



City Council Agenda Item Staff Report

CITY OF SAN BRUNO

DATE: May 10, 2022

TO: Honorable Mayor and Members of the City Council

FROM: Jovan Grogan, City Manager

PREPARED BY: Ann Mottola, Director

SUBJECT: Adopt Resolution Authorizing the City Manager to Amend the Agreement with Callander and Associates Landscape Architecture for Additional Design Services for Centennial Plaza in an Amount Not to Exceed \$26,112

BACKGROUND: Centennial Plaza is located at the intersection of Jenevein Avenue and San Mateo Avenue and serves as the visual entrance for those that enter Downtown via Jenevein Avenue. The Plaza is currently closed to members of the public and barricaded with ropes because the area has never been landscaped for public use and subsurface footings from a prior structure on the site have not been mitigated or removed. The Plaza includes a variety of plants that lack curb appeal and plantings in the middle of the Plaza which serve as a dividing barrier within the space.

On April 21, 2021, staff presented the Downtown Streetscape Greening and Landscaping and Park Improvements to the City Council at a special meeting/study session. The presentation included projects which aim to enhance and beautify segments of San Mateo Avenue (Downtown), including temporary solution to renovate Centennial Plaza.

The current San Mateo Streetscape Plan, adopted by City Council in October 2019, included a longer-term, more elaborate vision of Centennial Plaza as an active urban park that would offer programming such as large flexible event space or performance area, permanent play structures, or alternatively to use it for potential development. The longer-term plan for this site requires planning, community input on design, and significant funding. The temporary plan presented to City Council intended to use a combination of City staff and contractor services to implement a professionally developed design that would be a shorter-term solution with materials that could be easily removed for a future, more permanent vision of the adopted Streetscape Plan.

On May 25, 2021, Council accepted a plan to activate Centennial Plaza with improvements that would open it up for outdoor dining and included flexible space for members of the community to gather. The plan was to make use of materials that could be altered should a more complete park development project be desired for that site. Council allocated \$150,000 of Park In Lieu Funds to the project.

DISCUSSION: On July 5, 2021, the City entered into an agreement with Callander Associates Landscape Architecture (CALA) for \$25,628, to develop a conceptual design to activate

Centennial Park with a short-term design solution. The scope of this initial agreement was limited to a schematic site plan and planting plan. This initial scope resulted in two design concepts that defined the park into areas that could be dedicated for community gatherings, passive use, and outdoor dining. Per the scope of the agreement, the plans were conceptual in nature and did not include landscape details as the initial effort was to create a plan that was temporary in nature and could be executed with a combination of Park Maintenance staff performing demolition, and a landscape contractor implementing the conceptual plan.

On October 28, 2021, a first amendment to CALA's agreement was issued in the amount of \$44,403 to address technical issues that came to light as work progressed at the Plaza. The grading of the site is of concern as it impacts accessibility and drainage. To remedy this issue, the first amendment included a surveyor to perform a topographic survey of the site. Additionally, the desire to activate the space as a location for performances indicated the need for examination of electrical by an electrical engineer. Additionally, staff felt it would create a more cohesive park space by including in the scope the alleyway between Centennial Park and West Coast Café.

With the complexity of the project increasing, the scope of the first amendment included bid-ready plans with landscape details to include a demolition plan, grading and earthwork plan, irrigation plan, and stormwater management. CALA also offered alternative materials in this solution so the City would have more potentially cost-effective options to cover the expanded area. The design with this expanded option used an aviation theme to illustrate the variety of materials that could be used to activate the space.

On April 5, 2022, the first and second set of renderings were presented to the City Council Downtown Committee for feedback and direction on how to proceed. The direction was to continue with the footprint of the project to include the alley between Centennial Park and West Coast Café, and to use the theme-neutral design approach in the first set of renderings, vs assigning any sort of theme to the park.

To finalize the design of Centennial Plaza, CALA will need to amend the design services for the project. Staff has reviewed a proposal from CALA for the additional scope of design work and is recommending that City Council authorize an amendment to the agreement with CALA. With the approved original agreement amount of \$25,628, first amendment of \$44,403, the recommended second amendment amount of \$26,112, the new total agreement amount for design would be \$96,143.

FISCAL IMPACT: The initial design contract with CALA was \$25,628. The first contract amendment to include bid-level documents, a site survey, expanded site design, and electrical engineering consultation was \$44,403. The second amendment for design services for the final schematic drawings is \$26,112. This second amendment brings the total to \$96,143, exceeding the City Manager's signing authority.

Original Design Contract (CALA)	\$ 25,628
First Amendment	\$ 44,403
Second Amendment	\$ 26,112
Total	\$ 96,143

On May 25, 2021, Council accepted a plan to improve Centennial Plaza and allocated \$150,000

of Park In Lieu Funds to the project. There are adequate funds to cover the additional design services. The final construction cost will be determined once the design is finalized.

ENVIRONMENTAL IMPACT: There is no environmental impact.

RECOMMENDATION: Adopt resolution authorizing the City Manager to amend the agreement with Callander and Associates Landscape Architecture for additional design services for Centennial Plaza in an amount not to exceed \$26,112.

ALTERNATIVES: 1. Do not approve the contract amendment with CALA and direct staff to issue a new request for proposal for the additional work. The cost of this alternative will not be cost effective due to bringing on a new consultant to design a relatively small amount of work.

2. Do not approve the contract amendment with CALA and postpone the project.

ATTACHMENTS: 1. Resolution