

**Council Meeting: October 26, 2010****SUBJECT: Update #4 Regarding Morse Avenue Park Site Development
(Information Only)**

On September 14, 2010, the City Council was provided an update on the development of the future Morse Avenue Neighborhood Park site. (RTC No.10-235 Update #3 Regarding Morse Avenue Park Sites Development – Information Only.) The report presented an update on the actions that had been taken following the environmental analysis conducted on the future park site which showed lead and arsenic in concentrations above regulatory screening criteria for future land use as a park. The report also mentioned that more detailed test results from the analysis of soil samples would be forth coming from the consultant Erler & Kalinowski, Inc. (EKI), along with various remediation options and related cost estimates for the City to use to develop its plan of action to abate the hazards and develop the park. EKI has now completed its work and provided a complete report indicating the location, depth and degree of the contaminated soils which will need to be removed before the park construction can begin.

The next step in the process is to seek an environmental consultant to develop a complete, biddable set of plans and specifications to demolish the existing buildings, remediate the contaminated soils, and provide all required inspections and soil testing during the site clean up process. The process to solicit and evaluate proposals for this phase of the work will take an additional four months, following which staff will return to City Council for approval of the proposed new contract.

Staff will also perform a detailed review of the costs budgeted for the project, including the added expense for the testing required on the soils and the costs to remediate the contamination. As the project moves forward, related costs become more precise, and engineering estimates now suggest that the total cost for park development may be in excess of \$8 million. When staff returns to Council for approval of the contract for soil remediation, it will also present for Council's approval a budget modification to address these increased costs. While moving ahead with the funding of Morse Avenue Park at this time could push other projects funded by the Park Dedication Fund into future years, staff believes those impacts will be minimal given the amount of revenue estimated to be added to the fund in the near term. Any such impacts would be detailed in the report presented to Council with the request for a budget modification.

In the meantime, staff plans to resume its efforts to engage the public in the park's design phase. Further work in this regard was temporarily postponed pending a determination as to whether the remediation of soil contaminants would dictate any constraints in terms of park design. Given the results of the soils testing, and the recommended remediation, no such constraints exist and park planning can resume. Pending Council approval of a contract for the environmental consulting work mentioned above, and a budget modification to cover the cost of the project, site demolition can begin.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk, Senior Center, Community Center, Department of Community Services Administration, and on the City's Web site.

Copies of this report were also provided to the presidents of the nearby Neighborhood Associations, to local residents who have contacted the City in regards to the status of the Morse Avenue Park project and to the "Friends of Parks and Recreation" e-mail list (a list of organizations and individuals who have expressed an interest in Parks and Recreation issues).

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