



Legislation Text

File #: 003582, **Version:** 1

Subject: Downtown Streetscape Design Project
From: Community and Economic Development Agency
Recommendation: Adopt an Agency Resolution authorizing a professional services agreement with RHL Design Group for an amount not to exceed \$400,000 to produce downtown streetscape design documents for the Broadway sidewalk improvements from 17th to 20th Streets, redesign on 15th Street to Franklin Street, design of Latham Square, and BART vaults at 13th and 11th Streets
CITY OF OAKLAND
AGENDA REPORT

TO: Office of the City Manager/Agency Administrator 2003MAY29 PM 1:42
ATTN: Robert C. Bobb
FROM: Community and Economic Development Agency
DATE: June 10, 2003

RE: RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH RHL DESIGN GROUP FOR AN AMOUNT NOT TO EXCEED \$400,000 TO PRODUCE DOWNTOWN STREETScape DESIGN DOCUMENTS FOR BROADWAY SIDEWALK IMPROVEMENTS FROM 17 TH TO 20TH STREET, REDESIGN OF 15TH STREET TO FRANKLIN STREET, AND DESIGN OF LATHAM SQUARE AND BART VAULTS AT 13 TH AND 11TH STREETS

SUMMARY

A resolution has been prepared that would authorize a design contract with RHL Design Group in an amount not to exceed \$400,000. Design work will include the preparation of design and construction drawings for Phase III -Latham Square and Broadway Improvements.

The Latham Square and Phase III Broadway improvements promise to revitalize a prominent portion of the downtown. The contractor will develop schematic designs for stakeholder review and ultimately will produce bid documents for sidewalk and street enhancements along Broadway. Key elements include: (1) the sidewalks from 17th to 20th street on Broadway; (2) redesign of Latham Square streamlining in traffic merging; and (3) upgrade to the 15th street intersection which includes removal of traffic islands, re-engineering of intersections, and revision of signalization and creation of an improved pedestrian link between City Center, Frank H. Ogawa Plaza and the Uptown Area.

Construction funding will come from Measure B Funds and Agency carry forward savings from the 14th and Broadway Transit Center. A third potential source of funding is the Alameda County Congestion Management Authority (CMA). A \$3,000,000 grant application has been made to the CMA. A determination of grant recipients is expected by September 2003.

FISCAL IMPACT

The proposed contract sum is not to exceed \$400,000. Funding is available from the ORA Liability/Contingency fund, 14th and Broadway Transit Center Project. (Fund 9526, Project P1283 10).

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BACKGROUND

Broadway is the most prominent street in Downtown Oakland and it is heavily used by pedestrians for BART access, AC Transit, and downtown businesses. For several years business and government leaders have been calling for upgrades to the streetscape.

In October 2000, the City Council approved a Schematic Master Plan for Broadway and adopted it as a guide for future streetscape improvements. This plan called for new sidewalks, benches, bus shelters, trees, public art, BART station improvements, and the expansion and re-design of Latham Square.

In spring 2002, the City installed the first phase of streetscape improvements, which centered around 14th and Broadway. Phase Two, which includes several new blocks along Broadway, is scheduled to go to bid in September 2003 with construction to commence in early 2004.

In August 2002, the Agency issued a RFP for the third phase of streetscape improvements which include: (1) Latham Square; (2) new Broadway sidewalks from 17th to 209 Streets; and (3) improvements to BART entries. The scope of work identified in the RFP was derived from the Schematic Master Plan for Broadway, which was approved by the City Council in October 2002.

A selection panel reviewed the proposals and interviewed the competing design teams. The firms submitting proposals included: SZFM Design, Rajappan and Meyer, SFE, Avila-Tom Architects and RHL Design Group. RHL Design Group was judged to have the superior proposal, due to the strength, composition and expertise of their team. The Office of Contract Compliance has verified that the RHL Design team meets all of the City/Agency's LBE/SLBE requirements.

KEY ISSUES AND IWACTS

RHL Design Group's scope of work will include the preparation of design and construction drawings for Phase III of the downtown streetscape improvements. Scope includes:

A. Develop sidewalks, curb ramps and street enhancements for Broadway

between 17' and 20' streets. This area requires new pavement and street trees to fill in gaps in sidewalk design and upgrade pedestrian areas. Consultant will prepare lighting and concept program design for the BART alley between Telegraph Avenue and Broadway. Important considerations will be staged construction and pedestrian accommodation.

B. Latham Square re-design and improvements including placement of a re-designed median. Concepts will be refined to improve the enlarged plaza with optimum space needs, sidewalk areas, and pedestrian amenities, and to consolidate crossings of Telegraph Avenue and Broadway. Important considerations will be utility impacts, stage construction and traffic handling.

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C. Re-design and improvements along Broadway from 15' Street to Franklin Street. The purpose of this is to reduce the number of signals and pedestrian crossings to improve traffic flow and safety. At the same time aesthetic improvements will better integrate the project into the overall visual character of this important crossroads. Important considerations will be utility impacts, stage construction and pedestrian accommodation.

D. BART entry modifications at 11' and 13' Streets. Two BART entries will be redesigned in order to create additional sidewalk for improved pedestrian access and aesthetics.

The professional services provided by the consulting team include all necessary tasks required for the successful civil engineering, architectural and landscape design of this project. They have also included in their scope public meetings and project coordination meetings with the required transit and utility agencies. Agency staff is also coordinating with the Craft and Cultural Arts Department in developing a Public Art request for proposals. The RHL scope will also include project coordination meetings with the public artist(s).

Maintenance Issues:

One of the Agency's areas of specific concern is the deterioration that has occurred above the BART stations at 14th Street and Broadway. Heavy pedestrian usage of these sidewalks along with heavy chewing gum and drink spillage on the sidewalks have left new concrete surfaces severely scarred and aged in a very short period of time. Severe staining has occurred in and around seating areas. Existing sidewalk sweeping equipment is ineffective in removing the gum and staining.

Earlier this year gum removal and a thorough cleaning restored the sidewalks at 14th street and

Broadway to a clean and presentable condition. Within 2 months, there was again severe staining. Staff is currently coordinating with Public Works to identify options for future cleaning, as well as discussing appropriate material that will disguise stains and minimize the cleaning requirements.

Design Refinements and Sidewalk Cracking

Staff recently undertook a review of the the Phase I - 14'h and Broadway Transit Center sidewalk installation in order to identify possible refinements in concrete color/finish that are more effective in disguising or subduing the heavy staining. Alternate options include a refinement in concrete color selection and selection of a different type of finish, (e.g. broom, float, washed, sandblasted.) Staff will work with the consultant to identify alternative finish selections, complementary to the Phase I improvements within a comparable price range. It should be noted that even the most expensive and elegantly detailed concrete sidewalks cannot withstand the sustained heavy traffic and related staining observed at this location.

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One of the main technical challenges in performing sidewalk replacement along this stretch of Broadway is the existence of basement spaces beneath the sidewalk. The basement spaces present a challenge in terms of waterproofing membrane detailing. The sidewalks also contain basement access hatches, utility boxes and tree wells which penetrate the concrete. This nearly ensures that sidewalk cracking will occur. Typical sidewalk design includes the provision of expansion and control joints to control cracking. However, the design of the new sidewalks will include additional reinforcement detailing at stress points in concrete, (i.e. comers, tree wells, hatches) that will help in controlling sidewalk cracking.

Timetable

Under the current timeline, the design work would commence in July 2003.

Two separate bid packages are planned. It is anticipated that the Phase III Broadway sidewalk bid package will be completed in January 2004. Latham Square Bid Package is slated for completion in June 2004.

SUSTAINABLE OPPORTUNITIES

Economic: This project will support long-term efforts to create a vibrant pedestrian shopping district in the Latham Square area and benefit neighborhood serving retail.

Social Equity: This project will promote pedestrian activity in the downtown and provide visual, human scale amenities and public art for each passerby. The contractor meets the City's LBE/SBE requirements.

Environmental: Recycled content materials will be incorporated into the project.

DISABILITY AND SENIOR CITIZEN ACCESS

The work will be completed in accordance with all applicable state and Federal accessibility laws.

RECONMENDATION AND RATIONALE

Staff recommends approval of the proposed contract with RHL Design Group in an amount not to exceed \$400,000. The consultant team was judged to have assembled the best team, prepared the most responsive proposal and has satisfied all of the City's/Agency's hiring goals and requirements.

This project will provide many features which support and encourage shopping and utilization of transit services in the Downtown. This project will support long-term efforts to create a vibrant

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pedestrian shopping district in the Latham Square area with a linkage to the future proposed Telegraph streetscape improvements and the Uptown Project Area.

ACTION REQUESTED OF THE AGENCY

That the Agency approve the attached resolution authorizing the Agency Administrator to enter into a contract with RHL Design Group in an amount not to exceed \$400,000, to provide construction drawings, specifications, bid support and construction administration services for Phase III of the Downtown Streetscape Improvements.

Respectfully submitted,

City Manager for the Community
and Economic Development Agency

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC DEVELOPMENT
COMMITTEE:

Prepared by:
George Dumey

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Community and Economic Development Committee
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REDEVELOPMENT AGENCY OF THE CITY OF
OAKLAND
OFFICE OF THE CITY CLERK
OAKLAND
RESOLUTION No. C-M--'@003MAY29 PM 1:42

RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH RHL DESIGN GROUP FOR AN AMOUNT NOT TO EXCEED \$400,000 TO PRODUCE DOWNTOWN STREETScape DESIGN DOCUMENTS FOR BROADWAY SEDEWALK IMPROVEMENTS FROM 17 TH TO 20TH STREETS, REDESIGN OF 15TH STREET TO FRANKLIN STREET, AND DESIGN OF LATHAM SQUARE AND BART VAULTS AT 13TH AND 11TH STREETS.

WHEREAS, The Agency desires to proceed with the third phase of a comprehensive project to design and build streetscape improvements along Broadway and Latham Square in downtown Oakland to improve the physical appearance and identity, public safety, and pedestrian amenities for the area; and

WHEREAS, On January 10, 2003, the Alameda County Transportation Improvement Authority's Work Program Committee approved the Agency's request for Measure B funds (Alameda County's 1/2 Cent sales tax for transportation related projects) for the Oakland Downtown Streetscape construction; and

WHEREAS, in August 2002, the Agency issued a Request for Proposals to consultants for the design and preparation of bid documents for the third phase of the Oakland Downtown

Streetscape improvements consisting of improvements to: (1) Broadway sidewalks from 17" to 20' Streets; (2) Design of Latham Square and redesign of 15' Street to Franklin Street; and (3) BART vault entries at 13'h and I 1" streets; and

WHEREAS, as part of the design contract, the Agency will have consultant per-form required environmental studies and secure further environmental clearances where required prior to authorizing the implementation of streetscape improvements for Broadway and Latham Square; and

WHEREAS, the Agency received 5 responses, and a selection panel reviewed all the proposals/qualifications and inter-viewed all the respondents; and

WHEREAS, the selection panel judged that RHL Design Group had the superior proposal due to the strength, composition and expertise of their team; and

WHEREAS, the services provided pursuant to the agreement authorized hereunder are of a professional, scientific or technical nature and are temporary in nature;
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WHEREAS, this contract shall not result in the loss of employment of salary by any person having permanent status in the competitive service; and

WHEREAS, the Agency has determined that the design and preparation of bid documents for this project is exempt from the California Environmental Quality Act (CEQA) because it is a planning and feasibility study under CEQA Guidelines Statutory Exemption 15262 - Planning and Feasibility Studies;

WHEREAS, funding in the amount of \$400,000 is available in the 14' and Broadway Transit Center project; Fund 9526, Org 94800, Project P128310 for the production of design and bid documents; now, therefore, be it

RESOLVED: That the Agency Administrator is hereby authorized to negotiate and execute a contract with RHL Design Group for an amount not to exceed \$400,000, to design and prepare construction bid documents for streetscape improvements for the third phase of the Oakland Downtown Streetscape improvements and related services as described in Ns Resolution; 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 will be reviewed and approved by the City Attorney for form and legality prior to execution, and a copy will be available at the Office of the

Agency Secretary.

IN Agency, OAKLAND, CALIFORNIA, .., 2003

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, NADEL, REID, WAN, QUAN, and PRESIDENT DE LA FUENTE

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ATTEST: I 0
CEDA FLOYD

Secretary of the Redevelopment Agency
of the City of Oakland, California

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