



**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

DATE July 16, 2024

TITLE Authorization to Award and Execute a \$565,000 Consultant Contract with Placeworks, Inc. and Appropriate \$615,000 for the Borel Agricultural Park Project: Las Trampas Wilderness Regional Preserve

DIVISION Acquisition, Stewardship, and Development

FROM Brian Holt, Chief of Planning, Trails & GIS
Ken Wysocki, Assistant General Manager of Acquisition, Stewardship & Development

APPROVED Sabrina Landreth, General Manager 

RECOMMENDATION

The General Manager recommends that the Board of Directors:

1. Award and authorize execution of a consultant contract not to exceed \$565,000 with Placeworks, Inc. for planning and design services at Borel property in Las Trampas Regional Wilderness Regional Preserve.
2. Authorize appropriation of \$615,000 from Borel Ag Park Special Revenue Fund 262 into a new project fund.

BACKGROUND

Armand Borel bequeathed his 17-acre Danville homestead and walnut orchard to the East Bay Regional Park District (Park District) with the desire that the property be preserved as an agricultural park where the public could learn about the agricultural history of the San Ramon Valley. The Park District sold the northern approximately 7-acre portion (APN 218-090-034) of the property to a residential developer, Trumark Homes (Trumark). The Purchase and Sale Agreement (PSA) (Board Resolution 2021-05-120) provides for the net sales proceeds to be designated for the development of the future agricultural park on the remaining 10-acre portion of the property. The PSA also provides that Trumark will cooperate with the Park District's creation of a Mello-Roos Community Facilities District (CFD) to provide funding for the maintenance and operation of the future agricultural park. Construction on the residential development is scheduled to begin in August 2024.

Development of the future agricultural park will require planning and design services, including conducting technical and feasibility studies, conducting a community needs assessment, evaluating the educational and recreational opportunities available at the property, preparation of schematic design options with cost estimates, conducting California Environmental Quality Act (CEQA) analysis and compliance, conducting community engagement, and identifying construction and operating constraints and costs. The consultant contract would provide these planning and design services necessary to determine what is feasible and desirable for the future agricultural park.

On April 15, 2024, staff issued a Request for Proposals for professional services in the preparation of technical and feasibility studies, schematic design options with cost estimates, environmental analysis and compliance, and participation in a community engagement process for the development of a future agricultural park at the Borel property. Four consultant teams submitted proposals by the May 17, 2024 deadline. Based on a review of the written proposals, staff invited two of the consultant teams to interview during the week of June 3, 2024. A selection panel of staff members reviewed the proposals and participated in the interviews and determined that Placeworks, Inc. was the most qualified for this project. Staff therefore recommends that the contract be awarded to Placeworks, Inc.

ANALYSIS

The recommended action for the Board is to award the contract to Placeworks, Inc. and authorize the execution of the consultant contract. This will allow the consultant to provide the planning and design services, including technical analyses, conceptual designs, and environmental compliance with CEQA, necessary to develop the future agricultural park at the Borel property.

Additionally, the feasibility studies conducted as part of the consultant contract would enable staff to determine the approximate costs of feasible design options and programming opportunities and to determine the level of necessary CFD funding.

ALTERNATIVES	
Alternative I	The Park District could choose not to award the contract to Placeworks, Inc.
Pros	There are none.
Cons	Park District staff would not be able to move forward with the development of the Borel agricultural park until the necessary planning and design services are conducted. While Park District staff may be able to prepare the environmental compliance document in-house, the consultants have the technical expertise in conducting the feasibility studies and environmental analyses necessary for the project.
Reason for not recommending	The technical expertise of the consultants is needed to determine the feasibility and cost estimate for interpretive programming and amenities to be provided at the Borel property.

FISCAL IMPACT

An appropriation of \$615,000 is requested from the Borel Ag Park (Fund 262) for the Borel Ag Park Project (564100). The Borel Ag Park (Fund 262) was created to hold the net sales proceeds from the sale of the northern seven acres of the property to Trumark Homes. The action will fund a one-time contract with the consultant in an amount not to exceed \$565,000. An additional \$50,000 will be allocated to allow for the funding of currently un-scoped feasibility studies, technical studies, or community outreach that may arise as work commences on the project. Funds from the sales proceeds have been designated specifically for the development of an agricultural park at the Borel property, including planning and designing for the park.

USE OF FUNDS	
Contract with Placeworks, Inc. for Planning and Design Services	\$565,000
Funds for additional studies as needed	\$50,000
Total Current Project Cost	\$ 615,000

ATTACHMENTS

- I. Attachment A: Borel Agricultural Park Project Area Map



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2024 – 07 -
JULY 16, 2024**

**AUTHORIZATION TO AWARD AND EXECUTE A \$565,000 CONSULTANT
CONTRACT WITH PLACEWORKS, INC. AND APPROPRIATE \$615,000 FOR THE
BOREL AGRICULTURAL PARK PROJECT: LAS TRAMPAS WILDERNESS
REGIONAL PRESERVE**

WHEREAS, the Park District is the primary beneficiary of the assets in the Estate of Armand Borel, as set forth in the Armand Borel Trust Dated June 20, 1994, as Amended and Restated in 2008 (the "Borel Trust"), which assets include, but are not limited to, an approximately 17-acre parcel of land adjacent to Fostoria Way and Camino Ramon in the Town of Danville, California; and

WHEREAS, by its Resolution No. 2019 - 07 - 188 adopted on July 16, 2019 ("Resolution Authorizing RFP"), the East Bay Regional Park District ("Park District") Board of Directors ("Board") authorized the issuance of a Request for Proposals ("RFP") for the purchase of the northerly 7± acres of the Park District's Borel property located at 3020 Fostoria Way ("Sale Parcel"); and

WHEREAS, by its Resolution No. 2021-05-120 adopted on May 4, 2021, the Board authorized a Purchase and Sale Agreement with Trumark Properties, Inc. ("Trumark") for the sale of the Sale Parcel at a purchase price of \$32,000,000; and

WHEREAS, by its Resolution No. 2024-03-067 adopted on March 19, 2024, the Board authorized that, following the satisfaction of outstanding debts and loans, the Board of Directors of the East Bay Regional Park District hereby authorizes the General Manager to deposit \$21,965,330, the net sale proceeds, into a new Special Revenue Fund to be used for the development of an agricultural park; and

WHEREAS, pre-design services, including technical and environmental analyses, development of design concept alternatives and their cost estimates, and preparation of an environmental document, are needed for the planning of an agricultural park at the Borel Property in Las Trampas Wilderness Regional Preserve; and

WHEREAS, a Request for Proposal (RFP) was issued on April 15, 2024, for park planning services at the Borel property in Las Trampas Wilderness Regional Preserve; and

WHEREAS, four (4) proposals were received by the May 17, 2024, deadline; and

WHEREAS, a selection committee of Park District staff evaluated the proposals and interviewed the top two highest scoring consultant teams; and

WHEREAS, the selection committee recommended the Board award the contract to Placeworks, Inc. as the most qualified consultant for park planning services at the Borel property in Las Trampas Wilderness Regional Preserve;

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby awards the contract to Placeworks, Inc. And authorizes execution of a professional services contract with Placeworks Inc. not to exceed \$565,000 from the Special Reserve Fund 262 to provide park planning services as presented to the Board on July 16, 2024; and

BE IT FURTHER RESOLVED, that the Board of Directors authorizes the appropriation of an additional \$50,000 from the Special Reserve Fund 262 to fund additional feasibility studies, technical reports, and/or community engagement events as needed; and

BE IT FURTHER RESOLVED, that the Board of Directors authorizes the appropriation of a total amount not to exceed \$615,000 from the Special Reserve Fund 262 to Borel Ag Park Project No. 564100; and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director _____, and seconded by Director _____, and adopted July 16, 2024, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: