included during design as budget allows. Public Art will also be incorporated into the project. This renovation project will provide recreational opportunities for local citizens, especially for children and youth. The park is open to the public and the fields are available for use by the local community as well as by sports teams. The Office of Parks and Recreation oversees Park programming. If additional funding becomes available, future phases will provide a second multi-purpose field and additional infrastructure upgrades park amenities.

SUSTAINABLE OPPORTUNITIES

Economic: The project will generate jobs for Oakland residents, and business tax, sales tax and other revenues for the City by those contractors and suppliers who work on the project. FOPR is an Oakland-based organization.

Environmental: The renovated playing fields will be designed to conserve water and to minimize maintenance. The project design will incorporate sustainable design elements and will utilize recycled-content materials wherever possible.

Social: The park project design elements will provide for the community and City recreational amenities and, in addition to upgrading the playing fields, the design will upgrade street infrastructure. The park will be used by neighborhood children and youth and provide league play for sports team in a quality sportsfield playing environment.

DISABILITY AND SENIOR CITIZEN ACCESS

The park will be designed to comply with the California Code of Regulations, Title 24, ADA Accessibility Guidelines and the Americans with Disabilities Act. Physical features for disability access, including accessible children's play areas and accessibility to the fields, are included in the design.

RECOMMENDATION AND RATIONALE

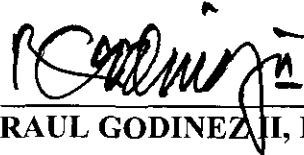
Council is requested to adopt a resolution waiving the competitive selection process and authorizing the City Administrator to execute a professional services agreement with FOPR for the design of Raimondi Park in an amount not to exceed \$275,000.00. Approval is requested so that FOPR may commence project design with the goal of completion of the design and start of construction prior to the end of the year in order to show significant progress to the Valley Foundation per the terms of its grant agreement with FOPR. FOPR has been working on this project with the community for several years and has helped the City by pledging matching funds to supplement the City and State grant funds for the Project.

Item: _____
Public Works Committee
July 11, 2006

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council approve the above-described resolution.

Respectfully submitted,



RAUL GODINEZ II, P.E.

Director, Public Works Agency

Reviewed by:

Michael Neary, P.E.

Assistant Director, Public Works Agency

Design & Construction Services Department

Prepared by:

Edith Landrith-Robertson, CIP Coordinator

Project Delivery Division

APPROVED AND FORWARDED TO THE
PUBLIC WORKS COMMITTEE:



OFFICE OF THE CITY ADMINISTRATOR

2006 JUN 29 PM 1:18

OAKLAND CITY COUNCIL

RESOLUTION No: _____ C.M.S.

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO WAIVE THE COMPETITIVE SELECTION PROCESS AND ENTER INTO AN AGREEMENT WITH FRIENDS OF OAKLAND PARKS AND RECREATION (FOPR) IN AN AMOUNT NOT TO EXCEED TWO HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$275,000.00) FOR THE DESIGN OF RAIMONDI PARK PROJECT (C245510 AND C245520)

WHEREAS, Raimondi Park is an existing park identified for renovation and rehabilitation under the City's Capital Improvement Plan for FY 2003-2005 budget and is located at 1800 Wood Street; and

WHEREAS, the Raimondi Park renovation project ("Project") involves design and renovation of the multipurpose ball field, the baseball diamond, community elements and infrastructure improvements as funding allows (Phase I); and

WHEREAS, Friends of Oakland Parks and Recreation ("FOPR"), a local non-profit organization, has solicited and received grants and pledges for the Project and is continuing to solicit additional funds for the Project; and

WHEREAS, FOPR wishes to design the renovations for the Raimondi Park project and has developed a concept plan for the park with the community and the City; and

WHEREAS, the City of Oakland received funding totaling \$2,700,000.00 for this project from: 1) the State of California Murray-Hayden Grant (\$2,500,000.00), California Parks and Recreation Fund (2134); Capital Project Management Organization (92270); Raimondi Park Project (C245520), and 2) the City Measure K General Obligation Bond Series 2000D (\$200,000.00), Fund (5014); Facilities Planning and Development Organization (30234); Raimondi Park Renovation Project (C245510); and

WHEREAS, City funds for the agreement are available from the following two sources: 1) \$75,000.00 from the Measure K General Obligation Bond Series 2000D Fund (5014), and 2) \$200,000.00 from the Murray-Hayden Grant Program in the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002; and

WHEREAS, FOPR will provide \$840,000.00 from private donations and grants and there is a combined total project budget from City and FOPR of \$3,540,000.00; and

WHEREAS, the development of the Project would benefit the City and the Oakland community at large; and

WHEREAS: the City Council finds and determines that the performance of this agreement shall not result in the loss of employment or salary by any persons having permanent stat in the competitive services and that the services are of a professional and temporary in nature; and

WHEREAS, FOPR will be required to hire properly licensed professionals, include the City's standard indemnity and other provisions applicable to licensed design professionals in the design sub-contract, provide the types and amounts of insurance required by the City's Risk Manager, assign the design contract to the City at project completion, and meet the City's contract compliance requirements; now; therefore, be it

RESOLVED: That pursuant to Oakland Municipal Code Title 2, Chapter 2.04, Article 2.04.051.B, the City Council finds and determines that it is in the City's best interest to waive the competitive process for professional services because it will expedite the project, and authorizes the City Administrator or her designee to enter into an agreement with FOPR in an amount not to exceed two hundred seventy-five thousand dollars (\$275,000.00) for design of improvements to the Raimondi Park Project and some project management services; and, be it

FURTHER RESOLVED: FOPR will be required to: 1) hire properly licensed professionals to provide design services, 2) provide the City copies of all design sub-contracts for review, 3) require design professionals to provide the City's standard indemnity, insurance and other terms applicable to licensed design professionals hired by the City, 4) assign design sub-contracts to the City at project completion, and 5) meet the City's contract compliance requirements.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2006

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

NOES-

ABSENT-

ABSTENTION-

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of
the City of Oakland, California