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Title: Approve an agreement with LDA Partners of Stockton, CA in the amount of \$765,000 with a contingency amount not to exceed \$35,000 for the master plan and design of plans, cost estimates, general construction documents, bidding assistance, and contract administration for the Multi-Generational Center project at C.W. Large Park. (Council District 4)

Sponsors: Public Works Department, Parks, After School, Recreation and Community Serv

Indexes:

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Attachments: 1. 20-00170 Vicinity Map, 2. 20-00170 Consultant Agreement

Date	Ver.	Action By	Action	Result
2/27/2020	1	City Council	approved	

REPORT TO THE CITY COUNCIL

February 27, 2020

FROM: SCOTT L. MOZIER, PE, Director
Public Works Department

TJ MILLER, Interim Director
Parks, After School, Recreation & Community Services Department

THROUGH: WILLIAM C. HERR, Assistant Director
Public Works Department, Facilities and Construction Management Divisions

BY: DEBBIE BERNARD, Project Manager
Public Works Department, Facilities Management Division

SUBJECTS

Approve an agreement with LDA Partners of Stockton, CA in the amount of \$765,000 with a contingency amount not to exceed \$35,000 for the master plan and design of plans, cost estimates, general construction documents, bidding assistance, and contract administration for the Multi-Generational Center project at C.W. Large Park. (Council District 4)

RECOMMENDATIONS

Staff is recommending that Council approve a consultant agreement with LDA Partners of Stockton, CA in the amount of \$765,000 with a contingency amount not to exceed \$35,000 for the master plan and design of construction documents for the Multi-Generational Center at C.W. Large Park and authorize the Public Works Director or designee to sign the standardized agreement on behalf of the City.

EXECUTIVE SUMMARY

Council District 4 is in need of a community center to serve both seniors and youth. C.W. Large Park is located on Millbrook Avenue between Ashlan and Gettysburg Avenues and is currently an open green space park with no recreation facilities. The Multi-Generational Center will not only provide a space for seniors and youth to go for recreation but also receive the benefits of various Parks, After School, Recreation and Community Services (PARCS) programs. Staff recommends that Council approve a consultant agreement with LDA Partners to develop a master plan and construction documents to construct the Multi-Generational Center.

BACKGROUND

C.W. Large Park is located at 4424 N. Millbrook Avenue between Ashlan and Gettysburg Avenues. This area of Fresno is in need of a community center to allow both seniors and youth to have a place to go for recreation and PARCS programs. The park is currently an open green space with no amenities or recreation facilities. The community center will not only include a warming kitchen, class room spaces and separate lounges for seniors and youth, but the adjacent green space will be improved with amenities to serve the community. The consultant's scope of services includes the development of concept plans and assisting staff with a neighborhood meeting to obtain input from the community.

On March 5, 2019, staff published a Request for Qualifications inviting architectural consultants to submit Statements of Qualifications to master plan and design a new Multi-Generational community center for the City of Fresno. Staff received eighteen statements of qualifications which were reviewed, scored, and short listed to four architectural firms that were interviewed the week of April 26, 2019. The scoring committee determined unanimously that LDA Partners is the most qualified, adept firm for the project. Staff has negotiated a scope and fee proposal with the selected firm to address all of the necessary design and consulting services for the project.

Staff is recommending that Council approve an agreement with LDA Partners of Stockton, CA in the amount of \$765,000 with a contingency amount not to exceed \$35,000 for the master plan and design of plans, cost estimates, general construction documents, bidding assistance and contract administration for this new Multi-Generational Center project in Council District 4; and to authorize the Public Works Director or designee to execute the agreement on behalf of the City. This agreement has been approved as to form by the City Attorney's Office.

ENVIRONMENTAL FINDINGS

By definition provided in the California Environmental Quality Act (CEQA) Guidelines Section 15378 this design work does not qualify as a "project", as defined by CEQA.

LOCAL PREFERENCE

Local preference was not implemented based upon conditions of Federal funding for the overall project.

FISCAL IMPACT

The Multi-Generational Center project design phase will utilize General Fund appropriations as included in the adopted budget. Staff has been authorized to apply for a Section 108 Housing and Urban Development (HUD) loan for the construction phase of the project.

Attachment:
Vicinity Map
Consultant Agreement