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OFFICE OF THE CITY CLERK  
OAKLAND

# REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

## AGENDA REPORT

2010 APR -1 PM 1:12

TO: Office of the Agency Administrator  
ATTN: Dan Lindheim  
FROM: Community and Economic Development Agency  
DATE: April 13, 2010

RE: **Agency Resolution Authorizing Negotiation and Execution of an Agreement With Golden and Associates to Prepare Design and Construction Drawings for the Coliseum BART Station Pedestrian Sidewalk, and for BART Plaza Enhancements in the Coliseum Redevelopment Project Area for A Total Amount Not to Exceed \$135,000**

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### SUMMARY

Staff requests that the Agency approve a resolution authorizing the Agency Administrator to negotiate and execute a contract with Golden and Associates for an amount not to exceed \$135,000, including contingency, to prepare design and construction drawings for pedestrian and plaza improvements and enhancements to the Coliseum BART Station, from 73<sup>rd</sup> to 71<sup>st</sup> Avenue, along San Leandro and Snell Streets, and at the Coliseum BART Station Plaza at Snell Street and 71<sup>st</sup> Avenue.

Council approval of the contract will leverage \$885,000 of Surface Transportation Program (STP) Transportation Enhancement (TE) funding to improve and refurbish the Coliseum BART Plaza and Pedestrian areas. The proposed design contract leverages the STP TE grant from the Alameda County Congestion Management Agency (ACCMA). The Council approved Resolution No. 78689 C.M.S. on January 17, 2006 authorizing the application for Surface Transportation Funds through the Metropolitan Transit Commission (MTC) Transportation for Livable Communities (TLC) Program for three transit oriented developments at three Oakland BART stations. The authorization of the proposed resolution implements the prior action and retains the STP TE funding in Oakland.

### FISCAL IMPACTS

Funding will be allocated from Coliseum Redevelopment Project Area funds budgeted for professional design services in the *Fiscal Year 2009-11 Redevelopment Agency Budget*. The total of \$135,000 will be expended from Coliseum Redevelopment Area Operations Fund (9450), Coliseum Org (88659), Miscellaneous Services Account (53730), Coliseum-ORA Project (S82600).

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## **BACKGROUND**

The Coliseum BART Station pedestrian areas welcome millions of visitors, Oakland residents, commuters and attendees to Coliseum Complex events every year. One of Oakland's most dynamic transportation centers, the Coliseum BART Station area is a multimodal location used by buses, rail, BART, bicycles, pedestrians and autos. Pedestrian paths and plaza areas along San Leandro Street and Snell Street between 71<sup>st</sup> and 73<sup>rd</sup> Avenues comprise an important gateway to Oakland, and one of the City's most traveled paths during over 200 sporting and entertainment events at the Oracle Arena and the Oakland Coliseum each year. Plaza and pedestrian sidewalk refurbishment and enhancements will make the area more attractive to pedestrians and visitors, integrate the area both physically and aesthetically into a vibrant transit village and entertainment district, and increase the visibility of the Coliseum and Arena.

Enhancements to the Coliseum BART Station plaza and sidewalk areas are also necessary to integrate the transit corridor with larger Coliseum Redevelopment efforts in the area. The nearby Coliseum BART Area Transit Village ("CTV") effort and the Lion Creek Crossings apartment project complement the Coliseum Transit Hub Streetscape Project adjacent to the proposed Coliseum BART Station Pedestrian and Plaza project. Many aspects of the Coliseum BART Station and plaza date back to the establishment of the BART system, and certain key components such as lighting and accessibility require improvements. In general, refurbishment and new improvements are planned for the sidewalks on San Leandro and Snell Streets and to the plaza area bounded by Snell Street, Access Street, 71<sup>st</sup> Avenue and 72nd Avenue, where multiple transit modes intersect, including AC Transit, BART, and the Air BART bus service from the Oakland International Airport.

### **Consultant Selection Process**

On December 18, 2009, the Agency issued a Request for Proposals ("RFP") to streetscape design consultants, seeking proposals to work with BART, the Oakland Redevelopment Agency and City of Oakland to develop designs and construction documents for pedestrian and plaza streetscape enhancements to the Coliseum BART Station Plaza and Pedestrian areas. The proposals were due on January 22, 2010. The Agency received proposals from three local consultant teams: Design Community and Environment, PGA Associates, and Golden Associates.

On January 22, 2010, the Redevelopment Agency, the Engineering and Construction Division and BART held cooperative interviews with the three consultant teams. The interview panel reviewed the qualifications, proposals and presentations of the consultant teams and evaluated them according to a broad range of criteria including adherence to the requested scope and budget, community participation approach, design of pedestrian-oriented improvements and multimodal synergy, and construction administration methods. The panel evaluated each proposal against specific criteria and points and totaled the scores to determine a final ranking.

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The panel unanimously ranked the Golden Associates team first, based on their readiness, ability to complete the requested scope within the project budget, their experience with community participation, and their past design work for similar projects such as the San Leandro Street Streetscape, known as the Coliseum Transit Hub.

### **Consultant Team**

Golden Associates is a Small Local Business Enterprise ("SLBE") that has over twenty years of experience providing professional services in the City of Oakland. Leslie Golden, the firm's principal, has extensive experience in providing landscape architecture, urban design and planning services, while the team engineer, who also acts as a project manager, has extensive experience in urban streetscape projects. Leslie Golden will lead an experienced consultant team made up of Oakland-based firms, composed of Urban Design Consulting Engineers, Inc. (a civil, surveying, and structural engineering, Local Business Enterprise ("LBE"), and Zeiger Engineers (an electrical and lighting engineering SLBE). The Contract Compliance Division has reviewed the consultant team and determined that they comply with the LBE/SLBE goals.

### **KEY ISSUES AND IMPACTS**

The refurbishment design and construction drawings and detailed cost estimates that will be completed under this contract will be used by the Agency to work with BART to construct the next stage of the Coliseum BART Station Pedestrian and Plaza Refurbishment Project, which will use State Transportation Improvement Program ("STIP") funding coordinated by the Alameda County Congestion Management Agency ("ACCMA"). The Agency and BART are under a tight timeline to deliver the project design and environmental approval by June 2011.

### **SUSTAINABLE OPPORTUNITIES**

**Economic:** The improved pedestrian access created under this contract, if implemented, will catalyze economic development in the surrounding area because of improved pedestrian safety and access at the Coliseum BART Station Pedestrian and Plaza areas.

**Environmental:** The pedestrian access created under this design contract will focus on improving pedestrian access and safety. If implemented, the design 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 direct impact on social equity, but continued investment in the Coliseum BART Station area as part of the overall Coliseum Transit Village effort will create an improved transit and neighborhood environment in a disadvantaged east Oakland area.

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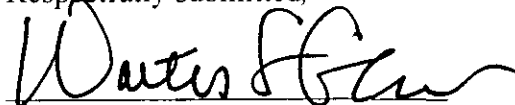
**DISABILITY AND SENIOR CITIZEN ACCESS**

The design development in this contract will directly address disabled and senior citizen access as part of the analysis of pedestrian safety and access in the Coliseum BART Station Pedestrian and Plaza areas. Any proposed improvements identified under the plan must comply with state and federal accessibility requirements, including Federal Americans with Disabilities Act 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 Golden and Associates for an amount not to exceed \$135,000, including contingency, to prepare the design and construction drawings for the Coliseum BART Station Pedestrian and Plaza Enhancement Project in the Coliseum Redevelopment Project Area.

Respectfully submitted,



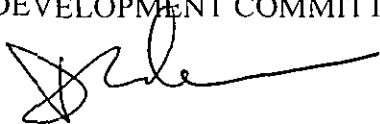
Walter S. Cohen, Director  
Community and Economic Development Agency

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

Reviewed by:  
Larry Gallegos  
Redevelopment Area Manager

Prepared by:  
Jay Musante  
UEA IV

APPROVED AND FORWARDED  
TO THE COMMUNITY AND ECONOMIC  
DEVELOPMENT COMMITTEE:



Office of the Agency Administrator

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Approved as to Form and Legality



Agency Counsel

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

Resolution No. \_\_\_\_\_ C.M.S.

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**AGENCY RESOLUTION AUTHORIZING NEGOTIATION AND EXECUTION OF AN AGREEMENT WITH GOLDEN AND ASSOCIATES TO PREPARE DESIGN AND CONSTRUCTION DRAWINGS FOR THE COLISEUM BART STATION PEDESTRIAN SIDEWALK AND FOR BART PLAZA ENHANCEMENTS IN THE COLISEUM REDEVELOPMENT PROJECT AREA FOR A TOTAL AMOUNT NOT TO EXCEED \$135,000**

**WHEREAS**, the Five Year Implementation Plan for the Coliseum Redevelopment Project Area, adopted on December 8, 2009, encourages intermodal transportation opportunities, and improvements to public facilities and infrastructure in residential, commercial and industrial areas, such as the area immediately surrounding the Coliseum BART station; and

**WHEREAS**, the Agency is proposing enhancements to transportation facilities, including the BART plaza, in the Coliseum BART Station Area, between 73<sup>rd</sup> to 71<sup>st</sup> Avenues along San Leandro Street and Snell Street, and at the Coliseum BART Station Plaza at Snell Street and 71<sup>st</sup> Avenue, within the boundaries of the Coliseum Redevelopment Project Area; and

**WHEREAS**, to improve transportation facilities in the Coliseum Redevelopment Project Area, the Agency prepared and distributed a Request for Proposals to design and engineering consultants, seeking a team to prepare a concept design and complete construction drawings for pedestrian and plaza enhancements at the Coliseum BART station on San Leandro and Snell Streets; and

**WHEREAS**, the Agency received three responses to the Request for Proposals, and a joint Agency and BART Selection Committee (the "Selection Committee") interviewed all three of the respondents; and

**WHEREAS**, the Selection Committee unanimously recommended Golden and Associates and their team to complete the design; and

**WHEREAS**, funding for the Agreement is available in the Coliseum Redevelopment Project Area operations fund; and

**WHEREAS**, Section 33445 of the California Health and Safety Code authorizes an agency to pay for the cost of installation or construction of publicly-owned facilities; and

**WHEREAS**, the requirements of the California Environmental Quality Act of 1970 ("CEQA"), the CEQA Guidelines as prescribed by the Secretary of Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been satisfied; 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; now, therefore, be it

**RESOLVED:** That the Agency Administrator or his designee is hereby authorized to negotiate and execute a contract for an amount not to exceed \$135,000, including contingency, with Golden and Associates for professional services to prepare design and complete construction drawings for Coliseum BART Pedestrian and Plaza enhancements; and be it

**FURTHER RESOLVED:** That the Agency Administrator or his designee is hereby authorized to extend, amend 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 cost of \$135,000, including contingency, shall be obtained from Fund 9450 (Coliseum Operations), Org. 88659 (Coliseum Redevelopment), Account 53730 (Miscellaneous Services), Project S82600 (Coliseum); and be it

**FURTHER RESOLVED:** That the Agency hereby finds and determines as follows:

1. That the funding, design and construction of the sidewalk and plaza improvements at the Coliseum BART Station will benefit the Coliseum Redevelopment Project Area by improving the appearance, accessibility and safety at the Coliseum BART Station; and
2. That the provision of the public improvements is necessary to effectuate the purposes of the Coliseum Redevelopment Plan; and

3. That no other reasonable means of financing the Coliseum BART sidewalk and plaza enhancements is available to the Agency other than Redevelopment Agency funding; and
4. That the use of tax increment funds from the Coliseum Redevelopment Project Area for the Coliseum BART sidewalk and plaza enhancements will assist in the elimination of blight and is consistent with the implementation plan adopted for the Coliseum Redevelopment Project Area; and be it

**FURTHER RESOLVED:** That the Agency has independently reviewed and considered this environmental determination, and the Agency finds and determines, based on the information in the staff report accompanying this Resolution, that this action complies with CEQA because this action on the part of the City is exempt from CEQA pursuant to Section 15301 (existing facilities) of the CEQA guidelines; and be it

**FURTHER RESOLVED:** That the Agency directs the Agency Administrator to file a Notice of Exemption and an Environmental Declaration (CA Fish and Game Code Sec. 711.4) with the County of Alameda; and be it

**FURTHER RESOLVED:** That the contract shall be reviewed and approved by Agency Counsel as to 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 - KERNIGHAN, NADEL, QUAN, DE LA FUENTE, BROOKS, REID, KAPLAN, AND  
CHAIRPERSON BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST:

\_\_\_\_\_  
LATONDA SIMMONS  
Secretary of the Redevelopment Agency  
of the City of Oakland, California