

OFFICE OF THE CITY ADMINISTRATOR
2007 MARCH 27 11:32 AM

**REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND
AGENDA REPORT**

TO: Office of the City/Agency Administrator
ATTN: Deborah A. Edgerly
FROM: Community and Economic Development Agency
DATE: March 27, 2007

RE: A Resolution Awarding A Professional Services Contract For An Amount Not To Exceed \$80,000 To Bruce Jett Associates To Prepare A Concept Design And Preliminary Construction Drawings For Streetscape Enhancements in the Coliseum Redevelopment Project Area

SUMMARY

Staff requests the Redevelopment Agency approve a resolution authorizing the Agency Administrator to negotiate and execute a contract with Bruce Jett Associates for an amount not to exceed \$80,000 to prepare a concept design and preliminary construction drawings for pedestrian streetscape enhancements to South Coliseum Way from Hegenberger Avenue to the first (south-side) gate of the McAfee Coliseum, and to Edes Avenue from 85th Avenue to Hegenberger Road.

FISCAL IMPACT

The Coliseum Redevelopment Area will allocate \$80,000 of funds budgeted for the landscape streetscape designs of Edes Avenue and Coliseum Way budgeted in the *Fiscal Year 2005-07 Adopted Redevelopment Agency Budget*.

The total of \$80,000 will be transferred from Coliseum Redevelopment Area Operations Fund (9450), Coliseum Org (88659), Miscellaneous Services Account (53719), Coliseum-ORA Project (S82600).

BACKGROUND

South Coliseum Way fronts the City's largest and most prized sports complex and event center, while Edes Avenue houses several hotels that offer lodging for Coliseum and general Oakland visitors. Together these two roads comprise the City's most traveled path during sporting and other entertainment events at the Oracle Arena and the McAfee Coliseum. Enhancements are necessary to make the area more attractive to pedestrians and hotel guests, integrate the corridor both physically and aesthetically into a vibrant hotel and entertainment district, and increase the visibility of the Coliseum and Arena.

Streetscape enhancements to South Coliseum Way and Edes Avenue are also necessary to integrate the corridor with larger Coliseum Redevelopment efforts in the area. The Hegenberger East Streetscape Project runs perpendicular through the intersection of Hegenberger and Edes Ave / South Coliseum Way.

KEY ISSUES AND IMPACTS

The preliminary design development drawings and detailed cost estimates that will be completed under this contract will be used by the Agency to plan for the next stage of the South Coliseum Way and Edes Avenue Project, which will involve the creation of full construction drawings.

Consultant Selection Process

On November 27, 2006, the Agency issued a Request for Proposals (RFP) to streetscape design consultants, seeking proposals to work with a technical advisory committee (TAC) to develop designs for pedestrian streetscape enhancements to South Coliseum Way and Edes Avenue. The proposals were due on December 15, 2006. The Agency received proposals from six consultant teams. The Redevelopment Agency in cooperation with the Public Works Agency held interviews with all six teams that submitted proposals on December 15, 2006. The interview panel reviewed the qualifications and presentations of the consultant teams and evaluated them according to a broad range of criteria including adherence to the requested scope and budget, and experience with community participation, pedestrian-oriented improvements, and cost effective materials and construction methods. Evaluation points were assigned to the criteria and totaled for each consultant team. The members of the panel unanimously ranked the Bruce Jett Associates team first based on their ability to complete the requested scope within the project budget, their experience with community participation, and their past design work for similar projects.

Consultant Team

Bruce Jett Associates (SLBE) was founded in 1998. Bruce Jett, the firm's principal, has 18 years of experience in providing landscape architecture, urban design and planning services, while the firm's senior associate Manuel Quintero has 20 years in these disciplines. Bruce Jett Associates will lead an experienced consultant team composed of Sandis Engineering, Inc. (civil, surveying, and structural engineering, LBE), Zeiger Engineers (electrical and lighting engineering, SLBE), and Steve Batchelder (arborist). The consultant team is made up primarily of Oakland-based firms. The City's Contract Compliance Division has reviewed the consultant team proposal and has determined that they are in compliance with the City's LBE/SLBE goals.¹

PROJECT DESCRIPTION

The South Coliseum Way portion of the Streetscape Project may include new ornamental streetlights, decorative banners, and trees. These improvements will support area destinations such as the McAfee Coliseum and Arena in Oakland, Hegenberger Gateway Shopping Center,

¹ See Attachment A for City of Oakland Contract Compliance review of all six respondents.

and the Oakland Truck Center. The Edes Avenue portion of the Streetscape Project may include new ornamental streetlights with landscaped sidewalks, decorative banners, and trees. These improvements will support hotel development along Edes Avenue. Due to the differing character of South Coliseum Way and Edes Avenue, the streetscape segments will differ with regard to select improvements. In general, greater, more in-depth improvements will be targeted to Edes Avenue, since multiple businesses (i.e., hotels) front that road segment.

The City plans to use the consultant design guidelines to implement recommended improvements for both streetscape projects. In addition to City staff, this project will involve coordination with the local community, the Coliseum Commerce Center Advisory Committee (CCCAC), local merchants associations, Alameda County Flood Control, and Caltrans.

SUSTAINABLE OPPORTUNITIES

Economic

The pedestrian access plan created under this contract, if implemented, will catalyze economic development in the surrounding area as a result of improved pedestrian safety and access on Edes Avenue and South Coliseum Way.

Environmental

The pedestrian access plan created under this contract will focus on improving pedestrian access. If implemented, the plan will lead to increased pedestrian activity and transit ridership and will result in reduced dependency on automobiles within the surrounding community.

Social Equity

This project will have no impact on social equity.

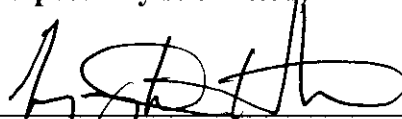
DISABILITY AND SENIOR CITIZEN ACCESS

The planning study being undertaken in this contract will directly address the issue of disability and senior citizen access as part of the analysis of pedestrian safety and access on South Coliseum Way and Edes Avenue. Any proposed improvements identified under the plan will be required to comply with state and federal accessibility requirements, including Federal ADA Accessibility Guidelines and the State of California's Title 24 Accessibility regulations.

ACTION REQUESTED OF THE COUNCIL AND AGENCY MEMBERS

Staff recommends that the Agency approve the resolution authorizing the Agency Administrator to negotiate and execute a contract with Bruce Jett Associates for an amount not to exceed \$80,000, to prepare a concept design and preliminary construction drawings for the South Coliseum Way and Edes Avenue Streetscape Project in the Coliseum Redevelopment Project Area.

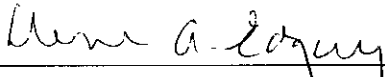
Respectfully submitted,



Gregory Hunter, Interim Director of
Redevelopment, Economic Development,
Housing and Community Development

Prepared by:
Rupa Parikh,
Urban Economic Analyst III
Hui Wang,
Urban Economic Analyst II

**APPROVED AND FORWARDED TO
THE COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE**



Office of the City/Agency Administrator

Attachment A

**City of Oakland
Contract Compliance Review**

Memo



Office of the City Administrator

Contract Compliance & Employment Services Division

To: Rupa Parikh, Community and Economic Development Agency
From: Shelley Darensburg, Contract Compliance Officer, CC&ES Division
Through: Deborah Barnes, CC&ES Manager *Deborah Barnes*
Cc: File
Date: March 14, 2007
Re: Compliance Analysis: South Coliseum Way and Edes Avenue Streetscapes Design Project

Contract Compliance & Employment Services reviewed five (5) proposals received in response to the above referenced project. Below is the outcome of our compliance evaluation for the twenty percent (20%) minimum participation requirement and a preliminary review for compliance with the Equal Benefits Ordinance.

The L/SLBE findings are as follows:

	Company Name	Bid Amount (If Applicable)	Proposed Participation			Preferences			Banked Credits Eligibility?	EBO Compliant? (Y/N)
			Total L/SLBE	LBE	SLBE	Total Credited	Adjusted Bid Amount	Points		
1	Amphion, Inc.	\$79,975	39%	0%	39%	39%	N/A	3	0	Y
2	Bellecci & Associates	\$80,000	0%	0%	38%	38%	NA	3	0	Y
3	Bruce Jett Associates	\$79,720	91%	21%	70%	91%	N/A	5	2	N
3	Dillingham Associates	\$78,455	20.62%	6.37%	14.25%	20.62%	NA	2	0	Y
4	Golden Associates	\$91,364	0%	0%	100%	100%	NA	5	2	Y
5	Robert La Rocca & Associates, Inc.	\$80,000	94%	33%	61%	51%	NA	4	0	Y

As noted above, all of the firms met or exceeded the 20% requirement. All firms are EBO compliant except Bruce Jett Associates. Bruce Jett Associates will have to come into compliance prior to contract execution.

If you have questions or need additional information, please contact Vivian Inman, Contract Compliance Officer, at 238-7325.

Contract Compliance and Employment Services Evaluation Form

Project No.: S82600

Project Name: South Coliseum Way and Edes Avenue Streetscapes Design Project

Contractor: Amphion, Inc.

Contractor's Bid Amount: \$79,975

1. Did the 20% requirements apply? **Yes**

2. Did the contractor meet the 20% requirement? **Yes**

a) % of LBE **0%**

b) % of SLBE **39%**

3. Did the contractor receive preference points?
(If yes, list the points received) **Yes**
3

4. Additional Comments.

5. Date evaluation completed and returned to Contract Admin./Initiating Dept. 3/14/2007

Reviewing

Officer: Shelley Darenburg

Date: 3/14/2007

Approved By: Deborah Berner

Date: 3/14/07

LBE/SLBE Participation Amphion, Inc.

Project Name: South Coliseum Way and Edes Avenue Streetscapes Design Project

Project No.: S82600		Engineers Est:				r/Over Engineers Estimate:					
Discipline	Prime & Subs	Location	Cert. Status	LBE	SLBE	Total L/SLBE	Total Dollars	For Tracking Only (Self-Reported)			
								Ethn.	MBE	WBE	
PRIME Urban Design Elec. Eng.	Amphion, Inc.	Oakland	CB		31,575	31,575	31,575	C			
	MD Fotheringham	SF	UB				35,500	C			
	Harry A. Yee & Associates	Sacramento	UB				12,900	C			
Project Totals				\$0	\$31,575	\$31,575	\$79,975		\$0	\$0	
				0%	39%	39%	100%		0.0%	0%	
Requirements: The 20% requirements is a combination of 10% LBE and 10% SLBE participation. An SLBE firm can be counted 100% towards achieving 20% requirements.				LBE 10%	SLBE 10%	Total L/SLBE		Ethnicity AA = African American AP = Asian Pacific Islander C = Caucasian H = Hispanic NA = Native American NL = Not Listed			
Legend				LBE = Local Business Enterprise SLBE = Small Local Business Enterprise Total LBE/SLBE = All Certified Local and Small Local Businesses NPLBE = NonProfit Local Business Enterprise NPSLBE = NonProfit Small Local Business Enterprise				UB = Uncertified Business CB = Certified Business MBE = Minority Business Enterprise WBE = Women Business Enterprise			

Contract Compliance and Employment Services Evaluation Form

Project No.: S82600

Project Name: South Coliseum Way and Edes Avenue Streetscapes Design Project

Contractor: Bellecci & Associates Inc.

Contractor's Bid Amount: \$80,000

1. Did the 20% requirements apply? Yes

2. Did the contractor meet the 20% requirement? Yes

- a) % of LBE 0%
- b) % of SLBE 38%

3. Did the contractor receive preference points? Yes
(If yes, list the points received) 3

4. Additional Comments.

5. Date evaluation completed and returned to Contact Admin./Initiating Dept. 3/14/2007

Reviewing
Officer: Shelley Darenburg

Date: 3/14/2007

Approved By: Debra of Barai

Date: 3/14/07

LBE/SLBE Participation Bellecci & Associates Inc.

Project Name: South Coliseum Way and Edes Avenue Streetscapes Design Project

Project No.: S82600		Engineers Est:				/Over Engineers Estimate:					
Discipline	Prime & Subs	Location	Cert. Status	LBE	SLBE	Total L/SLBE	Total Dollars	For Tracking Only (Self-Reported)			
								Ethn.	MBE	WBE	
PRIME Landscape/Urban Design	Bellecci & Associates Inc. PGA Design, Inc.	Pleasanton Oakland	UB CB		30,000	30,000	50,000 30,000	C			
								C		30,000	
Project Totals				\$0 0%	\$30,000 38%	\$30,000 38%	\$80,000 100%		\$0 0.0%	\$30,000 38%	
Requirements: The 20% requirements is a combination of 10% LBE and 10% SLBE participation. An SLBE firm can be counted 100% towards achieving 20% requirements.				LBE 10%	SLBE 10%	Total L/SLBE		Ethnicity AA = African American AP = Asian Pacific Islander C = Caucasian H = Hispanic NA = Native American NL = Not Listed			
Legend LBE = Local Business Enterprise SLBE = Small Local Business Enterprise Total LBE/SLBE = All Certified Local and Small Local Businesses NPLBE = NonProfit Local Business Enterprise NPSLBE = NonProfit Small Local Business Enterprise				UB = Uncertified Business CB = Certified Business MBE = Minority Business Enterprise WBE = Women Business Enterprise							

Contract Compliance and Employment Services Evaluation Form

Project No.: S82600

Project Name: South Coliseum Way and Edes Avenue Streetscapes Design Project

Contractor: Bruce Jett Associates

Contractor's Bid Amount: \$79,720

1. Did the 20% requirements apply? Yes

2. Did the contractor meet the 20% requirement? Yes

a)	% of LBE	<u>21%</u>
b)	% of SLBE	<u>70%</u>

3. Did the contractor receive preference points?
(If yes, list the points received) Yes
5

4. Additional Comments.

5. Date evaluation completed and returned to Contact Admin./Initiating Dept. 3/14/2007

Reviewing Officer: Shelley Darenburg

Date: 3/14/2007

Approved By: Robert Brown

Date: 3/17/07

LBE/SLBE Participation

Bruce Jett Associates

Project Name: **South Coliseum Way and Edes Avenue Streetscapes Design Project**

Project No.: S82600		Engineers Est:				/Over Engineers Estimate:					
Discipline	Prime & Subs	Location	Cert. Status	LBE	SLBE	Total L/SLBE	Total Dollars	For Tracking Only (Self-Reported)			
								Ethn.	MBE	WBE	
PRIME Civil Engineer Elec. Eng. Arborist Artist	Bruce Jett Associates	Oakland	CB		51,675	51,675	51,675	C			
	Sandis	Oakland	CB	16,845		16,845	16,845	C			
	Zeiger	Oakland	CB		4,300	4,300	4,300	C			
	Stephen Batchelder	Crockett	UB				1,900	C			
	TBD	TBD	TBD				5,000				
Project Totals				\$16,845	\$55,975	\$72,820	\$79,720		\$0	\$0	
				21%	70%	91%	100%		0.0%	0%	
Requirements: The 20% requirements is a combination of 10% LBE and 10% SLBE participation. An SLBE firm can be counted 100% towards achieving 20% requirements.				LBE 10%	SLBE 10%	Total L/SLBE		Ethnicity AA = African American AP = Asian Pacific Islander C = Caucasian H = Hispanic NA = Native American NL = Not Listed			
Legend				LBE = Local Business Enterprise SLBE = Small Local Business Enterprise Total LBE/SLBE = All Certified Local and Small Local Businesses NPLBE = NonProfit Local Business Enterprise NPSLBE = NonProfit Small Local Business Enterprise				UB = Uncertified Business CB = Certified Business MBE = Minority Business Enterprise WBE = Women Business Enterprise			

Contract Compliance and Employment Services Evaluation Form

Project No.: S82600

Project Name: South Coliseum Way and Edes Avenue Streetscapes Design Project

Contractor: Dillingham Associates

Contractor's Bid Amount: \$78,455

1. Did the 20% requirements apply? Yes

2. Did the contractor meet the 20% requirement? Yes

a) % of LBE 6.37%

b) % of SLBE 14.25%

3. Did the contractor receive preference points? Yes
(If yes, list the points received) 2

4. Additional Comments.

5. Date evaluation completed and returned to Contact Admin./Initiating Dept. 3/14/2007

Reviewing

Officer: Shelley Darenburg

Date: 3/14/2007

Approved By: Deborah Baran

Date: 3/14/07

LBE/SLBE Participation Dillingham Associates

Project Name: **South Coliseum Way and Edes Avenue Streetscapes Design Project**

Project No.: S82600		Engineers Est:				r/Over Engineers Estimate:					
Discipline	Prime & Subs	Location	Cert. Status	LBE	SLBE	Total L/SLBE	Total Dollars	For Tracking Only (Self-Reported)			
								Ethn.	MBE	WBE	
PRIME	Dillingham Associates	Berkeley	UB				42,775	C			
Civil Eng.	CSG Consultants, Inc.	San Mateo	UB				6,500	NL			
Elec. Engineer	Zeiger Engineers	Oakland	CB		5,180	5,180	5,180	C			
Graphic Designer	Daniel Quan Designs	Oakland	CB		6,000	6,000	6,000	AP	6,000		
Land Surveyor	Sam Kushner	Oakland	UB				13,000	C			
Traffic Consultant	Dowling Associates	Oakland	CB	5000		5,000	5,000	H	5,000		
Project Totals				\$5,000	\$11,180	\$16,180	\$78,455		\$11,000	\$0	
				6.37%	14.25%	20.62%	100%		14.0%	0%	
Requirements: The 20% requirements is a combination of 10% LBE and 10% SLBE participation. An SLBE firm can be counted 100% towards achieving 20% requirements.				LBE 10%	SLBE 10%	Total L/SLBE		Ethnicity AA = African American AP = Asian Pacific Islander C = Caucasian H = Hispanic NA = Native American NL = Not Listed			
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Contract Compliance and Employment Services Evaluation Form

Project No.: S82600

Project Name: South Coliseum Way and Edes Avenue Streetscapes Design Project

Contractor: Golden Associates

Contractor's Bid Amount: \$91,364

1. Did the 20% requirements apply? Yes

2. Did the contractor meet the 20% requirement? Yes

a) % of LBE 0%

b) % of SLBE 100%

3. Did the contractor receive preference points?
(If yes, list the points received) Yes
5

4. Additional Comments.

5. Date evaluation completed and returned to Contact Admin./Initiating Dept. 3/14/2007

Reviewing
Officer: Shelley Darenburg

Date: 3/14/2007

Approved By: Deborah Baran

Date: 3/14/07

LBE/SLBE Participation Golden Associates

Project Name: **South Coliseum Way and Edes Avenue Streetscapes Design Project**

Project No.: \$82600		Engineers Est:				/Over Engineers Estimate:					
Discipline	Prime & Subs	Location	Cert. Status	LBE	SLBE	Total L/SLBE	Total Dollars	For Tracking Only (Self-Reported)			
								Ethn.	MBE	WBE	
PRIME	Golden Associates	Oakland	CB		91,364	91,364	91,364	C		91,364	
Project Totals				\$0 0%	\$91,364 100%	\$91,364 100%	\$91,364 100%		\$0 0.0%	\$91,364 100%	
Requirements: The 20% requirements is a combination of 10% LBE and 10% SLBE participation. An SLBE firm can be counted 100% towards achieving 20% requirements.				LBE 10%	SLBE 10%	Total L/SLBE	Ethnicity AA = African American AP = Asian Pacific Islander C = Caucasian H = Hispanic NA = Native American NL = Not Listed				
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Contract Compliance and Employment Services Evaluation Form

Project No.: S82600

Project Name: South Coliseum Way and Edes Avenue Streetscapes Design Project

Contractor: Robert La Rocca & Associates, Inc.

Contractor's Bid Amount: \$80,000

1. Did the 20% requirements apply? Yes

2. Did the contractor meet the 20% requirement? Yes

a)	% of LBE	<u>33%</u>
b)	% of SLBE	<u>61%</u>

3. Did the contractor receive preference points?
(If yes, list the points received) Yes
5

4. Additional Comments.

5. Date evaluation completed and returned to Contact Admin./Initiating Dept. 3/14/2007

Reviewing

Officer:

Shelley Darenburg

Date: 3/14/2007

Approved By:

Robert Banner

Date: 3/14/07

LBE/SLBE Participation

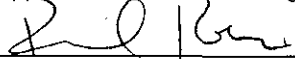
Robert La Rocca & Associates, Inc.

Project Name: South Coliseum Way and Edes Avenue Streetscapes Design Project

Project No.: S82600		Engineers Est:				Over Engineers Estimate:				
Discipline	Prime & Subs	Location	Cert. Status	LBE	SLBE	Total L/SLBE	Total Dollars	For Tracking Only (Self-Reported)		
								Ethn.	MBE	WBE
PRIME Civil/Traffic Eng. Survey Cost Estimates	Robert La Rocca & Associates,	Oakland	CB		36,000	36,000	36,000	C		
	DKS Associates	Oakland	CB	26,000		26,000	26,000	C		
	PLS Survey, Inc.	Oakland	CB		13,000	13,000	13,000	C		
	Saylor Consulting Group	Oakland	UB				5,000	C		
Project Totals				\$26,000	\$49,000	\$75,000	\$80,000		\$0	\$0
				33%	61%	94%	100%		0.0%	0%
Requirements: The 20% requirements is a combination of 10% LBE and 10% SLBE participation. An SLBE firm can be counted 100% towards achieving 20% requirements.				LBE 10%	SLBE 10%	Total L/SLBE		Ethnicity AA = African American AP = Asian Pacific Islander C = Caucasian H = Hispanic NA = Native American NL = Not Listed		
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2007 MAR 15 PM 3:26

Approved as to form and legality:


Agency Counsel

REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

A RESOLUTION AWARDING A PROFESSIONAL SERVICES CONTRACT FOR AN AMOUNT NOT TO EXCEED \$80,000 TO BRUCE JETT ASSOCIATES TO PREPARE A CONCEPT DESIGN AND PRELIMINARY CONSTRUCTION DRAWINGS FOR STREETScape ENHANCEMENTS IN THE COLISEUM REDEVELOPMENT PROJECT AREA

WHEREAS, the Five Year Implementation Plan for the Coliseum Redevelopment Project Area, adopted on December 7, 2004, encourages streetscape improvements to major streets within the Coliseum Redevelopment Project Area, which includes both South Coliseum Way and Edes Avenue; and

WHEREAS, the Agency prepared and distributed a Request for Proposals to design and engineering consultants, seeking a team to prepare a planning study and preliminary construction drawings for streetscape enhancements on South Coliseum Way and Edes Avenue; and

WHEREAS, the Agency received six responses to the Request for Proposals and an Agency Selection Committee interviewed all six of the respondents; and

WHEREAS, the Selection Committee unanimously recommended Bruce Jett Associates and their associated team to complete the analysis; and

WHEREAS, the Agency finds that the services provided pursuant to the agreement authorized hereunder are of a professional, scientific or technical nature and are temporary in nature; and

WHEREAS, the Agency finds that this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive service; and

WHEREAS, the proposed study area is within the boundaries of the Coliseum Redevelopment Project Area; and

WHEREAS, a total of \$80,000 in Coliseum Redevelopment Project funds were budgeted for landscape design services for the South Coliseum Way and Edes Avenue Streetscape Project in the *Fiscal Year 2005-07 Adopted Redevelopment Agency Budget*; and

WHEREAS, the Agency plans to cover the \$80,000 contract cost from Fund 9450 (Coliseum Operations), Org. 88659 (Coliseum Redevelopment), Account 53719 (Miscellaneous Services), Project S82600 (Coliseum); now, therefore, be it

RESOLVED: That the Agency Administrator or her designee is hereby authorized to negotiate and execute a contract for an amount not to exceed \$80,000 with Bruce Jett Associates for professional services to prepare preliminary construction drawings for streetscape enhancements to South Coliseum Way and Edes Avenue; and be it further

RESOLVED: That the Agency Administrator or her designee is hereby authorized to extend, amend (except as to increase compensation), and take whatever action is necessary with respect to this contract consistent with this Resolution and its basic purpose; and be it further

RESOLVED: That the contract shall be reviewed and approved by Agency Counsel for form and legality prior to execution, and a copy shall be placed on file with the Agency Secretary.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2007

PASSED BY THE FOLLOWING VOTES:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND CHAIRPERSON DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
Latonda Simmons
Secretary of the Redevelopment Agency
of the City of Oakland, California