



REPORT TO COUNCIL

City of Sacramento

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Staff Report
July 22, 2008

Honorable Mayor and
Members of the City Council

Title: Design/Build Request for Qualifications (RFQ) for the K Street Streetscape Project (B18217000)

Location/Council District: K Street, Council District 1

Recommendation: Adopt a **Resolution:** 1) approving suspension of competitive bidding for a General Contractor for the K Street Streetscape Project as in the best interests of the City, and 2) directing staff to issue a Design/Build Request for Qualifications (RFQ) for the K Street Streetscape Project (B18217000) phase one improvements.

Contact: Melissa Anguiano, Economic Development Project Manager, 808-5864;
Leslie Fritzsche, Downtown Development Manager, 808-5450

Presenters: Melissa Anguiano, Economic Development Project Manager

Department: Economic Development

Division: Downtown Development Group

Organization No: 4451

Description/Analysis

Issue: On May 25, 2008, the City Council (Council) approved a final design plan for the K Street Streetscape Project (Project), between 7th and 12th streets, and St. Rose of Lima Park. Phase one improvements for the Project include the 700 block of K Street, St. Rose of Lima Park and relocation of the existing RT platform station at 7th and K streets to 7th Street.

Walker Macy, the previously selected landscape architect, and City staff have been working with all stakeholders, including the City's Parks and Recreation Department, Department of Transportation, Downtown Sacramento Partnership (DSP) and Regional Transit (RT), on preparing the design plans and construction documents necessary to construct phase one of the Project. Construction documents are currently close to 60% completion.

Due to the number of technical components in the phase one improvements,

such as hollow sidewalks, the RT Light Rail station, and a water feature at St. Rose of Lima Park, staff is recommending the issuance of a Design/Build RFQ to retain a General Contractor to assist in completing the construction documents and to construct phase one improvements. This action would require suspension of competitive bidding for the Project. Although competitive bidding for the Project would be suspended, the selected General Contractor will be required to obtain 3 competitive bids for each sub-contractor needed for the Project construction. In addition, the General Contractor will be required to use a solicitation and selection process for all sub-contractors that complies with the City's policies regarding procurement and emerging and small businesses opportunities. The design/build process is expected to save the Project a significant amount of time and money, in both preparing the final construction documentation and construction costs and schedule. Staff will return to City Council for approval of a selected General Contractor.

Policy Considerations: Streetscape improvements to K Street and St. Rose of Lima Park are consistent with the Amended Merged Downtown Redevelopment Plan, the 2005-2009 Merged Downtown Redevelopment Implementation Plan, and the J-K-L Corridor Charette. Completion of this project will eliminate blight by improving inadequate public infrastructure and will stimulate additional private investment.

In accordance with Code Section 3.56.230, the City Council may, by a two-thirds vote, suspend competitive bidding for any purchase or contract with a finding that such suspension is in the best interests of the City. Staff is requesting that Council make such finding prior to release of the RFQ. The General Contractor contract will be brought back for Council approval, at which time the same competitive bidding suspension determination and two-thirds vote will be needed.

Environmental Considerations: The Project has been previously determined to be exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines based on sections 15301(b) operation, repair or minor alteration of existing facilities of both investor and privately owned utilities; 15301(c) streetscape improvements such as sidewalks, lighting and landscaping and such improvements involve negligible or no expansion of capacity to accommodate vehicular traffic; 15303(d) new construction or conversion of water main, sewage, electrical, gas and other utility extensions; and 15304(b) new gardening and landscaping. No further environmental review or subsequent exemption determination is required.

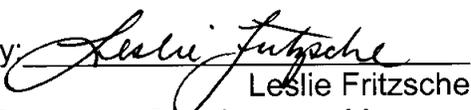
Rationale for Recommendation: In the construction documentation phase of this Project, staff has identified a number of technical components that would be best defined by specific review of a construction contractor to assist in preparing the final construction drawings and specifications with the design consultant. Retaining a General Contractor in this phase of construction documentation

would allow the City to gain valuable technical review to minimize the need for change orders and cost overruns due to uncertain site conditions or unexpected construction requirements, and for value engineering prior to what would be the bidding phase of the project. A General Contractor would be able to provide pre-construction services that include advising the City and design team on constructability and cost issues that may impact the design and construction of the Project. The General Contractor would have a thorough understanding of the construction challenges, including the potential unforeseen site conditions, and could direct its workers and sub-contractors accordingly. As a result, the Project would be less likely to encounter delays and additional costs during construction; potentially saving the City and Project a considerable amount of money.

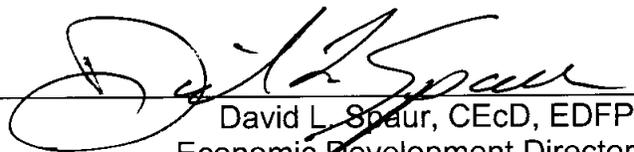
Financial Considerations: On May 29, 2007, City Council authorized the City Manager, or his designee, to enter into an Individual Project Agreement (IPA) with the Redevelopment Agency for the project and amended the revenue and expenditure budget for the Project in the amount of \$4 million for phase one improvements. There are no funding requirements related to the recommended action in this report. The General Contractor contract will be brought back to Council for approval.

Emerging Small Business Development (ESBD): None

Respectfully Submitted by:


Leslie Fritzsche
Downtown Development Manager

Approved by:


David L. Spaur, CEcD, EDFP
Economic Development Director

Recommendation Approved:


Ray Kerridge
City Manager

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Attachment 1**Background Report**

K Street is the City's historic "Main Street" and its current conditions are in dire need of renovation. Through significant public involvement, these blocks have been recognized as one of the blighted in the district and their redevelopment is viewed as critical to the success of downtown. Our goal is to create a memorable pedestrian destination with a streetscape that establishes a foundation and corresponds to the private investment on K Street. Since November 2006, K Street Streetscape improvement concepts and designs have been presented in a number of public outreach meetings, including meetings with the K Street property owners and merchants, general community, Downtown Sacramento Partnership (DSP) Strategic Development Task Force and Board of Directors, and Regional Transit (RT) Board of Directors and Mobility Advisory Council. In addition, the City of Sacramento's Design Review and Preservation Board, Parks and Recreation Commission, and Disability Advisory Commission have reviewed the project. As a result of the efforts and comments solicited from numerous meetings and stakeholders, a final design plan for the streetscape improvements was developed.

Final Design Elements

The final design improvements to K Street's streetscape and St. Rose of Lima Park will include new and consistent paving materials, street furniture, trash receptacles, landscaping, lighting, enhanced intersections and gateway elements. Sidewalk paving, between buildings and the RT light rail track way, is designed with 6"x12" rectangle pavers, set on a concrete base in a herringbone pattern. The final design will add significant lighting to K Street Mall by replacing the existing cobra head lights and globe lights with a metal halide lamp. In-grade uplighting in between tree well areas will also be a component of the design. Intersections are designed to be treated with an acid colored stain and scored to complement the layout of the sidewalk and track way paving materials, creating a smooth transition from block to block. Tree well areas will be improved to include shrub planters with decorative surroundings and landscaping where possible. Existing wooden street furniture, trash and recycle receptacles, and bike racks will be replaced with new black metal powder-coated pieces that are consistent and of the same style. Furnishings will be clustered near corner intersections to create interaction with active pedestrian use on the numbered streets. As a corner marker, a double headed lamp post with decorative street signs for both the lettered and numbered street will be installed on all four corners of the intersection along the Mall where possible. These lamp posts will also provide opportunities for hanging flower baskets and programmable banners, indicating K Street Mall as a district.

The second component of the final design includes St. Rose of Lima Park. The current design of the park limits the use and vibrancy of the park. The new design includes replacing the current turf with concrete pavement and 6"x12" rectangle pavers extended from the K Street sidewalk paving material, a shifted kiosk structure to the northeast corner of the park, demolition and re-programming of the current stage and implementation of an in-ground programmed water fountain.

RT Platform Stations

The new station on 7th Street, just south of K Street, included in phase one improvements, provides an opportunity to make major improvements to an area by introducing significant lighting, paving and security elements. The new 7th Street station will include the basics of a typical RT station with a single ramp mini-high platform, benches, landscaping, lighting and overhead structures. All improvements will comply with Americans with Disabilities Act (ADA) requirements.

Maintenance

Currently K Street Mall is maintained by City Parks Maintenance, RT and DSP staff. Through the planning process and working with the technical team, the consultant and staff have been careful to select materials and landscaping that are both durable and maintainable. Further we've selected design elements and landscaping that will not dramatically affect current maintenance costs or levels. The hanging flower baskets on the corner marker lamp posts will be irrigated for easier maintenance and will be maintained by the DSP Maintenance division. Additionally, the current irrigation systems will be replaced and improved. Currently Parks Maintenance and the DSP Maintenance Division see a benefit to making K Street streetscape and St. Rose of Lima improvements.

RESOLUTION NO.

Adopted by the Sacramento City Council

**APPROVAL OF SUSPENSION OF COMPETITIVE BIDDING AND
DESIGN/BUILD REQUEST FOR QUALIFICATIONS (RFQ) FOR THE
K STREETSTREETSCAPE PROJECT (B18217000)**

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento (“Agency”) has adopted the Merged Downtown Redevelopment Plan (“Redevelopment Plan”) and an Implementation Plan for the Merged Downtown Project Area (“Project Area”).
- B. K Street, which is in the Merged Downtown Redevelopment Area, is undergoing significant redevelopment and investment.
- C. K Street Streetscape Improvements on K Street Mall, between 7th & 12th streets, and St. Rose of Lima Park has been identified as a project essential to transforming K Street Mall into a lively and inviting pedestrian street.
- D. Streetscape improvements to K Street are consistent with the Amended Merged Downtown Redevelopment Plan, the 2005-2009 Merged Downtown Redevelopment Plan, and the J-K-L Corridor Charette.
- E. Phase one improvements for the K Street Streetscape Project include the 700 block of K Street, St. Rose of Lima Park and relocation of the existing RT platform station at 7th and K streets to 7th Street.
- F. Final design for the phase one Project improvements were approved by City Council on May 25, 2008 by City Resolution 2008-174.
- G. In order to complete the construction documentation based on the approved final design, it is desirable to contract with a General Contractor to provide technical, constructability and value engineering review and to have that General Contractor oversee the construction to minimize delays and cost overruns due to uncertain site conditions or unexpected construction requirements.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1. The City Council finds and determines that it is in the best interest of the City to suspend competitive bidding for a General Contractor for the

Phase One K Street Streetscape Improvements Project, and hereby suspends competitive bidding for the solicitation of a General Contractor for the Project.

Section 2. Staff is hereby authorized to issue a Design/Build Request for Qualifications (RFQ) for the K Street Streetscape Project (B18217000).