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OFFICE OF THE CITY CLERK
OAKLAND

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

2010 SEP 16 PM 3:25

TO: Office of the Agency Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency.
DATE: September 28, 2010

RE: A Resolution Authorizing The Agency Administrator To Negotiate And Execute A Contract With Gates + Associates In An Amount Not To Exceed \$ 480,000 To Prepare Streetscape Plans And Design Documents For Martin Luther King Jr. Way And Peralta Street in West Oakland

SUMMARY

Staff requests the Redevelopment Agency approve a resolution authorizing the Agency Administrator to negotiate and execute a contract with Gates + Associates in an amount not to exceed \$ 480,000 to prepare a Streetscape Master Plan and Design Documents for both Martin Luther King Jr. Way (MLK Jr. Way) and Peralta Street in West Oakland.

FISCAL IMPACTS

The proposed action will have no impact on the General Fund. The cost of the professional services contract is not to exceed \$480,000. The West Oakland Project Area Committee (WOPAC) allocated \$600,000 for the MLK Jr. Way and Peralta Street Streetscape Design Project as part of its adopted FY 2008-2009 budget. The funds are available in Fund (9590), Account Number (54411), Project Number (S233510), and will be appropriated to a new project number to be determined.

BACKGROUND

Adopted in 2008, the *West Oakland Redevelopment Five- Year Implementation Plan* has set goals and priorities to improve streetscapes through out the West Oakland Redevelopment Area. These goals grew out of a series of discussions by WOPAC regarding streetscape improvements needed to improve public safety, functionality and aesthetics and to stimulate new development and redevelopment opportunities on adjacent properties that are presently vacant or underutilized. In 2008 WOPAC selected MLK Jr. Way and Peralta Street for the preparation of streetscape plans and design documents necessary to construct future improvements. Collectively the two streets encompass each of the three West Oakland Redevelopment Project Sub-areas of Prescott, Clawson McClymonds/ Bunche and West MacArthur Hoover.

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KEY ISSUES AND IMPACTS

Preparation of the MLK Jr. Way and Peralta Streetscape Master Plans will provide City staff the necessary information needed to apply for various grants that would be used to fund the recommended streetscape improvements. Normally these improvements might be financed with bonds backed by a tax increment dollar stream. Currently the West Oakland Redevelopment Area is not able to sell bonds based on a sound tax increment stream. This is because the redevelopment area is relatively new and also because the tax base has eroded over the last two years. Consequently, at least for the next two years, possibly longer, the Agency will need to rely on grants and other sources to support construction of public improvements and other redevelopment projects.

Consultant Selection Process

On April 2, 2010, the Agency issued a Request for Proposals (RFP) seeking proposals from urban design and landscape architectural firms to develop a Master Plan and Design Documents for streetscape improvement for MLK Jr. Way and Peralta Street in West Oakland. All proposals were due on April 30, 2010. A pre-proposal meeting was held in City Hall on April 7, 2010 and 18 firms attended the meeting. Seven consultant teams submitted proposals. The proposals were first reviewed by the City of Oakland's Department of Contracting and Purchasing to insure compliance with applicable City programs. All seven proposals were compliant and referred to the Office of Community and Economic Development for further review. On May 27, 2010 the Redevelopment Agency, in cooperation with the Public Works Agency and members of WOPAC, interviewed four teams. The interview panel reviewed the qualifications and presentations of the consultant teams and evaluated them according to a broad range of criteria, including their project management capacity, preparation of construction drawings, and experience with community participation. Evaluation points were assigned to the criteria and totaled for each consultant team. The Gates + Associates team received the highest score.

Consultant Team

Gates + Associates is a multi-disciplinary firm of landscape architects, urban designers, public meeting facilitators, and environmental planners. Although based in San Ramon, Gates will lead an experienced consultant team entirely composed of Oakland-based firms. Urban Design Consulting Engineers (SLBE) will serve as the civil engineer on the project. Dowling Associates (LBE) will serve as the team's traffic engineer. Zeiger Electrical Engineers (SLBE) will provide electrical engineering expertise on the project. PLS Surveys (WBE, SLBE) will conduct the necessary surveys for the project. The Department of Contracting and Purchasing reviewed the consultant team's proposal and has determined that it is in compliance with the City's LBE/SLBE goals.

PROJECT DESCRIPTION

MLK Jr. Way is currently dominated by the elevated I-980 freeway on the north, east and south with overpasses at each end of the street. The neighborhood to the west is largely residential. The

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street is wide and is fronted by residential properties and corner shops from block-to-block. Four travel lanes and parallel parking are continuous. Recommendations could involve slowing traffic by reducing lanes, providing for landscaped medians and even providing some diagonal parking. Additional landscaping and curb bulb-outs could be analyzed to provide a more pedestrian friendly environment.

Peralta is a very long street stretching almost two miles from the West Oakland BART station on the south to I-580 Freeway on the north. The street appears to have three distinct segments that might require different design solutions. The southern segment, between the West Oakland BART station and 18th Street, is a residential neighborhood lined with houses, schools and shops. The street is quite walkable. The middle segment between 18th and 30th is a “working street” lined with warehouses, former industrial buildings and vacant lots. The nature of these uses plus the large amount of truck traffic discourages pedestrian activity. The third segment stretches from 30th Street to I-580 and is a mixture of auto shops, new lofts, older homes, light industrial uses and vacant properties.

Working with the West Oakland community and WOPAC, the consultant team will develop a Master Plan and vision for the entire length of both MLK Jr. Way and Peralta within the West Oakland Project Area. In addition, they will prepare 100% construction drawings for selected blocks and or intersections on both streets that, upon completion, will be ready to bid for future construction. The planning and design effort will require two separate community workshops (one for each street) and a number of team meetings that are composed of staff and five members of WOPAC. Progress will be reported to WOPAC on a monthly basis.

The streetscape plans and construction drawings will focus on pedestrian safety, functionality, aesthetics and increasing the desirability of adjacent properties; using landscaping, street lighting, bulb outs, street furniture, paving, and lane and parking modifications to improve the quality of the street and the surrounding neighborhoods.

SUSTAINABLE OPPORTUNITIES

Economic: The implementation of this project would support long-term efforts to revitalize the West Oakland area by addressing problems related to the public safety and comfort of pedestrians and helping to improve private investment in the area.

Environmental: Improving the pedestrian environment would help reduce auto dependency and increase the public transit trips and encourage more walking. The project complements larger redevelopment efforts around the West Oakland BART station to create transit-oriented development that will include new residential and commercial uses easily accessed by public transit.

Social Equity: The Project, if implemented, would provide basic service levels and quality of life amenities to the community's residents, who are largely low-income.

DISABILITY AND SENIOR CITIZEN ACCESS

The streetscape plans and documents 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 both MLK Way and Peralta Street. Any proposed improvements identified under the plans 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 REDEVELOPMENT AGENCY

Staff recommends that the Agency approve the resolution authorizing the Agency Administrator to negotiate and execute a contract with Gates+ Associates for an amount not to exceed \$480,000, to prepare Streetscape Master Plan and Design Documents for both MLK Way and Peralta Street in West Oakland.

Respectfully submitted,




Walter S. Cohen, Director
Community and Economic Development Agency

Reviewed by:
Gregory Hunter, Deputy Director
Economic Development and Redevelopment

Prepared by:
Jeffrey Chew
West Oakland Redevelopment Manager

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE:



Office of the Agency Administrator

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Gates + Associates

Project Name: RFP for Streetscape Design for Martin Luther King Jr. Way & Peralta Street in the West Oakland Redevelopment Project Area

Project No.: NA		Engineer's Estimate				Under/Over Engineers Estimate:						
Discipline	Prime & Subs	Location	Cert. Status	LBE	SLBE	Total LBE/SLBE %	Total Percentages	For Tracking Only				
								Ethn	MBE	WBE		
PRIME	Gates + Associates	San Ramon	UB				60%	C		60%		
Civil Engineering	Urban Design Consulting Engineers	Oakland	CB		16%	16%	16%	AI	16%			
Land Survey	PLS Surveys, Inc.	Oakland	CB		6%	6%	6%	C		6%		
Lighting & Electrical	Zeiger Engineers	Oakland	CB		8%	8%	8%	C	8%			
Traffic Planning	Dowling Associates, Inc.	Oakland	CB	10%		10%	10%	C				
Project Totals				10%	30%	40%	100%		24%	66%		
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 LBE/SLBE	TOTAL %	Ethnicity AA = African American AP = Asian Pacific AI = Asian Indian C = Caucasian H = Hispanic NA = Native American O = Other 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								

DEPARTMENT OF CONTRACTING AND PURCHASING



Social Equity Division

PROJECT COMPLIANCE EVALUATION FOR :

Project No: NA

RE:

RFP for Streetscape Design for Martin Luther King Jr. Way & Peralta Street in the West Oakland Redevelopment Project Area

CONSULTANT/CONTRACTOR: Gates + Associates

<u>Engineer's Estimate:</u>	<u>Contractors' Bid Amount</u>	<u>Over/Under Engineer's Estimate</u>
NA	NA	NA

Bid discounted amount: Discount/Preference Points:
N/A 4%

1. Did the 20% local/small local requirement apply: **YES**
2. Did the contractor meet the 20% requirement **YES**
 - a) % of LBE 10%
 - b) % of SLBE 30%

3. Did the contractor receive bid discount/preference points? **YES**
(If yes, list the points received) **4 points**

5. Additional Comments.

6. Date evaluation completed and returned to Contract Admin./Initiating Dept.

5/21/2010

Date

Reviewing Officer:

Spencer Hoag

Date:

5/21/10

Approved By:

Shelley Orensberg

Date:

5/24/10

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APPROVED AS TO FORM AND LEGALITY

AGENCY COUNSEL

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION NO. _____ C.M.S.

A AGENCY RESOLUTION AUTHORIZING THE AGENCY ADMINISTRATOR TO NEGOTIATE AND EXECUTE A CONTRACT WITH GATES + ASSOCIATES IN AN AMOUNT NOT TO EXCEED \$ 480,000 TO PREPARE STREETScape PLANS AND DESIGN DOCUMENTS FOR MARTIN LUTHER KING JR. WAY AND PERALTA STREET IN WEST OAKLAND

WHEREAS, the Five Year Implementation Plan for the West Oakland Redevelopment Project Area, adopted on November 18, 2008, encourages streetscape improvements to major streets within the West Oakland Redevelopment Project Area, which includes MLK Jr. Way and Peralta Street; and

WHEREAS, the Agency prepared and distributed a Request for Proposals to design consultants, seeking a team to prepare streetscape plans and design documents for MLK Jr. Way and Peralta Street; and

WHEREAS, the Agency received seven responses to the Request for Proposals and an Agency Selection Committee interviewed four respondents; and

WHEREAS, the Selection Committee unanimously recommended Gates+ Associates and their associated team for the MLK Jr. Way and Peralta Street Streetscape Plans; and

WHEREAS, the Agency wishes to enter into a contract with Gates +Associates in an amount not to exceed \$480,000 for the preparation of streetscape plans and design documents for MLK Jr. Way and Peralta Street; and

WHEREAS, the Agency finds that the design contract will be for services of a professional nature, and the services under this contract will be temporary; and

WHEREAS, the Agency finds that the design contract will 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 West Oakland Redevelopment Project Area; and

WHEREAS, the contract's cost of \$480,000 will be allocated from West Oakland Redevelopment funds Fund (9590), Account (54411), Project (number to be determined) as budgeted and allocated in the adopted West Oakland Redevelopment Area FY 2008-09 Budget for this contract now, therefore, be it

RESOLVED: That the Agency authorizes the Agency Administrator or his designee to negotiate and execute a contract with Gates + Associates in an amount not to exceed \$480,000 to prepare streetscape plans and design documents for MLK Jr. Way and Peralta Street; and be it

FURTHER RESOLVED: That the Agency hereby allocates \$480,000 from West Oakland Redevelopment funds Fund (9590), Account (54411); Project (number to be determined) as budgeted and allocated in the adopted West Oakland Redevelopment Area FY 2008-09 Budget for this contract; and be it

FURTHER RESOLVED: That the Agency Administrator or his 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, _____, 2010

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

ATTEST

LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the City of Oakland