



## REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www. CityofSacramento.org

Consent  
August 26, 2008

Honorable Mayor and  
Members of the City Council

**Title: Agreement: R Street Market Plaza Project (T15068300)**

**Location/Council District:** R Street between 16<sup>th</sup> Street and 18<sup>th</sup> Street. Location Map – Exhibit A of Resolution (Districts 3 and 4).

**Recommendation:** Adopt a **Resolution** authorizing the City Manager to execute a professional services agreement with Mark Thomas & Company, Inc. in an amount not to exceed \$495,092 to complete preliminary engineering and attain environmental approval for the project.

**Contact:** Cecilyn Foote, Associate Engineer (916) 808-6843; Ryan Moore, Senior Engineer (916) 808-8279

**Presenters:** None

**Department:** Transportation

**Division:** Engineering Services

**Organization No:** 3435/15001141

### Description/Analysis

**Issue:** The R Street Market Plaza Project proposes to utilize the existing R Street right-of-way between 16th and 18th Streets to create a pedestrian pathway, a community gathering place, and vehicular lanes adjacent to the future development of several mixed-use properties. The project will improve pedestrian safety and accessibility and provide streetscape improvements while maintaining the street's historic sense of shared space between pedestrians, bicyclists, and vehicles. Approval of the agreement is required to provide preliminary engineering and environmental services for the R Street Market Plaza Project.



**Policy Considerations:** The action requested supports the City's Strategic Plan goals of improving and expanding public safety and achieving sustainability and enhancing livability.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The approval of professional service agreements is not considered a project as defined by Section 15378 of the California Environmental Quality Act guidelines. The recommended action involves no physical construction and has no potential to cause significant impact to the environment.

**Sustainability Considerations:** This project is consistent with the City's Sustainability Master Plan. It conforms to the Air Quality Focus Area by improving and optimizing transportation infrastructure.

**Other:** None

**Commission/Committee Action:** None

**Rationale for Recommendation:** The Department of Transportation (DOT) advertised a Request for Proposals (RFP) for consultant services to perform preliminary engineering, attain environmental approval and prepare the final design for the R Street Market Plaza Project. Thirteen firms responded but four were rejected for not meeting RFP requirements.

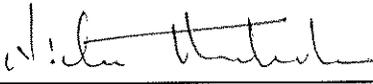
A panel consisting of City staff from Engineering Services and a representative from Capitol Area Development Authority (CADA) reviewed and evaluated the firms' written proposals based on experience, qualifications, and a proposed work plan for the project. The three highest ranking firms were BKF Engineers, G.C. Wallace, and Mark Thomas & Company, Inc. The panel held interviews to better define the top-ranked firm which was determined to be Mark Thomas & Company, Inc.

Because the total funding is not currently available, the design of the R Street Market Plaza Project will be done in two phases. The first phase will include the completion of preliminary engineering and the approval of environmental documents. The second phase will include the preparation of Final Plans, Specifications and Estimate (PS&E). CADA will be providing the additional funds required to complete the second phase.

At this time, staff would like to execute the contract with Mark Thomas & Company, Inc. to proceed with Phase 1 of the design. Completion of the first phase will result in a more accurate estimate of the funding that will be needed to complete the second phase. Staff will be returning to City Council during the summer of 2009 for approval of Phase 2.

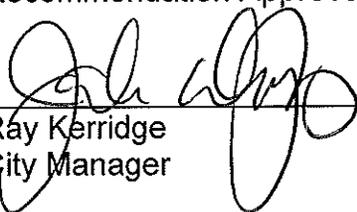
**Financial Considerations:** As of June 27, 2008, the R Street Market Plaza Project (T15068300) has a total design budget of \$715,000 and an unobligated balance of \$676,758, which is sufficient to execute the contract in the amount of \$495,092 with Mark Thomas & Company, Inc. and cover the project management costs.

**Emerging Small Business Development (ESBD):** The City's ESBE goal is 20%. Mark Thomas & Company, Inc. has attained 45.3% ESBE participation.

Respectfully Submitted by:   
Nicholas Theocharides  
Engineering Services Manager

Approved by:   
Jerry Way  
Director of Transportation

Recommendation Approved:

  
Ray Kerridge  
City Manager

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**Attachment 1****Background Information:**

In accordance with the R Street Corridor Urban Design Plan, approved by City Council in September 2006, the R Street Market Plaza Project proposes to utilize the existing R Street right-of-way between 16th and 18th Streets to create a pedestrian pathway, a community gathering place, and vehicular lanes adjacent to the future development of several mixed-use properties. The project will improve pedestrian safety and accessibility and provide streetscape improvements while maintaining the street's historic sense of shared space between pedestrians, bicyclists, and vehicles.

DOT advertised a Request for Proposals (RFP) for consultant services to perform preliminary engineering, attain environmental approval and prepare the final design for the R Street Market Plaza Project. Thirteen firms responded but four were rejected for not meeting RFP requirements. The nine responsive firms were:

- BKF Engineers
- Cooper Thorne & Associates
- David Evans & Associates
- G.C. Wallace
- Jacobs Carter Burgess
- Kimley Horn & Associates, Inc.
- Mark Thomas & Company, Inc.
- Riechers Spence & Associates
- TLA Engineering & Planning, Inc.

A panel consisting of City staff from Engineering Services and a representative from CADA reviewed and evaluated the firms' written proposals based on experience, qualifications, and a proposed work plan for the project. The following three firms demonstrated that they were highly qualified for the project and were the highest-ranked firms:

- BKF Engineers
- G.C. Wallace
- Mark Thomas & Company, Inc.

Based on this, the panel held interviews to better define the top-ranked firm which was determined to be Mark Thomas & Company, Inc.

Because the total funding is not currently available, the design of the R Street Market Plaza Project will be done in two phases. The first phase will include the completion of preliminary engineering and the approval of environmental documents. The second phase will include the preparation of Final Plans, Specifications and Estimate (PS&E). CADA will be providing the additional funds required to complete the second phase.

At this time, staff would like to execute the contract with Mark Thomas & Company, Inc. to proceed with Phase 1 of the design. Completion of the first phase will result in a more accurate estimate of the funding that will be needed to complete the second phase. Due to the fact that the consultant procurement was for both phases of work, no new RFP advertisement will take place for Phase 2. Staff will be returning to City Council during the summer of 2009 for approval of Phase 2.

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH  
MARK THOMAS & COMPANY, INC. TO PROVIDE CONSULTANT SERVICES  
FOR PRELIMINARY ENGINEERING AND ENVIRONMENTAL APPROVAL FOR THE  
R STREET MARKET PLAZA PROJECT (T15068300)**

**BACKGROUND**

- A. In accordance with the R Street Corridor Urban Design Plan, approved by City Council in September 2006, the R Street Market Plaza Project proposes to utilize the existing R Street right-of-way between 16th and 18th Streets to create a pedestrian pathway, a community gathering place, and vehicular lanes adjacent to the future development of several mixed-use properties. The project will improve pedestrian safety and accessibility and provide streetscape improvements while maintaining the street's historic sense of shared space between pedestrians, bicyclists, and vehicles.
- B. The Department of Transportation (DOT) advertised a Request for Proposals for consultant services to perform preliminary engineering, attain environmental approval and prepare the final design for the R Street Market Plaza Project. Thirteen firms responded but four were rejected for not meeting RFP requirements. A panel consisting of City staff from Engineering Services and a representative from Capitol Area Development Authority (CADA) reviewed and evaluated the firms' written proposals based on experience, qualifications, and a proposed work plan for the project. The panel held interviews with the top three firms to better define the top-ranked firm which was determined to be Mark Thomas & Company, Inc.
- C. Because the total funding is not currently available, the design of the R Street Market Plaza Project will be done in two phases. The first phase will include the completion of preliminary engineering and the approval of environmental documents. The second phase will include the preparation of Final Plans, Specifications and Estimate (PS&E). CADA will be providing the additional funds required to complete the second phase.
- D. At this time, staff would like to execute the contract with Mark Thomas & Company, Inc. to proceed with Phase 1 of the design. Completion of the first phase will result in a more accurate estimate of the funding that will be needed to complete the second phase. Staff will be returning to City Council during the summer of 2009 for approval of Phase 2.

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

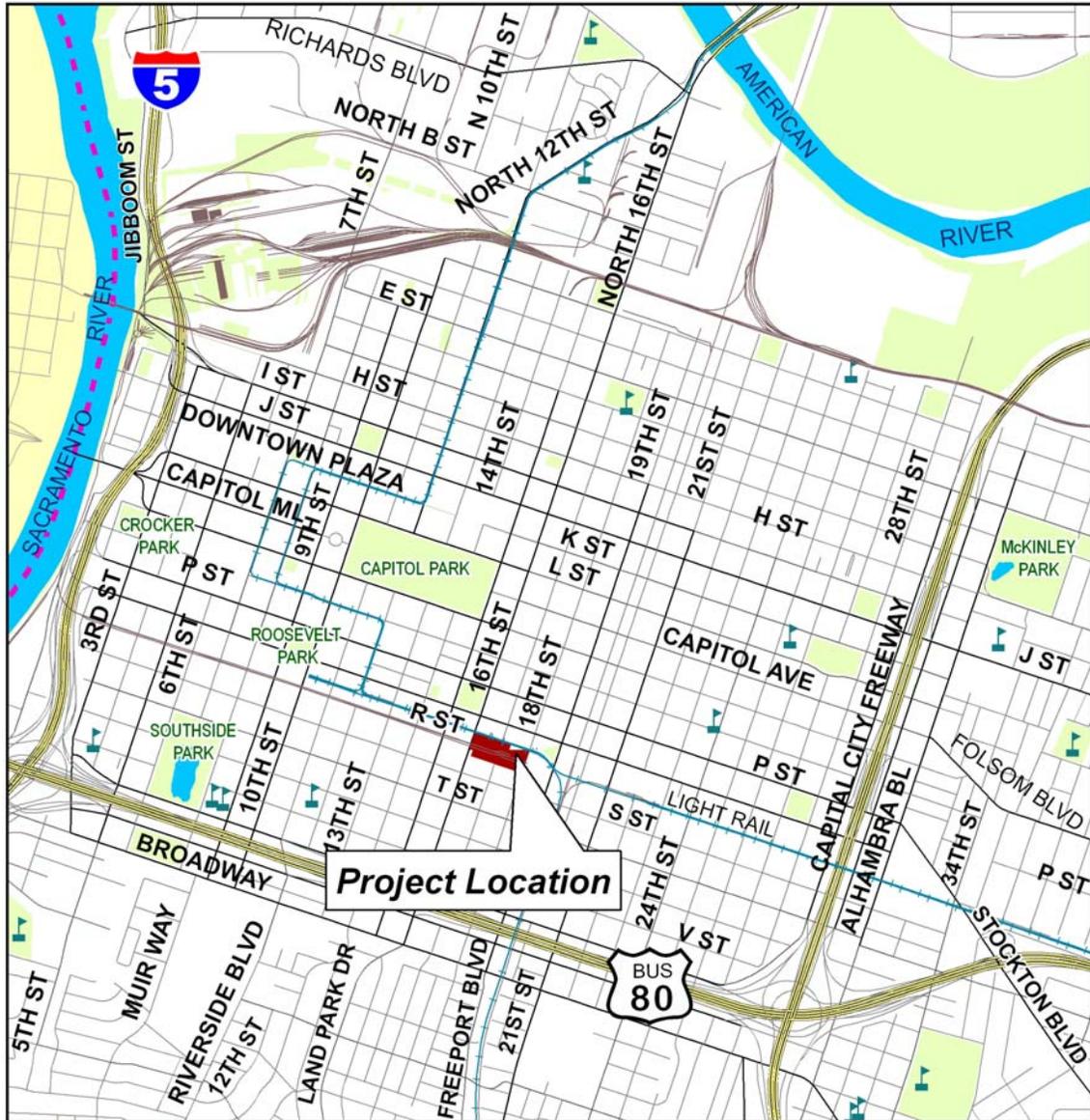
Section 1. The City Manager is authorized to execute a Professional Services Agreement with Mark Thomas & Company, Inc. for the R Street Market Plaza Project (T15068300) in an amount not to exceed \$495,092.

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Exhibit A: Map of R Street Market Plaza Project (T15068300) – 1 page

EXHIBIT A

Location Map for  
R Street Market Plaza Project  
(PN: TW76/T15068300)



Department of  
**TRANSPORTATION**  
City of Sacramento

Map Contact: S. Tobin  
Map Date: June, 2008

0 550 1,100 2,200 3,300 4,400  
Feet



