



CITY COUNCIL AGENDA REPORT

Meeting Date: 4/23/2026

From: Noreen Leek, Parks & Recreation Director
Maziar Bozorginia, Public Works Director

Subject: Receive update regarding Parcel R park planning and review the 95% concept plans and cost estimation summary from CMG Landscape Architecture

Recommendation

Receive and review the 95% concept plans and rough order of magnitude pricing for Parcel R from CMG Landscape Architecture and provide feedback to the CMG team for revisions before the subsequent stage of planning.

Background

The Commission first considered this item at its January 14, 2026 meeting, during which staff presented an overview of the project to date. The Commission elected to establish an ad hoc subcommittee to further evaluate the site's constraints and opportunities before bringing the matter back to the full Commission. The subcommittee conducted a site visit at Parcel R on January 28, 2026 to walk the property, ask questions of City staff, and begin developing a vision for the site. They also met on February 4, 2026 to consolidate initial observations and prepare for discussion with the full Commission.

On February 5, 2026, the City Council approved a contract and scope amendment authorizing CMG Landscape Architecture to prepare conceptual designs for Parcel R and provide associated cost estimates. The intent of this work is to develop a concept plan that reflects feasible park amenities and landscaping within the site footprint, informed by community input.

The Parks and Recreation Commission continued its discussion on February 11, 2026, focusing on site priorities and developing a formal recommendation to the Council subcommittee regarding park development at Parcel R. In forming its recommendations, the Commission considered site and budget constraints as well as factors such as accessibility compliance, placemaking opportunities, broad appeal across diverse user groups, long-term durability, maintenance requirements, and connectivity. The Commission's recommendation to the Council subcommittee is included as Attachment 1 and was also provided to CMG to help inform the development of the conceptual designs.

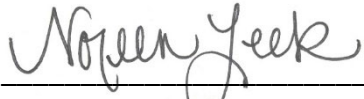
On March 12, 2026, the Council subcommittee met to review the draft conceptual designs at 65% and provided comments and feedback to the CMG team.

Discussion

The intent of this meeting is to review the draft plan at 95% of completion with the proposed revisions incorporated as well as the rough order of magnitude pricing for the project. The subcommittee should provide concluding comments to CMG before they prepare the final package for the full Council's consideration. Staff intend to bring this item forward to the full Council at their May 21st meeting. Staff will also provide a verbal update regarding the geotechnical study for the project. (Attachment 1)

Attachments

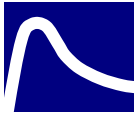
1. Proposal for Geotechnical Services from CSA



Noreen Leek, Parks & Recreation Director



Maziar Bozorginia, Public Works Director



April 2, 2026

P6166

Maz Bozorginia
CITY OF BRISBANE
Director/City Engineer, Marina Services, Public Works
50 Park Lane
Brisbane, California 94005

SUBJECT: Proposal for Geotechnical Services – Geotechnical Investigation

RE: Parcel R
Sierra Point Park, Brisbane, California

Dear Mr. Bozorginia:

Cotton, Shires and Associates, Inc. (CSA) is pleased to provide the City of Brisbane (The City) with this proposal for geotechnical services. It is our understanding that The City is interested in having CSA perform a limited geotechnical investigation at Parcel R to characterize the subsurface conditions, and develop estimations of consolidation settlement due to future improvements.

Based on our review of published regional geologic maps of the area, it appears that the Parcel R site is underlain by artificial fill and approximately 80 feet of Young Bay Mud. It also appears that the site is located within a CGS State Seismic Liquefaction Hazard Zone

If available, CSA should be provided with an electronic topographic map (in AutoCAD format) of the site, suitable for use as a base for locating subsurface exploration points. We assume that CSA's sub-contracted drill rig will be able to access to the site from the adjacent parking lot, and that drill spoils can be left on-site.

We propose the following Scope of Work, Schedule, and Fee to perform a limited geotechnical investigation, develop consolidation settlement estimates, liquefaction and dry densification evaluation, and prepare a Technical Memorandum summarizing our findings.

Northern California Office

646 University Avenue
Los Gatos, CA 95032
(408) 354-5542

Central California Office

6417 Dogtown Road
San Andreas, CA 95249-9640
(209) 736-4252 • Fax (209) 736-1212

Southern California Office

699 Hampshire Road, Suite 101
Thousand Oaks, CA 91361-2352
(805) 370-8710

SCOPE OF WORK

- I. **Coordinate Subsurface Investigation** – We will coordinate the drilling sub-contractor, layout the boring, contract with a private utility locator to clear the site of buried utilities, and contact USA for utility marking. We will also submit a drilling notification to San Mateo County Environmental Health.
- II. **Subsurface Investigation** – One 50- to 90-foot deep small-diameter boring will be advanced by means of a track-mounted drill rig. The hole will be logged to aid in our interpretation of subsurface conditions. Selected samples will be collected for detailed logging, and submitted to our laboratory for consolidation and index testing. The spoils from the borings will be left on-site. The boring will be backfilled per SMC Environmental Health requirements.
- III. **Geotechnical Laboratory Testing** - Representative samples from the borings will be tested for consolidation and index properties.
- IV. **Boring Logs and Report/Memo Figures** – We will prepare a boring log, and a boring location map.
- V. **Geotechnical Engineering Analyses**
 - A. **Analyze Laboratory Test Data** - We will analyze the geotechnical laboratory data to calculate consolidation parameters.
 - B. **Consolidation Analysis** - We will calculate anticipated consolidation settlement of the Bay Mud based on possible new fill (assumed maximum depth of 4 feet) and building loads (we will assume building loads of 1,000 psf).
 - C. **Liquefaction Analysis** - We will calculate the soils susceptibility to liquefaction and dry densification, and, if necessary, calculate consolidation due to liquefaction and dry densification.
- VI. **Prepare Geotechnical Investigation Memo** - We will prepare a technical memorandum (memo) summarizing the findings of our investigation. The memo will contain a summary of the subsurface conditions, provide an estimate of future consolidation settlement triggered by new fill and building loads, and provide an assessment on the liquefaction, dry densification and related seismic hazards.

We will provide The City with an electronic copy (pdf) of our technical memo.

VII. Meetings - We have budgeted for one, 1 hour meeting.

SCHEDULE

Upon our receipt of a signed agreement/purchase order, we will schedule a drill rig. We anticipate that our technical memo will be issued within 4 to 5 weeks of completing the boring. Our preferred driller is booking about 4 to 5 weeks out.

ASSUMPTIONS

The proposed scope of services is based on the following assumptions: 1) we are provided with all available information regarding buried utilities or improvements prior to the drilling, and we will take every precaution, but Cotton, Shires and Associates, Inc. assumes no responsibility for damage to unmarked utilities; 2) project services do not include an evaluation of the site for determining the presence or absence of wetlands and while samples will be provided to an environmental laboratory, CSA will not evaluate hazardous or toxic materials in the soil, bedrock, surface water, groundwater, or air, on, or below or around this site; 3) any delays/standby time due to conditions beyond our control such as security checks, site restrictions, locked or obstructed gates, gates not able to accommodate an 8-foot wide drill rig, obstructions at boring locations, etc. will be invoiced additionally on a time-and-expenses basis; 4) this investigation does not include a determination of the corrosive nature of the soil, if such a determination is required we can provide one for an additional fee of \$800; and 5) the drill spoils will be left on-site.

FEE

We propose to invoice you for our services on a time-and-expenses basis in accordance with our attached Schedule of Charges. We estimate the following fees for the corresponding tasks described above will be:

<u>Task</u>	<u>Estimated Cost</u>
I. – Coordinate Subsurface Investigation	\$2,615
II. – Subsurface Investigation	\$7,335
III. – Geotechnical Laboratory Testing	\$1,677
IV. – Boring Logs and Report Figures	\$1,420

COTTON, SHIRES AND ASSOCIATES, INC.

V. – Geotechnical Engineering Analyses	\$3,960
VI. – Prepare Geotechnical Investigation Memo	\$3,905
VII. – Meetings	\$370

We will invoice you on a monthly basis for Tasks I through VII for a total amount not-to-exceed \$21,282 without prior written approval.

AGREEMENT

If you agree with the Scope of Work, Schedule, and Fee outlined above, as well as the attached Schedule of Charges, Limitations, and Terms, please issue a purchase order in the above indicated amount. Receipt of the purchase order will constitute authorization for us to proceed.

We look forward to providing you with the professional services discussed above. If you have any questions, or need additional information, please contact us.

Very truly yours,

COTTON, SHIRES AND ASSOCIATES, INC.



David T. Schrier
Principal Geotechnical Engineer
GE 2334



Reviewed By: _____
Sam Nolan, Principal Geotechnical Engineer

SWN:DTS:st

Attachment: Project Involvement, Project Budget, and Schedule of Charges

COTTON, SHIRES AND ASSOCIATES, INC.

Cotton, Shires & Associates

Project Name: Parcel R

Project Number: P6166

Date: April 2, 2026

PROJECT INVOLVEMENT -

Task	Personnel Hours by Task							Subtask Cost
	David Schrier	Andrew Mead	CSA Manager	CSA Senior Staff	CSA Staff	Sam Nolan		
Task I - Coordinate Subsurface Investigation								-
Coordinate Utility Locator, and Driller					2			\$ 350.00
USA and Drilling Permit					2			\$ 350.00
Layout Boring and Meet Utility Locator					4			\$ 700.00
Task II - Subsurface Investigation								-
Borings					10			\$ 1,750.00
Task III - Geotechnical Laboratory Testing								-
Laboratory Testing	1				1			\$ 545.00
Task IV - Borings Logs and Report/Memo Figures								-
Prepare Boring Logs and Report Figures	1				6			\$ 1,420.00
Task V - Geotechnical Engineering Analyses								-
Analyze Laboratory Testing	1							\$ 370.00
Consolidation Analysis and Settlement Estimates for New Fill and Building Load	5					2		\$ 2,480.00
Liquefaction Analysis	3							\$ 1,110.00
Task VI - Prepare Geotechnical Investigation Memo								-
Prepart Draft Memo	6					2		\$ 2,850.00
Revise Draft Report per City Comments and Submit Final	2					1		\$ 1,055.00
Task VII - Meetings								-
Prepare For and Attend Video Conference Meeting	1							\$ 370.00
Totals	20	0	0	0	25	5		\$13,350.00
	Senior Principal Geotechnical Engineer P.E., G. E.	Principal Engineering Geologist, P.G., C.E.G.	Supervising Geologist/Engineer	Senior Staff Geologist/Engineer	Staff Geologist/Engineer	Principal Geotechnical Engineer, P.E., G.E.		

Cotton, Shires and Associates

Project Name: Parcel R

Project Number: P6166

Date: April 2, 2026

PROJECT BUDGET ESTIMATE

I. Personnel Costs			
Professional Staff	Hours	Rate	Total
David Schrier	20	\$ 370.00	\$7,400.00
Andrew Mead	0	\$ 315.00	\$0.00
CSA Manager	0	\$ 250.00	\$0.00
CSA Senior Staff	0	\$ 195.00	\$0.00
CSA Staff	25	\$ 175.00	\$4,375.00
Sam Nolan	5	\$ 315.00	\$1,575.00
Subtotal			\$13,350.00

II. Direct Costs	Units/Miles	Rate	
Travel	180	\$ 0.73	\$130.50
Driller	1	\$ 4,800.00	\$5,520.00
CPT Sub	0	\$ 5,800.00	\$0.00
Nearmap	0	\$ 210.00	\$0.00
Permits	1	\$ 250.00	\$287.50
Utility Locator	1	\$ 750.00	\$862.50
Laboratory Testing	1	\$ 984.00	\$1,131.60
55 Gallon Drums	0	\$ 105.00	\$0.00
Environmental Subconsultant to Test and Dispose of Up to 3 "Clean" Drums	0	\$ 4,700.00	\$0.00
			\$0.00
			\$0.00
Subtotal:			\$7,932.10

III. Total Budget	\$21,282.10
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COTTON, SHIRES AND ASSOCIATES, INC.
SCHEDULE OF CHARGES FOR PROFESSIONAL SERVICES

January 2026

Personnel Charges

Senior Principal Engineer/Geologist/Geophysicist	\$ 370/hr.
Principal Geologist/Engineer	\$ 315/hr.
Supervising Geologist/Engineer	\$ 250/hr.
Senior Geologist/Engineer	\$ 225/hr.
Senior GIS Specialist	\$ 205/hr.
Senior Staff Geologist/Engineer	\$ 195/hr.
Staff Geologist/Engineer	\$ 175/hr.
Field/Laboratory Technician	\$ 150/hr.*
Clerical/Accounting	\$ 110/hr.

Equipment, Mileage and Copying Charges

Downhole/Culvert Camera Inspection Equipment	\$ 325/day
Drone System	\$ 260/day
Inclinometer System	\$ 250/day
Piezometer Data Acquisition System	\$ 135/day
Total Station Surveying Equipment	\$ 380/day
GPS Surveying Equipment	\$ 485/day
Compaction Testing Moisture/Unit Weight Gauge	\$ 185/day
Rope Climbing Safety Equipment	\$ 315/day
Multi-Channel Seismograph System and ReMi	\$ 360/day
NearMap Aerial Photographs	\$ 230/site
Vehicle Mileage (or Current IRS Approved Rate)	\$ 0.725/mi.
Aircraft Mileage (or Current GSA Approved Rate)	\$1.78/mi.
Photocopying (B&W-Color)	\$0.25-0.60/copy
Engineering (Large Format) Copier	\$ 0.65/ft. ²
Computer Assisted Color Plotting	\$ 16/sq.ft.

Expert Witness Consultation Charges

Expert witness testimony for court appearances and binding arbitrations shall be charged on a daily basis (minimum one-half day increments) at a rate of \$5,100 per day. Deposition testimony shall be charged at a rate of \$650 per hour (minimum one-hour charge). Preparation time for depositions or court appearances shall be charged on a time-and-expenses basis in accordance with the Personnel, Equipment, Mileage, Copying and Expense charges listed herein.

Laboratory Testing and Geophysical Services Charges

Laboratory testing and geophysical services shall be charged on a time-and-expenses basis in accordance with the Personnel, Equipment, and Expense charges listed herein. Outside testing/services shall be charged at cost plus 15%.

Laboratory samples shall be stored for 60 days after the date of final report submittal unless special arrangements and fees are agreed upon for longer storage.

Prevailing Wage Charges

* Please contact Cotton, Shires and Associates, Inc. (CSA) to discuss the use of CSA field and/or laboratory personnel on public works or other projects subject to Prevailing Wage requirements. Higher hourly rates may apply.

Expense Charges (Receipted Costs Plus 15%)

- Travel expenses including air fare, lodging, vehicle rental, etc. (either actual receipted costs plus 15% for meals or a flat subsistence charge of \$87.5 per diem for overnight stay shall be charged in addition to the lodging cost)
- Excavation subcontractors, outside laboratory testing and expendable field supplies (inclinometer casing, piezometers, stakes, paint, etc.).
- Reproduction of drawings
- Photograph printing
- Special fees, permits, insurance, etc.
- Special mail service (air, electronic, courier, etc.)
- Special equipment rental
- Special consultant fees