



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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Consent
 July 17, 2007

Honorable Mayor and
 Members of the City Council

Title: Contract: K Street Streetscape Project (KD71)

Location/Council District: K Street, between 7th and 12th streets, Council District 1

Recommendation: Adopt a **Resolution** authorizing the City Manager to award a contract to Walker Macy in the amount of \$602,400 to complete design refinement and construction documents necessary for phase one improvements of the K Street Streetscape project (KD71).

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

Presenters: N/A

Department: Economic Development

Division: Downtown Development

Organization No: 4451

Description/Analysis

Issue: On May 29, 2007, the City Council approved a K Street Streetscape design concept plan for the K Street Mall, between 7th and 12th streets, and St. Rose of Lima Park and allocated \$4 million of Merged Downtown Redevelopment tax increment funds for implementation of phase one improvements. Phase one improvements include the 700 block of K Street, St. Rose of Lima Park and relocation of the existing RT platform station on K Street to 7th Street.

In order to proceed with planning and construction of the project, the City issued a Request for Proposals (RFP) for landscape architecture firms to refine conceptual designs, for the corridor between 7th and 12th streets, and develop construction documents for phase one improvements. During design refinement, the consultant and City staff will work with all stakeholders through coordination with the City's Parks and Recreation Department, Downtown Sacramento Partnership (DSP) and Regional Transit (RT). Before commencing construction on the project, staff will return for City Council approval of the project's final design, a standard public facility improvement agreement with RT, and award of a construction contract.

The RFP was issued on May 18th of this year. The City received three proposals from the following landscape architecture firms:

1. Amphion Environmental Inc. (Amphion)
2. WRG Design Inc.
3. Walker Macy

The evaluation committee was made up of representatives from the City of Sacramento, including the Downtown Development and Urban Design divisions, RT and the DSP. The evaluation committee evaluated the proposals and chose to interview Amphion and Walker Macy. Following the interviews, the evaluation committee recommended Walker Macy for the work.

Staff is recommending awarding a contract to Walker Macy in the amount of \$602,400. Walker Macy was selected for their prime experience in urban planning and design of pedestrian malls, transit malls, civic plazas, and/or related streetscape improvement projects. In addition, Walker Macy demonstrated the strongest understanding of the K Street Streetscape project and its coordination elements. The contract is on file in the Office of the City Clerk.

Policy Considerations: Streetscape improvements to K Street and St. Rose of Lima, including relocation of the light rail station, are consistent with the Amended Merged Downtown Redevelopment Plan and 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, improving public safety and security, and providing pedestrian enhancements, thereby stimulating additional private investment in this Corridor.

Environmental Considerations: The K Street Streetscape Project is exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines 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. This exemption determination relies in part on the fact that the location of a RT light rail station on 7th Street, between K and L Streets, was evaluated in RT's March 2000 Downtown-Sacramento-Folsom Corridor Environmental Impact Report (EIR) and no potentially significant impacts were identified related to this station location.

Rationale for Recommendation: The 2005-2009 Merged Downtown Implementation Plan identified a number of projects and programs necessary to implement the Downtown Redevelopment Strategy and catalyze Downtown. Amongst those projects and programs is the K Street Streetscape. The recommended action in this report is necessary to further the implementation of the K Street Streetscape project.

This project will:

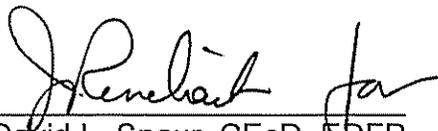
- Establish a strong urban aesthetic for the entire 7th through 12th street corridor;
- Set the stage for improved economic vitality;
- Create a compelling and inviting environment with updated street furniture, planting and pavement – removing existing blight;
- Promote a sense of safety with increased pedestrian lighting and enhanced visibility;
- Balance the K Street corridor by creating an “Urban Plaza” feel on the west end of K Street, similar to the successful 13th and K Street plaza on the east end; and
- Improve RT's operations by providing for one station location to serve multiple lines, including the recently completed Gold Line, and providing improved station facilities and passenger waiting areas.

Staff anticipates a bid for construction issued by late 2007, with construction beginning in early 2008.

Financial Considerations: The total budget for the contract scope is \$602,400. This agreement shall be funded by the K Street Streetscape Capital Improvement Project (KD71), in an amount not to exceed \$602,400. Funding for phase one of this project has been provided by the Redevelopment Agency because the City, as well as the Sacramento Regional Transit District, have no other source of funding available to undertake these improvements.

Emerging Small Business Development (ESBD): This contract meets the City's ESBD requirements.

Respectfully Submitted by: 
Leslie Fritzsche
Downtown Economic Development Manager

Approved by:  DS
David L. Spaur, CEcD, EDFP
Economic Development Director

Recommendation Approved:


Ray Kerridge
City Manager

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RESOLUTION NO.

Adopted by the Sacramento City Council

AWARD CONTRACT TO COMPLETE DESIGN REFINEMENT AND CONSTRUCTION DOCUMENTS NECESSARY TO COMPLETE PHASE ONE IMPROVEMENTS OF THE K STREET STREETScape PROJECT (KD 71)

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. Design concepts for K Street Streetscape Improvements on K Street Mall, between 7th & 12th streets, and St. Rose of Lima Park, which included relocation of the RT Station on K Street to 7th Street, were approved by City Council on May 29, 2007.
- D. Planned improvements to K Street's streetscape include new and consistent paving materials, street furniture, trash receptacles, landscaping, lighting, enhanced intersections, gateway elements, and 7th Street would be improved with the relocation of the RT light rail station..
- E. Streetscape improvements to K Street are consistent with the Amended Merged Downtown Redevelopment Plan and 2005-2009 Merged Downtown Redevelopment Plan.

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

- Section 1.** The City Manager is authorized to award a contract to Walker Macy, in an amount not to exceed \$602,400, to complete design refinement and develop construction documents for phase one improvements of the K Street Streetscape project. Funding for this project has been provided by the Redevelopment Agency of the City of Sacramento because the City has no other source of funding available to implement the project.

Section 2. All of the evidence presented having been duly considered, the findings, including the environmental findings regarding this action, as stated in the staff report that accompanies this resolution, are approved.

Section 3. Pursuant to Section 33445 of the Health and Safety Code of the State of California, the City further finds and determines that: (a)The streetscape improvements made to K Street Mall, between 7th and 12th streets will benefit the immediate neighborhood and project area by replacing dated street furniture, increasing pedestrian lighting, improving planting, standardizing pavement materials, and reducing crime; (b) The relocation of the RT station, including the mini-high platforms, to 7th Street will enhance station security by increasing light and visibility and creating a better controlled environment for public safety; (c) removal of the RT mini-high platforms from K Street will allow for installation of pedestrian amenities and better visibility for improved public safety; (d) No other reasonable means of financing this public improvement project in the Merged Downtown Redevelopment Project Area is available to the community; and (e)The payment of the cost for the planning for public streetscape improvements is consistent with the Implementation Plan and will assist in eliminating the following blighting conditions: dilapidated infrastructure along the K Street Mall.