



COUNCIL AGENDA: 06-14-05

ITEM: 5.2

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen
Sara L. Hensley

SUBJECT: SEE BELOW

DATE: 05-23-05

Approved 

Date 6/1/05

Council District: Citywide

SUBJECT: MASTER AGREEMENT WITH URS CORPORATION FOR THE HAPPY HOLLOW PARK AND ZOO BOND FUNDED PHASE I – LANDFILL CLOSURE/POST CLOSURE PROJECT

RECOMMENDATION

Approval of the master agreement with URS Corporation for the Happy Hollow Park and Zoo Bond Funded Phase I-Landfill Closure/Post Closure Project from the date of execution through December 31, 2009 in an amount not to exceed \$950,000.

CEQA: Not a project.

BACKGROUND

In November 2000, San José voters approved a \$228 million Safe Neighborhood Parks and Recreation Bond Program that allocated approximately \$52 million for a prioritized implementation of the approved 1994 Happy Hollow Park & Zoo and 1991 Kelley Park Master Plans.

On January 22, 2002, Council approved a master agreement with Portico, Inc., of Seattle, Washington, for design and construction document services encompassing nearly the entire project. Portico completed the Program Refinement and Phase Strategy Plan that prioritized program elements from the approved master plans and made recommendations to reduce the original six phases of improvements down to two phases. This effort resulted in the most efficient and cost effective approach in implementing the Happy Hollow Park & Zoo Improvements Project.

On June 17, 2003, Council approved a Manager's Budget Addendum (MBA#35) in the amount of \$11,086,000 for the Happy Hollow Park & Zoo Project, which included the recommended two-phase implementation plan along with the associated appropriation changes and budget

alignments that support it. This budget action was consistent with the original project budget for implementing the master plan.

In November 2003, Portico submitted a professional fee proposal for the design development, construction documents, and construction support for Phases 1 and 2. Staff conducted a detailed review of the proposed scope of services and identified several areas of design work as opportunities for in sourcing. This review further refined the project phasing by designating the eastside improvements, consisting of the new park entrance, a parking lot, picnic facilities, a restroom building, and landfill closure, as Phase 1. Staff proposes to utilize City staff in conjunction with specialized engineering consultant services not available within the City to complete the design of Phase 1. This plan redirects to City staff approximately \$800,000 in professional services originally planned for consultants.

ANALYSIS

In winter 2004, staff conducted a formal qualifications-based selection process, consistent with the Department of Public Works policy, to select a professional consultant qualified to perform specialty engineering work for landfill closure and general engineering for the new parking lot for Happy Hollow Park and Zoo. The selection process also complied with the local preference ordinance requirements.

An interview panel comprised of knowledgeable professional staff from the City of Campbell, Santa Clara Valley Water District, Gilbane Building Company and City staff from the Departments of Environmental Service and Parks Recreation Neighborhood Services was convened to evaluate interested consultants. Formal interviews were conducted on November 30 from which the panel identified URS Corporation, a large business with a local San José office, as the highest ranked consultant.

Under the recommended agreement, URS Corporation, will provide professional engineering services required to supplement city staff's design for the Roberts landfill closure and development leading to the new Happy Hollow Park and Zoo eastside entry and parking lot. URS Corporation has extensive experience with landfill closure, development design, and regulatory approval for landfill post closure development. City staff, while familiar with many aspects of landfill regulation, does not have the required specialized professional services required to design and permit post closure landfill developments.

The consultant scope of work under the master agreement may include site inventory, site analysis, environmental analysis, landfill closure and development plans, storm water management design, environmental permitting, program development, project phasing, conceptual, schematic, preliminary design plans and specifications, cost estimates, construction contract documents and construction administration services.

Project consultant services under the master agreement, are initiated by authorized Service Orders detailing the specific scope of services, schedule, and compensation, along with the appropriate funding source(s) for the project. Staff specifically identifies required professional sub consultant services as necessary to complement City staff expertise with the goal of ensuring an efficient and effective project. Staff expects that the \$950,000 master agreement amount is sufficient for the professional services required to supplement City staff for this project.

OUTCOME

Approval of the master agreement with URS Corporation allows the City to proceed with the Roberts landfill closure and parking lot development that supports the new entrance for Happy Hollow Park and Zoo.

PUBLIC OUTREACH

Community outreach was accomplished as a part of the 1991 Kelley Park Master Plan and 1994 Happy Hollow Park & Zoo Master Plan. Furthermore, a community meeting is scheduled for the evening of May 19, 2005 to increase community awareness of the entire Happy Hollow Park and Zoo Improvements Project.

COORDINATION

This memo has been coordinated with the City Attorney's Office, the City Manager's Budget Office, and the Departments of Planning, Building and Code Enforcement.

COST IMPLICATIONS

No funding is needed to approve the master agreement. Funds have already or will be appropriated as needed for the Happy Hollow Parks Bond Phase 1-Landfill Closure/Post Closure Project through the Parks and Recreation Bond Projects Fund.

CEQA

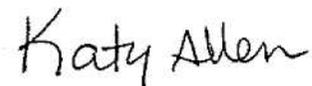
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Landfill Closure/Post Closure

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KJ:bb:rc

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