



County of San Mateo

Inter-Departmental Correspondence

Department: PARKS

File #: 21-613

Board Meeting Date: 7/20/2021

Special Notice / Hearing:None
Vote Required:Majority

To: Honorable Board of Supervisors

From: Nicholas J. Calderon, Parks Director

Subject: Agreement with CMG Landscape Architecture for the professional services required to design and permit the Reimagine Flood Park Project

RECOMMENDATION:

Measure K: Adopt a resolution authorizing:

- A) The President of the Board of Supervisors to execute an agreement with CMG Landscape Architecture for the professional services required to design and permit the Reimagine Flood Park Project, for an amount not to exceed \$1,892,710, and for a term expiring June 30, 2023; and
- B) The Parks Director, or their designee, to execute amendments to the agreement to modify the County's maximum fiscal obligation by no more than \$25,000, and/or modify the agreement's terms and/or services, so long as the modified term(s) and/or services is/are within the current or revised fiscal provisions.

BACKGROUND:

Flood County Park ("Flood") is a 21-acre County-owned and operated park that is located in the City of Menlo Park. The park serves as a primary recreation resource for many residents of Menlo Park, North Fair Oaks, East Palo Alto, and Redwood City. It is also frequented by visitors from outside the south county area. In 2014, the County's Parks Department ("Department") assessed the condition of Flood's amenities, and determined that the park warranted a complete overhaul. This led to the creation of the Reimagine Flood Park Project ("Project").

Through an extensive public engagement process that lasted eight months and included six workshops, more than 500 individuals participated including residents from Menlo Park, North Fair Oaks, East Palo Alto, Redwood City, and Atherton. Members of the Siena Youth Center and Sheriff's Activities League, and representatives from the Menlo Legends Baseball Club, local high schools, youth soccer advocates, Little League Baseball, volleyball groups, and the UC Berkeley Master Gardeners of San Mateo and San Francisco participated as well. At the conclusion of this effort, the Department prepared the concept Landscape Plan ("2020 Landscape Plan").

The 2020 Landscape Plan includes the rehabilitation of Flood's existing baseball field, as well as the addition of a new multi-use sport field which will traverse the baseball field's outfield. A second multi-use sport field is proposed to be positioned along Bay Road on the southern edge of the park. Both fields will be large enough to support programming for youth and high school sport practices and games. The tennis courts will be relocated, and situated outside the 100-foot setback from the houses on Del Norte Avenue. The pétanque court will be removed to allow for additional parking. A promenade will traverse the center of the park providing access to new all-abilities playgrounds and an adventure play. Additional proposed improvements include a bicycle pump track, a demonstration garden, a basketball court, an amphitheater, volleyball courts, and renovated picnic and reservation sites. The existing quantity of picnic and reservation sites will remain the same, but sites will be relocated to accommodate new amenities.

The public has requested throughout the process that mature trees be preserved to the greatest extent possible. In that spirit, the 2020 Landscape Plan is anticipated to only impact 72 trees. Therefore, the landscape plan will preserve approximately 92 percent of all trees within Flood, including all heritage trees.

In January 2021, the Department released a Request for Proposals ("RFP") seeking a qualified firm to design and permit the Project. In March, the Department received seven proposals from firms interested in providing the requested services. Of the seven firms, four were interviewed. After a comprehensive interview process, which included staff from the Department and from Public Works, CMG Landscape Architecture ("CMG") and a comprehensive team of subcontractors was selected as the preferred firm.

DISCUSSION:

CMG will be responsible for (1) reviewing all available information pertaining to the property and Project, (2) engaging with all applicable regulatory and resource agencies, including the San Francisco Public Utility Commission ("SFPUC"), and (3) conducting further site investigations as necessary before engaging with the public and drafting the 30% project design plans. This will ensure the project designs are consistent with the certified Landscape Plan and Environmental Impact Report (2020), the Mitigation Monitoring and Reporting Plan (2020), and all applicable rules and regulations.

Building upon the extensive community engagement that was conducted to develop the 2020 Landscape Plan, CMG will reengage with the public prior to preparing 30% project design plans. Matters that require further public input include, but are not limited to, multi-use sport field location and surface type, playground and pump track design, exact location of recreation features like the pump track and playgrounds, and construction phasing. Included in CMG's scope of work is the requirement that online tools and opportunities to provide feedback are offered. Special efforts will also be made to engage with disadvantaged communities and produce outreach and meeting materials in multiple languages. The design process will also require extensive coordination with SFPUC, as a portion of Flood Park sits above SFPUC pipeline infrastructure.

Using the feedback received during the first phase of public engagement, CMG will draft the 30% design plans and present them to the public for further input. Once the 30% plans have been reviewed by the public and approved by the Department, CMG will proceed with the project designs and required permit applications. At 60% completion, the designs will be presented to the public for final feedback. The Department expects that permits and approvals will be required from County Planning and Building Department and SFPUC.

Based on the current project schedule, the 100% Final Project Plans, Specifications, and Estimates are anticipated to be completed in April 2023.

County Counsel has reviewed and approved the resolution and agreement as to form.

FISCAL IMPACT:

The agreement with CMG is for a not-to-exceed amount of \$1,892,710. There is sufficient funding in the Reimagine Flood Park Project budget for this agreement. Adequate funding will be budgeted in the Parks Department's FY 2021-22 Adopted Budget and future budgets. The Reimagine Flood Park Project is funded by **Measure K** and the General Fund.