

**CITY OF ALBANY
WATERFRONT COMMITTEE
STAFF REPORT**

Meeting date: February 1, 2012
Prepared by: JB

ITEM/ 5-6

SUBJECT: **Report from staff on East Bay Regional Park District planning, design and permitting for restoration and public access of the Albany Beach.**

STAFF RECOMMENDATION

No action required. For information only.

BACKGROUND

In 2011, the East Bay Regional Park District (EBRPD) completed the Albany Beach Restoration and Public Access Feasibility Study (available online at www.ebparks.org/planning#albany).

Next Steps

Late in 2011, the EBRPD Board of Directors approved two separate actions related to implementation of the Beach project. The first was to authorize District staff to seek California Coast Conservancy funding for the project. The second was to contract with Questa Engineering to complete the design and permitting for the project. Staff reports to the EBRPD board are attached.

Attachments

EBRPD Board of Directors Staff Reports November 22, 2011 and December 20, 2011.

AGENDA
REGULAR MEETING
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

Tuesday, November 22, 2011

C. BUSINESS BEFORE THE BOARD

I. CONSENT CALENDAR

- i. Authorization to Apply for Grant Funds from the California Coastal Conservancy for Planning, Design and Permitting for Albany Beach Restoration and Public Access at Eastshore State Park

(Rasmussen/Collins)

RECOMMENDATION

The General Manager recommends that the Board of Directors authorize an application for grant funds from the California State Coastal Conservancy San Francisco Bay Program for planning, design and permitting for restoration and public access of the Albany Beach at Eastshore State Park.

REVENUE/COST

This action proposes authorization of a grant application of up to \$200,000 for construction of the project.

BACKGROUND

The Eastshore State Park General Plan identifies a number of habitat restoration and public access improvements for Albany Beach. Restoration would include enhancement of the existing beach and sand dunes, removal of debris from the beach, and the planting of native dune vegetation to stabilize the upper beach and dunes. Public access to the beach and water would be provided by installation of new ADA-compliant walkways and fencing that would provide access to the beach while minimizing impacts to the dunes. Interpretive exhibits, picnic facilities, restrooms and a staging area could also be provided. This project could be implemented in phases as funds are provided.

ALTERNATIVES

None are recommended.

EAST BAY REGIONAL PARK DISTRICT

RESOLUTION NO.: 2011 – 11 -

November 22, 2011

AUTHORIZATION TO APPLY FOR GRANT FUNDS FROM THE CALIFORNIA COASTAL CONSERVANCY FOR PLANNING, DESIGN, AND PERMITTING FOR ALBANY BEACH RESTORATION AND PUBLIC ACCESS AT EASTSHORE STATE PARK

WHEREAS, the Eastshore State Park General Plan identifies a number of habitat restoration and public access improvements for Albany Beach; and

WHEREAS, planning, design and permitting are necessary for restoration and public access improvements at Albany Beach; and

WHEREAS, the East Bay Regional Park District is seeking up to \$200,000 from the California State Coastal Conservancy San Francisco Bay Program; and

WHEREAS, the California State Coastal Conservancy San Francisco Bay Program has been delegated the responsibility of project administration and requires the applicant to certify by resolution approval of an application before submission of said application to the State; and

WHEREAS, said application contains assurances and certifications that the applicant must comply with in order to enter into an agreement with the California State Coastal Conservancy;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby:

1. Approves the filing of an application with the California State Coastal Conservancy; and
2. Certifies that said applicant understands the assurances and certification; and
3. Certifies that said applicant has or will have available prior to commencement of any work on the project included in this application, the required match; and will have sufficient funds to operate and maintain the project; and
4. Appoints the General Manager or Assistant General Manager of Finance and Management Services as agent of the East Bay Regional Park District to conduct all negotiations, execute and submit all documents, including, but not limited to applications, agreements, amendment, payment requests and so on, which may be necessary for the completion of the aforementioned project; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer or Budget Manager is hereby authorized to amend the current year's budget, without further Board action, upon

receipt of multiple executed grant contracts from the Grants Manager; the budget amendments will include an increase in budgeted revenue and a corresponding increase in appropriation for the amount stipulated in the grant contracts.

Moved by Director _____, seconded by Director _____, and approved this 22nd day of November, 2011, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT:

AGENDA
REGULAR MEETING
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

Tuesday, December 20, 2011

C. BUSINESS BEFORE THE BOARD

I. CONSENT CALENDAR

- d. Authorization to Award a Contract to Questa Engineering Corporation and Appropriate and Transfer Funds to Provide California Environmental Quality Act (CEQA), Design/Engineering and Permitting Services for the Albany Beach Restoration and Public Access Project: Eastshore State Park

(Olson/Wenninger)

RECOMMENDATION

The General Manager recommends that the Board of Directors authorize the appropriation and transfer of funds and award a contract in the amount of \$300,000 to Questa Engineering Corporation to provide CEQA, design/engineering and permitting services, and the appropriation and transfer of \$115,000 for project administration and fees, for a total of \$415,000 for the Albany Beach Restoration and Public Access Project at Eastshore State Park.

REVENUE/COST

The cost for completing the CEQA, design/engineering and permitting scope of work including District administration and permit fees is \$415,000. Funds currently available in OTA 571500 include \$53,088 (\$50,000 Measure WW funds and \$3,088 Resource Enhancement Program Administration (REP) funds). Additional funding sources are available from Environmental Programs Department 2011 budget (\$8,000), Resource Enhancement Project (REP) Berkeley Meadow Phase II Eastshore planning funds (\$64,742), REP administration funds (\$19,170) and Bay Trail Extension Golden Gate Fields funds (\$20,000).

The State Coastal Conservancy (Conservancy) funded \$100,000 of the Albany Beach Feasibility Study and continues to support implementation of the Eastshore State Park General Plan at Albany Beach. Award of a \$150,000 grant from the Conservancy (Eastshore Caltrans BCDC fine funds) to complete CEQA, design/engineering and permitting scope of work is expected at the Conservancy's March 29, 2012 Board meeting. A \$250,000 appropriation from Measure WW Eastshore Development Funds (WP29) is required to fully fund the scope of work at this time.

PROPOSED USE OF FUNDS:

Questa Engineering Corporation	\$300,000
Project Administration/Misc.	80,000
Permit Fees	<u>35,000</u>
TOTAL	\$415,000

PROPOSED SOURCE OF FUNDS:

Existing Albany Beach Project (Project No. 571500)	\$ 53,088
Appropriate/Transfer Funds to Project No. 571500:	
Measure WW Eastshore Development Funds (WV29)	\$250,000
REP Administration (RP000)	19,170
Environmental Programs Department 2011 Budget (101-6350-000-6191)	8,000
REP Berkeley Meadow Phase II (RP0113)	64,742
Bay Trail Extension Golden Gate Field (Project No. 142500)	<u>20,000</u>
TOTAL FUNDS AVAILABLE	\$ 415,000

Staff will be seeking authorization at future Board meetings to fund construction of the project through grant funding (Cosco Busan Trustee agencies and Coastal Conservancy funding) and appropriation of additional Measure WW funds.

BACKGROUND

Albany Beach is located at Eastshore State Park in the City of Albany. The project area is approximately five acres, bounded by the Albany Peninsula, Golden Gate Fields and San Francisco Bay. The Albany Beach Restoration and Public Access Feasibility Study (Feasibility Study) was completed in April 2011 (available online at <http://www.ebparks.org/planning#albany>). The Feasibility Study analyzed the feasibility of implementing restoration and public access improvements identified in the *Eastshore State Park General Plan* (2002). Seven public meetings were held for the development of the Feasibility Study. A project description for implementation was developed in the implementation approach section of the Feasibility Study. On April 28, 2011 the Board Executive Committee reviewed and approved the project description and forwarded a favorable recommendation to the full Board of Directors for its consideration in developing a restoration and public access project at Albany Beach.

Due to the immediate need to stabilize the eroding landfill cap along South Albany Neck, the project is being developed in two phases. Phasing of improvements is summarized as follows:

Phase I: South Albany Neck

1. Stabilize and enhance South Albany Neck shoreline.
2. Repair surface of existing lower trail at South Albany Neck for proper drainage and accessibility.
3. Revegetate slope below lower trail with appropriate native vegetation.
4. Provide structures for sub-tidal habitat enhancement.
5. Improve trail access to north end of Albany Beach.
6. Grade area near Eucalyptus grove for future picnic area.
7. Thin and remove hazardous trees and control weeds.

Phase 2: Beach Area

1. Construct a small parking lot with non-motorized watercraft staging area near the south end of Albany Beach.
2. Provide a beach access ramp for pedestrians and non-motorized water craft access at the south end of Albany Beach.
3. Provide a vault-type restroom, bicycle racks, park signage, interpretive exhibits and landscaping near the new parking lot.
4. Construct a trail adjacent to Albany Beach for future extension of the Bay Trail.
5. Place sand on the beach and dunes to help support a broad low-profile beach, support existing and expanded dune features and adapt to anticipated sea level rise.
6. Plant dunes and wetlands with appropriate native vegetation.
7. Install picnic facility near Eucalyptus grove.

The attached exhibit shows both phases 1 and 2. Project construction is estimated to cost approximately \$4 million, excluding the costs of real property acquisition, environmental documentation (i.e., CEQA), permitting, design, and post-construction monitoring and/or long-term maintenance. Approximately 46% (\$2,240,000) of the cost will be for improvements along the south shoreline of Albany Neck (Phase 1); 43% (\$1,730,000) is for beach area improvements (Phase 2).

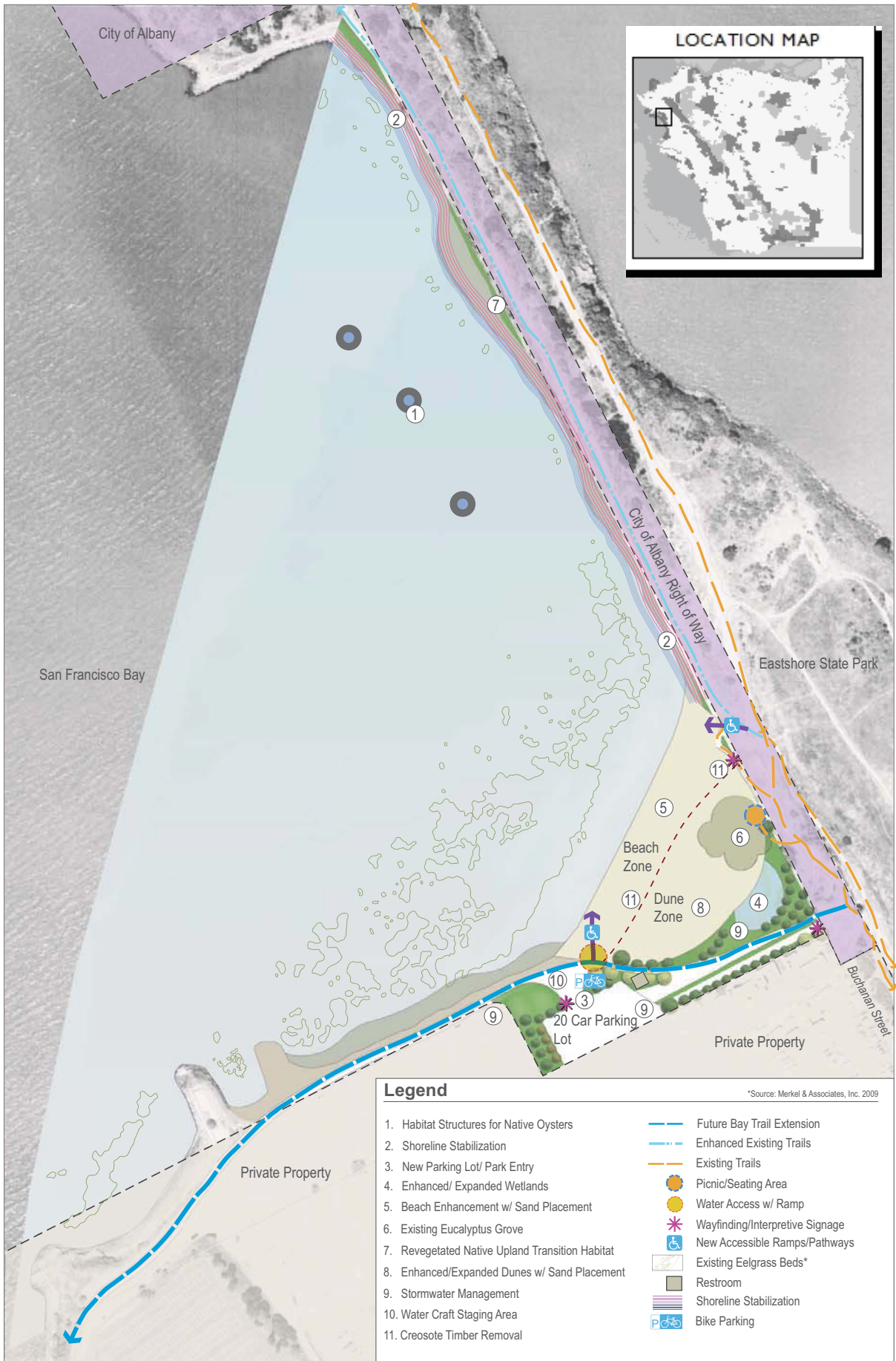
A Request for Proposals (RFP) was circulated to 29 firms on October 27, 2011 for the preparation of CEQA documentation for both phases, and acquisition of permits and development of plans and specifications to construct the first phase. Proposals were received from ESA/PWA Associates, Questa Engineering Corporation and Noble Consultants Inc. Questa Engineering Corporation was selected based on their experience with coastal processes and work in San Francisco Bay and extensive project manager experience managing numerous coastal/shoreline related projects through completion of construction. State Department of Parks and Recreation has reviewed the RFP and Questa Engineering Corporation's proposal, and concurs with staff's selection.

An expanded scope of work will be included with the Questa Engineering Corporation contract to include CEQA analysis to construct the Bay Trail segment from Gilman Street to Buchanan Street. This approach will result in cost savings to the Bay Trail project and provide a more thorough impact analysis due to the adjacency of the two projects. The San Francisco Bay Trail segment from Gilman Street to Buchanan Street project will continue on a separate design and construction schedule.

Albany Beach Phase I construction could begin in 2013 assuming no delays in obtaining permits or funding. Timing for construction of Phase 2 and the Bay Trail extension could follow thereafter, pending funding availability and acquisition of required property rights.

ALTERNATIVES

No alternatives are recommended.



Legend

*Source: Merkel & Associates, Inc. 2009

- | | |
|---|-----------------------------------|
| 1. Habitat Structures for Native Oysters | — Future Bay Trail Extension |
| 2. Shoreline Stabilization | — Enhanced Existing Trails |
| 3. New Parking Lot/ Park Entry | — Existing Trails |
| 4. Enhanced/ Expanded Wetlands | ● Picnic/Seating Area |
| 5. Beach Enhancement w/ Sand Placement | ● Water Access w/ Ramp |
| 6. Existing Eucalyptus Grove | ✱ Wayfinding/Interpretive Signage |
| 7. Revegetated Native Upland Transition Habitat | ♿ New Accessible Ramps/Pathways |
| 8. Enhanced/Expanded Dunes w/ Sand Placement | Existing Eelgrass Beds* |
| 9. Stormwater Management | Restroom |
| 10. Water Craft Staging Area | Shoreline Stabilization |
| 11. Creosote Timber Removal | ♿ Bike Parking |

EAST BAY REGIONAL PARK DISTRICT

RESOLUTION NO.: 2011 – 12 -

December 20, 2011

AUTHORIZATION TO AWARD A CONTRACT TO QUESTA ENGINEERING CORPORATION AND APPROPRIATE AND TRANSFER FUNDS TO PROVIDE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), DESIGN/ENGINEERING AND PERMITTING SERVICES FOR ALBANY BEACH RESTORATION AND PUBLIC ACCESS PROJECT: EASTSHORE STATE PARK

WHEREAS, an operating agreement with the California Department of Parks and Recreation establishes the District's partnership with the State for the design and development of Eastshore State Park according to the adopted Eastshore State Park General Plan; and

WHEREAS, the Eastshore State Park General Plan sets forth guidelines for habitat restoration and public access improvements at Albany Beach; and

WHEREAS, the District is in need of professional services to implement habitat restoration and public access improvements at Albany Beach; and

WHEREAS, a Request for Proposal was circulated to 29 firms and, based on staff's evaluation of the proposals, Questa Engineering Corporation was selected for its relevant experience and expertise; and

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the East Bay Regional Park District hereby authorizes and directs the General Manager to award a contract to Questa Engineering Corporation to provide professional services for \$300,000 and

BE IT FURTHER RESOLVED, that the Board hereby authorizes the appropriation and transfer of \$300,000 for the contract, and \$115,000 for project administration and fees, from the following funding sources as shown on the attached budget change form:

Existing Albany Beach Project (Project No. 571500):	\$ 53,088
Appropriate/Transfer Funds to Project No. 571500:	
Measure WW Eastshore Development Funds (WP29)	250,000
REP Administration (RP000)	19,170
Environmental Programs Department 2011	
Budget (101-6350-000-6191)	8,000
REP Berkeley Meadow Phase II (RP0113)	64,742
Bay Trail Extension Golden Gate Field (Project No. 142500)	<u>20,000</u>

TOTAL FUNDS AVAILABLE \$ 415,000

Moved by Director _____, and seconded by Director _____ and
adopted this 20th day of December, 2011 by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT:

**EAST BAY REGIONAL PARK DISTRICT
BUDGET CHANGE FORM**

NEW APPROPRIATIONS		BUDGET TRANSFERS	
<input type="checkbox"/>	Appropriate from General Fund	<input checked="" type="checkbox"/>	Between Funds
<input checked="" type="checkbox"/>	From New Revenues	<input checked="" type="checkbox"/>	Between Projects
DECREASE BUDGET ACCOUNT	AMOUNT	INCREASE BUDGET ACCOUNT	AMOUNT
Account Name: Expense: Mitigation Fund- Environmental Programs-District Wide REP Funds-Services Account: 257-6350-000-6191 / RP0000-009	\$ 19,170	Account Name: Expense: OTA- Environmental Programs-Eastshore-Albany Beach Restoration-Measure WW-Eastshore Allocation Area-Services Account: 336-6350-423-6191 / 571500 WP29-009	\$250,000.00
		Account Name: Expense: OTA- Environmental Programs-Eastshore-Albany Beach Restoration-REP Funds-Services Account: 336-6350-423-6191 / 571500 REP1-009	\$ 83,912.86
Account Name: Expense: General Fund-Environmental Programs-District Wide-Other Services Account: 101-6350-000-6191	\$8,000	Account Name: Expense: OTA- Environmental Programs-Eastshore-Albany Beach Restoration-General Fund-Services Account: 336-6350-423-6191 / 571500 DS10-009	\$8,000
Account Name: Expense: Capital Fund-Trails Development-Eastshore-Bay Trail Extension Golden Gate Fields-Work in Progress Account: 333-6330-423-7020/142500 MCCT-009	\$ 20,000	Account Name: Expense: OTA- Environmental Programs-Eastshore-Albany Beach Restoration-Measure CC Funds-Services Account: 336-6350-423-6191 / 571500 MCCT-009	\$ 20,000
TRANSFERS BETWEEN FUNDS			
Account Name: Expense: General Fund-Non-Departmental-District Wide-Transfer Out Account: 101-9110-000-9980	\$8,000.00	Account Name: TRANSFER IN: Capital Fund-Non-Departmental-District Wide-Transfer In Account: 336-9110-000-3980	\$ 111,912.00
Account Name: Expense: Mitigation Fund-Non-Departmental-District Wide-Transfer Out Account: 333-9110-000-9980	\$ 20,000.00		

Account Name: Expense: Capital Fund-Non-Departmental-District Wide-Transfer Out			
Account: 257-9110-000-9980	\$ 83,912.86		
REASON FOR BUDGET CHANGE ENTRY: As being presented at the Board of Directors meeting on November 22, 2011 the General Manager recommends that the Board of Directors authorize the appropriation of \$1,660,460.59 Measure WW Bond funds from the Hayward Shoreline Allocation Area Committee; and the transfer of \$64,742.86 from REP Berkeley Meadows Phase 2 project; \$19,170 REP funding from the District Wide REP project; \$8,000 from Environmental Programs General Fund Service budget and \$20,000 from capital project 142500. Note: the RP0113 revenue is not budgeted, therefore no budget reduction is required for the \$64,742.86 to be transferred. The transfers will augment the \$300,000 budget that currently exists in project 571500.			
As approved at the Board of Directors Meeting on:			Date: 11/22/2011
Board of Directors Resolution Number:			2011-11-
Posted By:		Date:	
Signature			