

February 11, 2020

Vickie Sanders
Chief Administrator's Office
County of El Dorado
3000 Fair Lane Court, Suite 1
Placerville, California 95667

Subject: Proposal to Prepare a Recreational Options Analysis for the Chili Bar Facility

Dear Ms. Sanders:

This letter proposal is provided in response to your request for public outreach and planning services to identify the County of El Dorado's (County's) options for the future use of the Chili Bar facility. Dudek has carefully reviewed available materials in our own files and from other sources to design an effective and efficient process for evaluating current site and facilities conditions, engaging the community, formulating potential future uses, testing the economic viability of these uses, and sharing this information with your Parks and Recreation Commission and Board of Supervisors.

Dudek Team Background

The Dudek team has a deep understanding of the historic and current uses of the Chili Bar site, having prepared the last two River Management Plan updates and assisting the County in a wide variety of planning and permitting assignments. We understand the importance of the Chili Bar facility to both private boaters and commercial outfitters, as well as the need for additional types of recreational facilities in the County.

Dudek's Steve Peterson, AICP, LEED AP, will serve as principal in charge to provide context and direction to the Dudek team. Gaurav Srivastava will provide primary planning direction for this assignment. Mr. Srivastava is an architect and planner who leads Dudek's design practice and has authored plans that range from grassroots neighborhood visions to expansive open space plans. His award-winning work, for both private- and public-sector clients, is grounded in rigorous analysis and thoughtful explorations. Mr. Srivastava is adept at facilitating workshops and shaping discussions before a variety of audiences. We will be supported by Catherine Tang Saez, senior designer, who is experienced in site feasibility studies, design, planning, and architecture. Our work will be supported by Scott Eckardt, RPF, who was one of the primary authors of the El Dorado County Oak Resource Management Plan, and other members of Dudek's technical staff.

With this foundation, we have added key colleagues that provide specific expertise to inform the planning process described in our proposal. Jeff Thompson, PE, and Greg Bardini, PE, of Morton & Pitalo will provide civil engineering and surveying services to support our review of current and potential facility conditions. They will be assisted by Clyde Hebron of Sonde Geological, who will provide an analysis of septic system capacity for the County's preferred redevelopment scenario. Ryan Zuehlke, LEED AP, of Cumming will provide cost estimating services that will provide the Dudek planning and design team with the information needed to establish the feasibility of potential future

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facilities and uses. Isabel Domeyko of New Economics & Advisory will conduct economic analyses that will clearly identify the potential economic commitments that the County would face with new uses for the Chili Bar site.

Conclusion

On behalf of Dudek and our colleagues, we appreciate the opportunity to submit this proposal for your consideration. If you have questions or comments on any element of our proposed approach or cost, please do not hesitate to contact me at 916.438.5306 or speterson@dudek.com. We hope to support you and your staff in the evaluation of the Chili Bar facility's future function and viable operations.

Sincerely,



Steve Peterson, AICP, LEED AP
Principal

Att: *Attachment A, Proposed Scope of Work*



Attachment A

Proposed Scope of Work

Chili Bar Recreational Options Analysis

Scope of Work

Background

Aptly named for its historic run-in with Chileans during the California Gold Rush, Chili Bar is now more popularly known as a point of access to the South Fork of the American River for private and commercial rafting and kayaking. The amenities at Chili Bar Put-in, currently operated by the American River Conservancy, are modest—restrooms, picnic tables, drinking fountains, paid parking, and launching privileges. However, given the significant number of recreationalists that visit every year, it is possible to imagine Chili Bar as an enhanced and improved destination. The goal of this exercise is to develop, in partnership with stakeholders and the community, a vision for Chili Bar that leverages its history and location nestled along the American River and improves the quality of recreational amenities and programs for visitors.

Proposed Schedule and Scope of Work

Dudek assumes a scope of work comprised of four tasks spread across a 12-week work effort from kick off to final deliverable. The schedule accommodates a 2-week lead time for each public workshop to coordinate presentation materials. A detailed scope of work breakdown is listed below.

Task 1: Project Management

Subtask 1.1 Kickoff Meeting

Dudek will conduct a Kickoff Meeting at the client's location with the client and project team. The purpose of the meeting is to:

- Confirm site extents and boundary
- Confirm client's expectation and goals
- Confirm scope of work, schedule, and deliverables
- Confirm schedule and location of public workshops, a County Parks and Recreation Commission meeting and a County Board of Supervisors meeting
- Review and understand concurrent and related studies and plans, such as:
 - August 2009 Chili Bar Park Preliminary Master Plan
 - July 2007 Appraisal of 1671 Chili Bar Court
- Discuss project team roles, responsibilities, and contact information
- Agree upon a schedule for ongoing meetings
- Acquire background data from client, such as zoning maps, prior CAD site surveys or GIS shapefiles, locating easements, parcels, building footprints, roadways, pathways, natural features (e.g., topography, trees, water), and existing utilities, including water, waste, drainage, electrical, and gas
- Confirm level of monthly and annual visitation to Chili Bar

- Gain understanding of current agreement with American River Conservancy regarding fee/pass collection, activities, and responsibilities at site. Receive introduction from County to American River Conservancy contact.
- Identify County staff that can help estimate County costs associated with project site (staff time, contract costs, etc.)

Subtask 1.1 Assumptions:

- Travel to site for team members to attend kickoff meeting and site visit.
- Client will provide all background data.

Subtask 1.1 Deliverables:

- Kickoff meeting
- Clarification of roles and responsibilities

Subtask 1.2 Ongoing Project Management

Dudek will conduct check-in phone calls every other week, and as-needed budget/schedule review.

Subtask 1.2 Deliverables:

- Ongoing project management
- Check-in calls every other week

Task 2: Analysis (4 Weeks)

Subtask 2.1 Site Visit

In conjunction with the kickoff meeting, Dudek will conduct an in-person site visit to document initial findings, including:

- Photographs and general visual observations
- Confirm accuracy of client background data (e.g., site survey or GIS shapefiles)
- Site layout, including structures on site, parking lots, roadways, and pathways
- Circulation patterns and access points
- Land and building uses
- Natural features, including topography, trees, and water
- Program and activity patterns on site
- Site adjacencies, including other structures or uses in the vicinity
- Vistas in and out of the site

Subtask 2.1 Assumptions:

- Travel to site for team members to attend kickoff meeting and site visit.

Subtask 2.1 Deliverables:

- Site visit

Subtask 2.2 Existing Conditions Analysis

After collecting and analyzing initial background data from the client and performing an in-person site visit, Dudek will synthesize and summarize findings and analysis into an Existing Conditions Analysis Report, which will include the following:

- Existing zoning and General Plan classifications
- Existing easements on site
- Existing site layout, including organization of structures, parking lots, roadways, and pathways
- Existing circulation patterns and access points
- Existing land and building uses
- Existing natural features, including topography, trees, and water
- Existing program and activity patterns on site
- Engineering analysis, including inventory of the existing water, drainage, electrical, and gas facilities, including the existing septic system. This analysis will be performed by Morton & Pitalo and will be provided in the form of a technical memorandum that will summarize existing conditions of all utilities and recommendation for necessary upgrades and/or engineering analyses to plan for future use of the site.
- Existing trees, tree health, and safety. This analysis will be performed by Dudek's registered professional foresters in accordance with County tree ordinances and plans.
- Existing estimated fiscal value of Chili Bar to the County, including revenues from day-use/annual pass revenues and any on-site sales) compared to ongoing County support and infrastructure investments over the last 3 years

Subtask 2.2 Assumptions:

- Dudek will not locate or analyze the presence or capacity of existing soil conditions on site, such as erosion and flooding and other impacts from the American River.
- Direct and/or indirect revenues from private rafting activities will not be included in the fiscal valuation analysis.

Subtask 2.2 Deliverables:

- Existing Conditions Analysis Report
- Engineering Technical Memorandum by Morton & Pitalo

Subtask 2.3 Constraints, Opportunities, and Guiding Principles

Dudek will use its findings from the Existing Conditions Analysis Report to:

- Identify general issues or constraints in the current use of the site, such as:
 - Inaccessibility

- Poor visibility
- Lack of connections or access points
- Challenging terrain
- Identify general opportunities for the future reuse and reprogramming of the site, such as:
 - Reorganization of the site layout
 - New connections and access points, including roadways and pathways
 - New structures on site
 - Reprogramming of the site
- Develop a list of “guiding principles” from a master planning perspective that can help guide future opportunities and improvements on the site

Subtask 2.3 Deliverables:

- Opportunities and Constraints diagrams
- List of Guiding Principles statements

Subtask 2.4 First Workshop

Dudek will conclude Task 2 by facilitating a public workshop that will serve as a listening and visioning forum with community members and stakeholders. Dudek will present the project team’s initial findings and lead a dialogue to solicit stakeholder perspectives and aspirations, including amenities that could potentially generate more economic activity at Chili Bar.

Dudek will provide all meeting materials and facilitate the public workshops, including preparation of an invitation to all three public workshops for the County for distribution. Draft presentation materials will be provided to the County in draft form for review and approval 5 working days prior to each workshop. Dudek will record comments and prepare a summary report for each session.

Subtask 2.4 Assumptions:

- Travel to site for team members to facilitate workshop.
- A 2-week lead time is needed to coordinate presentation materials.
- Client will coordinate workshop location and venue logistics, equipment rental and setup, workshop notifications (e-Blasts, mailers, etc.).

Subtask 2.4 Deliverables:

- PowerPoint presentation
- Display/presentation boards
- Workshop summary, including extraction of key themes heard from community members
- Clarification of Guiding Principles based on community input

Task 3: Development of Scenarios (4 Weeks)

Subtask 3.1 Development of Scenarios

Based on the input received from the client and community, Dudek will develop three scenarios for the future potential improvement of the site: minimum, moderate, and maximum based on the level of intensity of change. The scenarios will be represented via diagrams, plans, sections, and/or perspective drawings that are either hand-sketched or computer generated, and may be paired with imagery and references to precedents. Each scenario will recommend potential site reorganization, new improvements on site, and new programming opportunities.

Subtask 3.1 Deliverables:

- Document containing three scenarios and supporting information

Subtask 3.2 Second Workshop

Dudek will conclude Task 3 by facilitating a second public workshop to present the three scenarios with the public and gather community and stakeholder input.

Subtask 3.2 Assumptions:

- Travel to site for team members to facilitate workshop.
- A 2-week lead time is needed to coordinate presentation materials.
- Client will coordinate workshop location and venue logistics, equipment rental and setup, workshop notifications (e-Blasts, mailers, etc.).

Subtask 3.2 Deliverables:

- PowerPoint presentation
- Display/presentation boards
- Workshop summary, including extraction of key themes heard from community members

Task 4: Development of Preferred Scenario (4 Weeks)

Subtask 4.1 Development of Preferred Scenario

Based on the input received from the client and community, and using the preferred elements of the previous three scenarios, Dudek will develop a preferred scenario for the future potential improvement of the site. The preferred scenario will be represented via diagrams, plans, sections, and/or perspective drawings that are either hand-sketched or computer generated, and may be paired with imagery and references to precedents. The preferred scenario will recommend potential site reorganization, new improvements on site, and new programming opportunities.

Subtask 4.1 Deliverables:

- Preferred plan package with plans, diagrams, sketches, precedent imagery, and supporting information

Subtask 4.2 Rough Order of Magnitude Cost Estimate

Sub-consultant, Cumming, will prepare a rough order of magnitude cost estimate of the preferred scenario in MasterFormat systems, which will include:

- General contractor (GC) general conditions
- Bonds
- Insurances
- General contractor's fees (profit)
- Design and construction contingencies
- Escalation

The preferred scenario will also include an economic evaluation, prepared by New Economics & Advisory, of up to two amenities that could potentially create additional revenues to the County; this evaluation will identify a range of gross revenues, the likelihood of that amenity being sustained by a concessionaire, and the County's revenue potential.

Subtask 4.2 Assumptions:

- Cost estimate will exclude soft costs (e.g., design fees).
- Where areas, details, systems, and the like which cannot be identified in the cost estimate, will provide details based upon historic and parametric data from benchmarks of similar projects and developments.
- This planning and design process will be evaluated from a cost estimating and economic performance standpoint to establish the feasibility of the County's preferred outcome. Detailed cost estimating and economic projections can be refined as a project design and program description is established.

Subtask 4.2 Deliverables:

- Rough order of magnitude cost estimate

Subtask 4.3 Third Workshop

Dudek will prepare materials and make a presentation of the preferred scenario in an open house workshop setting to be held at a County Parks and Recreation Commission session.

Subtask 4.3 Assumptions:

- Travel to site for team members to conduct presentation.
- A 2-week lead time is needed to coordinate presentation materials.
- Client will coordinate workshop location and venue logistics, equipment rental and setup, workshop notifications (e-Blasts, mailers, etc.).

Subtask 4.3 Deliverables:

- PowerPoint presentation

- Workshop summary, including extraction of key themes heard from the County Parks and Recreation Commission and community members
- Minor revisions to the preferred scenario, in response to the comments received from the public and County Parks and Recreation Commission, at the direction of the County Parks Department

Subtask 4.4 County Board of Supervisors Presentation

Dudek will conclude Task 4 by preparing materials and making a presentation of the preferred scenario the County Board of Supervisors.

Subtask 4.4 Assumptions:

- Travel to site for team members to conduct presentation.
- A 2-week lead time is needed to coordinate presentation materials.

Subtask 4.4 Deliverables:

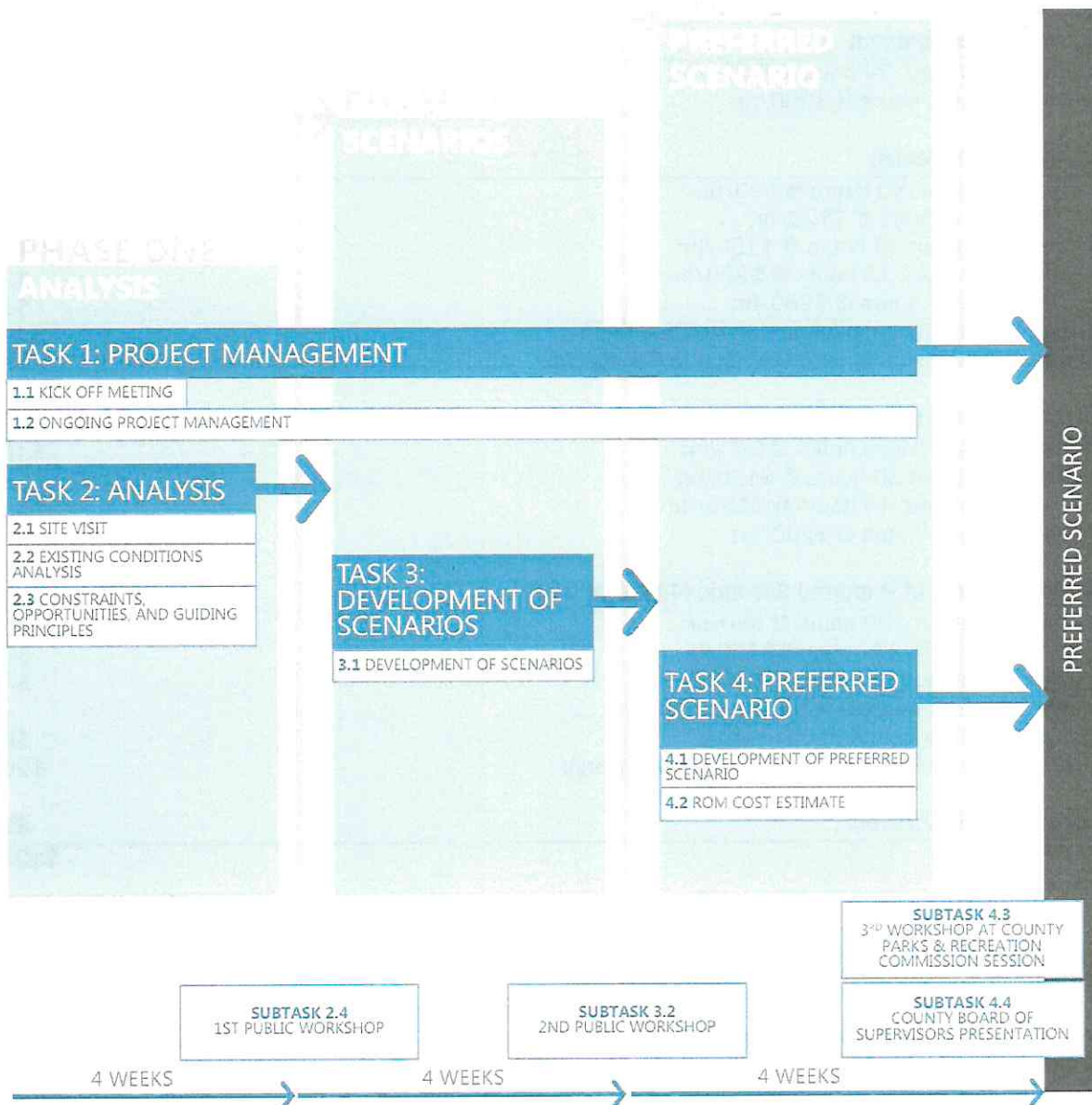
- PowerPoint presentation
- Summary of comments received
- Minor revisions to the preferred scenario, in response to the comments received from the County Board of Supervisors and the direction of the County Parks Department

Proposed Cost

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| Task 1: Project Management | \$7,360 |
| Senior Project Manager: 24 hours @ \$220/hr: | \$5,280 |
| Principal-In-Charge: 8 hours @ \$260/hr: | \$2,080 |
| Task 2: Analysis (4 Weeks) | \$42,800 |
| Junior Urban Designer: 80 hours @ \$90/hr: | \$7,200 |
| Forester/Arborist: 4 hours @ \$120/hr: | \$480 |
| Senior Urban Designer: 33 hours @ \$150/hr: | \$4,950 |
| Senior Project Manager: 12 hours @ \$220/hr: | \$2,640 |
| Principal-In-Charge: 4 hours @ \$260/hr: | \$1,040 |
| Engineering Analysis (subconsultant: Morton & Pitalo): | \$22,990 |
| Septic System Analysis (subcontractor: Sonde Geological): | \$3,500 |
| Task 3: Development of Scenarios (4 Weeks) | \$20,240 |
| Junior Urban Designer: 120 hours @ \$90/hr: | \$10,800 |
| Senior Urban Designer: 36 hours @ \$150/hr: | \$5,400 |
| Senior Project Manager: 16 hours @ \$220/hr: | \$3,520 |
| Principal-in-Charge: 2 hours @ \$260/hr: | \$520 |
| Task 4: Development of Preferred Scenario (4 Weeks) | \$46,170 |
| Junior Urban Designer: 100 hours @ \$90/hr: | \$9,000 |
| Senior Urban Designer: 20 hours @ \$150/hr: | \$3,000 |
| Senior Project Manager: 20 hours @ \$220/hr: | \$4,400 |
| Principal-In-Charge: 2 hours @ \$260/hr: | \$520 |
| Cost Estimator (sub-consultant: Cumming): | \$8,900 |
| Economist (sub-consultant: New Economics & Advisory): | \$20,350 |
| Direct Costs (printing/travel): | \$7,000 |
| TOTAL COST | \$123,570 |

Proposed Schedule

We propose to complete the planning, outreach and design process in 12 weeks, to maintain community focus and ensure that the work program described herein is executed efficiently. Presentations to the County Parks and Recreation Commission and the Board of Supervisors will be conducted in response to County staff's direction and the pleasure and schedule of these bodies. A graphic schedule is attached to depict the sequence of activities that will be completed in this process.



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