



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Katy Allen

**SUBJECT:** HAPPY HOLLOW PARK & ZOO-  
PEDESTRIAN BRIDGE REBID  
(PHASE IIB) PROJECT

**DATE:** 04-19-10

Approved

Date

4/27/10

**COUNCIL DISTRICT:** Citywide

## RECOMMENDATION

Approval of the second amendment to the agreement for design consultant services with HNTB Corporation for the Happy Hollow Park & Zoo Pedestrian Bridge Rebid Project, extending the term of the agreement from June 30, 2010 to December 31, 2010, and increasing the amount of compensation by \$50,000 for a total amount not to exceed \$799,000.

## OUTCOME

The increased compensation and time extension will enable the design consultant to provide construction support services through the completion of the project.

## BACKGROUND

The Measure P Parks Bond Program, approved by city voters in 2002, provided funding for the renovation of parks and recreation facilities throughout the City. Happy Hollow Park and Zoo renovation and expansion project, the largest of the Measure P projects, is comprised of three contract packages. The largest is the Zoo & Attractions contract, which has recently completed for the construction cost of \$42,346,737. The contract amounts for the new parking lot on top of Roberts Avenue Landfill and a new pedestrian bridge over Coyote Creek, connecting the parking lot to the new park entrance are \$4,677,022 and \$3,546,350, respectfully.

The pedestrian bridge was designed concurrently with the Zoo & Attractions package, but the bids received were \$4 million over the target price of \$3 million. Council approved staff's recommendation to reject all bids in November 2007. Subsequently, DPW evaluated the design concept aimed at reducing the cost. DPW researched engineering firms specializing in bridge design through the Qualification Based Consultant Selection Process.

In February 2008, DPW solicited statements of qualifications for bridge design and evaluation from local engineering firms in accordance with above process. After evaluation, HNTB Corporation was found to be the highest rated of the firms that responded. On March 20, 2008, Council approved a consultant agreement with HNTB Corporation to perform a value engineering study on the Happy Hollow Pedestrian Bridge and provide a conceptual design of a less costly bridge.

The objective of this value engineering effort included development and completion of a conceptual bridge design consistent with the following criteria:

1. Provide a revised bridge design concept with the lowest possible engineer's total estimate within a \$4-\$6 million range with expectations of bids within seven (7) percent of the total estimate;
2. Meet a 16 to 18 month schedule for redesign, bid, and construction;
3. Respect the original design and alignment to the extent practical;
4. Minimize environmental impact beyond that of the original design;
5. Consider bridge aesthetics, but not at the expense of cost reductions.

HNTB completed its value engineering effort and recommended changing the current bridge design from an asymmetrical, cable-stayed structure with a wood deck to a symmetrical, dual, equal-span steel arch with a concrete deck. HNTB estimated that the redesigned bridge could be constructed for approximately \$5.2 million.

On June 24, 2008, Council approved a first amendment to the agreement with HNTB to provide construction documents utilizing the more efficient bridge design. On April 16, 2009, bids were received, and on May 19, 2009, Council awarded a construction contract to Anderson Pacific Engineering Construction Co. in the amount of \$3,355,000 and approved a contingency of \$503,250 to build HNTB's bridge design. In comparison of the original bid package, the current construction cost is a little more than one half of the original project. The project is currently 60 percent complete.

Per subsequent staff reports to Council, the contract for the Happy Hollow Zoo and Attractions project has been completed ahead of the bridge contract. Staff has implemented shuttle services to address the parking concerns of the patrons using the park.

The current estimate to complete the three phases of the Happy Hollow Park & Zoo project is \$50.5 million.

### ANALYSIS

Unforeseeable conditions with the subsurface soil structure caused problems installing the drilled piers, which caused considerable effort and time to resolve. The construction contract has been delayed approximately 60 days; therefore, this proposed second amendment will allow HNTB to continue to provide construction support.

HNTB provided an initial cost proposal for continued construction support from June 30, 2010, to December 31, 2010 in the amount of \$50,000. Staff requested HNTB to reevaluate their proposal per Council direction, and HNTB responded with a 20 percent reduction for the same scope of work and using their 2008 hourly rates.

Therefore, staff recommends the approval of the second amendment for \$40,000 and a provision for additional services for \$10,000 with the time extension from June, 30, 2010 to December 31, 2010.

### **EVALUATION AND FOLLOW UP**

This amendment will provide staff the construction support needed to complete the project. No addition follow up action with the Council is expected at this time.

### **POLICY ALTERNATIVES**

**Alternative #1:** Do not amend the agreement and direct City staff to continue construction support for the remainder of the contract.

**Pros:** Possible cost savings.

**Cons:** HNTB is the engineer of record for the project and familiar with its unique design. City staff does not have the expertise to interpret this unique design and address design changes during the duration of the contract.

**Reason for not recommending:** This particular alternative is not practical as it does not address the liability concerns of tasking staff with interpretation and support of documents not generated under their professional supervision. As the author and engineer of record of the documents, HNTB is best suited to provide these services.

### **PUBLIC OUTREACH/INTEREST**

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater.
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

This item does not meet any of the above criteria. This memorandum will be posted on the City's website for the May 11, 2010, City Council agenda.

**COORDINATION**

This memorandum was coordinated with the City Attorney's Office and the City Manager's Budget Office and Department of Parks, Recreation and Neighborhood Services.

**FISCAL/POLICY ALIGNMENT**

This project is consistent with the Council-approved Budget Strategy Economic Recovery section in that it will continue with capital investments that spur construction spending in our local economy.

**COST SUMMARY/IMPLICATIONS**

1. AMOUNT OF RECOMMENDATION: \$50,000

Project Delivery *	\$2,798,753
Construction	3,355,000
Contingency	<u>503,250</u>
<b>TOTAL PROJECT COSTS</b>	<b>\$6,657,003</b>
Prior Year Expenditures	<u>(5,275,393)</u>
<b>REMAINING PROJECT COSTS</b>	<b>\$1,381,610</b>

\* Included in the cost of agreement

2. COST OF AGREEMENT: \$799,000

Original Agreement	\$99,000
First Amendment to Consultant Agreement	650,000
Second Amendment to Consultant Agreement	50,000
<b>TOTAL</b>	<b>\$799,000</b>

3. SOURCE OF FUNDING: 471 – Parks and Recreation Bond Projects Fund

4. OPERATING COSTS: There is no operating and maintenance implication as a result of this memorandum.

**BUDGET REFERENCE**

**Table 1 - Phase IIB: Happy Hollow Park and Zoo Pedestrian Bridge**

Fund #	Appn. #.	Appn. Name	RC #	Total Allocation for Phase IIB	Amt. For Contract Phase IIB	Adopted Budget Page	Last Budget Action (Date, Ord. No.)
<b><u>Remaining Project Costs for Phase IIB:</u></b>				<b><u>\$1,381,610</u></b>	\$799,000 *		
<b><u>HHPZ Pedestrian Bridge</u></b>							
<b><u>Current Funding Available</u></b>							
<u>471</u>	<u>4787</u>	<u>Happy Hollow Park &amp; Zoo Renovation and Improvements</u>	<u>148704</u>	\$1,381,610*	\$799,000	V-698	10/20/09 Ord. No. 28653
<b><u>Total Funding Available</u></b>				<b><u>\$1,381,610</u></b>	\$799,000		

\* The Happy Hollow Park and Zoo Renovation and Improvements allocation in the Parks and Recreation Bond Projects Fund totals \$11,424,000, however, remaining funding is allocated to Phase I and Phase IIA of the project.

**CEQA**

CEQA: Mitigated Negative Declaration, File No. PP05-142, dated April 2007.

/s/

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Director, Public Works Department

For questions please contact DAVID SYKES, ASSISTANT DIRECTOR, at 408-535-8300.