

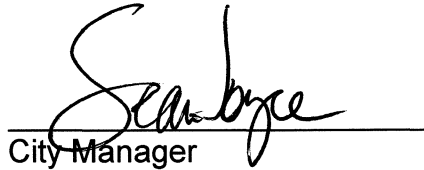


## REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: JUNE 9, 2009

TITLE: ORANGE COUNTY GREAT PARK INITIATION OF PHASE I OF THE PARK DEVELOPMENT PLAN

  
\_\_\_\_\_  
Chief Executive Officer

  
\_\_\_\_\_  
City Manager

### RECOMMENDED ACTIONS:

1. Approve an adjustment to the FY 2008-09 Budget in the amount of \$4,750,000 to implement Phase I of the Park Development Plan.
2. Authorize the Chief Executive Officer to negotiate and execute amendments to the existing professional consultant services agreements with the Great Park Design Studio, Rutan & Tucker and WRNS Studio to implement Phase I of the Park Development Plan.

### EXECUTIVE SUMMARY:

On February 19, 2009, the Great Park Board of Directors approved the Orange County Great Park Comprehensive Park Design. This design provided a basis for future design and construction of the entire park, regions of the park, or specific elements of the park. This step closed out the 'design phase' and initiated the 'production phase' of the Park.

On March 19, 2009, the Great Park Board was presented with an overview of a proposed Park Development Plan ("PDP") which focused on a Sports District, an Agricultural District and a Lake District. The PDP also included necessary demolition, grading, and supporting backbone infrastructure. On April 23, 2009, staff presented the Great Park Board with a financial analysis and a recommendation of funds available, based on current economic conditions that could be used to fund the PDP. The Board approved the proposed staff recommendation to establish \$61.16M as the budgetary parameter for the PDP. Staff was directed to return to the Board with a detailed project description and corresponding cost estimates for approval prior to the expenditure of any of the allocated funds.

Staff has worked diligently with the Design Studio to develop a cost estimate and schedule for each component and has determined that additional time and analysis is necessary to fully develop the information requested by the Board. In order to gather the information, however, some level of work that is a part of the total \$61.16M PDP needs to be advanced. Staff is requesting that the City Council approve an adjustment to the FY 2008-09 Budget in the amount of \$4,750,000 and authorize the Chief Executive Officer of the

Great Park to negotiate and execute amendments to the existing professional consultant services agreements with the Great Park Design Studio, Rutan & Tucker and WRNS Studio to implement Phase I of the Park Development Plan. Staff has also identified an opportunity to enhance the tot lot area identified in the 2009 Capital Improvement Project into an expanded Children's Play Area. In order to keep this item on the same schedule as the other Capital Improvement Projects for 2009, \$750,000 is included within this budget request.

COMMISSION/BOARD RECOMMENDATION:

On May 21, 2009, the Orange County Great Park Corporation Board of Directors, by a vote of 7-0, (Directors Ray and Pulido absent) recommended City Council approval of the following staff recommendations:

1. Recommend that the Irvine City Council approve an adjustment to the FY 2008-09 Budget in the amount of \$4,750,000 to implement Phase I of the Park Development Plan.
2. Authorize the Chief Executive Officer to negotiate and execute amendments to the existing professional consultant services agreements with the Great Park Design Studio, Rutan & Tucker and WRNS Studio to implement Phase I of the Park Development Plan.

On June 1, 2009, the Finance Commission recommended City Council approval of the Budget Adjustment to the FY 2008-09 Budget in the amount of \$4,750,000 to implement Phase 1 of the Park Development Plan by a vote of 3-2, with Commissioners Duong and Lalloway voting no.

STATEMENT OF THE ISSUE:

History:

On February 19, 2009, the Great Park Board of Directors approved the Orange County Great Park Comprehensive Park Design which provides a basis for future design and construction of the entire park, regions of the park, or specific elements of the park. Approval of the Comprehensive Park Design allowed for the closeout of the comprehensive design phase and initiation of the production phase of the Park. The Board further authorized the CEO to begin negotiating a one-year contract amendment with the Design Studio for professional services needed to implement future production efforts.

On March 19, 2009, the Great Park Board was presented with an overview of the Park Development Plan (PDP). Since that meeting, staff has continued to work in partnership with the Design Studio, to refine project goals, scope, cost estimates and schedules. At its April 23, 2009 meeting, the Great Park Board voted to establish \$61.16M as the budget parameter within which to implement the Park Development Plan. Staff was directed to

return to the Board with a detailed project description and corresponding cost estimates for approval prior to the expenditure of any of the allocated funds.

Analysis/Discussion:

Staff has worked diligently with the Design Studio since the initial presentation of the Park Development Plan (PDP) to construct a cost estimate and schedule for each component of the Sports Park District, the Lake District and the Agricultural District and has determined that additional time, analysis, and information is necessary to fully develop a comprehensive cost estimate and schedule. In addition, certain components of the PDP need to be advanced to meet near-term project needs. In order to gather the necessary information and provide for near-term needs, a portion of the total \$61.16M PDP funding needs to be advanced.

Staff is specifically requesting that the following items be authorized in advance of the full presentation and analysis of the PDP to the Board of Directors in September:

1. An amendment to the Great Park Design Studio Contract in an amount not-to-exceed \$3,500,000. The expected start date of the amendment is June 1, 2009. A brief summary of each area to be addressed is included below. Each section will assist in identifying additional work efforts, clarify cost, and schedule impacts for the Park Development Plan.
  - **Site Plan**
    - Prepare permit applications for the PDP which incorporates the Lake, Agricultural and Sports Districts.
    - Prepare appropriate documents to support/augment the Master Plan.
    - Review and coordinate traffic, circulation and parking studies.
  - **Infrastructure**
    - Perform site surveying to establish exact conditions and routing for domestic water, recycled water, roadway areas, and downstream drainage.
    - Evaluate existing sewer conditions with IRWD.
    - Prepare Department of Navy PERF packages.
    - Begin master hydrology drainage work for Bee Canyon, Agricultural and Sports Districts.
    - Begin geotechnical report reviews and field tests.
  - **Demolition Plan**
    - Prepare a Demolition Plan to establish limits of work, quantities, spoils, stockpile locations, haul routes and other operational considerations.
  - **Agricultural District**
    - Prepare preliminary design development studies examining programming phasing.
    - Prepare section and elevation drawings.

- Prepare preliminary designs for the Trabuco Plaza to establish access, parking, walkways and surface grading treatments.
  - Prepare rough grading plans and drainage plans.
  - Prepare on site domestic and recycled water extensions.
  - **Sports District**
    - Begin development plans for the Sports Park focusing on the playfield and timeline area.
    - Develop terra-forming and grading studies for the sports field and timeline area.
    - Prepare initial digital model drawings.
    - Prepare section and elevation drawings.
    - Begin preparation of an expanded and enhanced Park access road.
  - **Lake District**
    - Prepare early submittal package to the Department of the Navy for final grading plans and infrastructure.
    - Prepare preliminary lake plan for submittal to the Department of the Navy.
  - **Water Quality Management Plan (WQMP)/Storm Water Pollution Prevention Plan (SWPPP)**
    - Update SWPPP and prepare compliance documentation.
    - Process clearances with Water Quality Control Board.
    - Coordinate with Lennar to update WQMP for a Park only scenario.
  - **Other**
    - Prepare a preliminary construction cost estimate and schedule, using information from the engineering and design teams.
    - Prepare basis of design reports and perform hydrological studies for the Wildlife Corridor, Serrano Channel and Agua Chinon.
2. Amendments to the Rutan and Tucker and WRNS contracts in the amount of \$250,000 each to develop an environmental strategic plan for implementation of the Park Development Plan within the LIFOC areas.
  3. An increase of \$750,000 to expand the "tot lot" area, included as part of the 2009 Capital Improvement Project, into a Children's Play Area.

ALTERNATIVES CONSIDERED:

The Council could choose not to approve the recommended action or delay implementation. Neither alternative is recommended as the information gathered as a result of the proposed contract amendments is necessary to provide the Board with a comprehensive cost estimate and schedule for the proposed Park Development Plan components.

FINANCIAL IMPACT:

Approval of the staff recommendation will increase the FY 2008-09 Budget by \$4,750,000. The requested increase is a part of the overall \$61.16M amount approved by the Board for the Park Development Plan. If this action is approved, \$56,410,000 will remain unallocated and available to complete the Park Development Plan.

CONCLUSION:

On April 23, 2009, staff presented the Great Park Board with a financial analysis and a recommendation of funds available that could be used to fund the Park Development Plan. The Board approved the proposed staff recommendation to establish \$61.16M as the budgetary parameter for the PDP. Staff was directed to return to the Board with a detailed project description and corresponding cost estimates for approval prior to the expenditure of any of the allocated funds.

In order to provide a comprehensive cost estimate and schedule to the Board, some level of work that is a part of the total \$61.16M PDP needs to be advanced. Staff is requesting that the Council approve an adjustment to the FY 2008-09 Budget in the amount of \$4,750,000 and authorize execution of the contracts necessary to complete the work efforts.

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Attachment: Budget Adjustment

