



**CITY OF SALINAS
COUNCIL STAFF REPORT**

DATE: OCTOBER 22, 2019
DEPARTMENT: PUBLIC WORKS, TRAFFIC AND TRANSPORTATION DIVISION
FROM: DAVID JACOBS, PUBLIC WORKS DIRECTOR
BY: ANDREW EASTERLING, TRAFFIC ENGINEER
TITLE: MAIN STREET STREETScape PROJECT

RECOMMENDED MOTION:

A motion to:

- Approve plans and specifications for the Main Street Streetscape Project; Project No. 9230; and
- Authorize the issuance of an Invitation to Bidders, with bids to be opened on December 3, 2019.

RECOMMENDATION:

It is recommended that City Council approve a Resolution approving plans and specifications for the Main Street Streetscape Project, Project No. 9230; and authorizing issuance of the Invitation to Bidders, with bids to open on December 3, 2019.

EXECUTIVE SUMMARY:

The Salinas City Council adopted the Downtown Vibrancy Plan in 2015 and approved the Main Street Master Plan (Attachment 2) in October 2017. The Council allocated \$1.1 million in measure X funds towards the administration, design and engineering support for the Main Street Streetscape Project. Construction Documents are now complete and ready to bid. Staff recommends that City Council approve a Resolution approving plans and specifications for the Main Street Streetscape Project, Project No. 9230; and authorizing issuance of the Invitation to Bidders, with bids to open on December 3, 2019.

BACKGROUND:

The Salinas City Council adopted the Downtown Vibrancy Plan in 2015 and approved the Main Street Master Plan in October 2017. The Council allocated \$1.1 million in measure X funds towards the administration, design and engineering support for the Main Street Streetscape Project.



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Kimley-Horn and Associates assisted the City in developing the Main Street Master Plan and has a Master Service agreement with the City approved under Resolution Number 2127. Shortly after, a professional services agreement was successfully negotiated and secured with Kimley-Horn and Associates.

On April 4, 2018, staff conducted a Main Street Community Open House event at CSUMB at Salinas City Center. The meeting presented preliminary plans from Kimley-Horn and was comprised of four presentations (two from consultants and two from City staff). Staff received public feedback on the design and took note of concerns specifically related to the landscape and public amenity design. The decision was made to bring on a new addition to Main Street Streetscape team to assist with the quality of the design of the landscape and public amenity design.

Joni L Janecki & Associates Inc (JLJA) was selected as the most qualified applicant by community development staff, public works staff and Salinas City Center Improvement Association (SCCIA) representatives. JLJA facilitated two additional community outreach events to gather public input to incorporate into the design review. The first meeting was Friday, September 7th, 2018, during the First Fridays event, where JLJA focused the patrons of downtown. The second meeting included three block meetings held on Wednesday, September 15th, 2018, targeting downtown merchants and stakeholders. JLJA also met with representatives from SCCIA to gather input on the long-term needs of SCCIA to own and maintain amenities proposed in the Main Street Plan. JLJA conducted a review of draft plans and made recommendations regarding the proposed trees, planting, waste receptacles, bike racks, bollards, benches, furniture and other amenities. Kimley-Horn and Associates secured JLJA's services as a sub-consultant and absorbed these costs within the original contract, as a result this decision little funding was reserved for engineering construction support to respond to request for information or contract change orders.

City staff has conducted another community meeting on November 15, 2018. The community meeting provided an overview of the updates to the landscape and public amenity design recommended by JLJA. The community meeting also discussed next steps and presented potential construction management strategies. City staff received input on what type of activities people want to see downtown both during and after construction. Attendees also provided input on construction management strategies that could be implemented to help promote the downtown during construction and maintain activity.

As Kimley Horn began to finalize design plans, staff recommended hiring a construction manager as a proactive step in providing value engineering and avoiding expensive change orders during construction. Staff performed a qualification based selection process to the select the appropriate construction manager. Three firms submitted proposals and Harris and Associates was selected as the most qualified by a selection committee. Council approved the agreement for construction management services with Harris and Associates on April 16, 2019.

The next steps for the project include advertising the Invitation to Bidders. Once bids are submitted to the City, staff will bring the recommendation to award the contract back to City



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Council. Once awarded staff will plan a public meeting before construction to bring awareness to the project and inform stakeholders where to go for information during construction.

CEQA CONSIDERATION:

The City of Salinas has determined that the project qualifies as an exception because it involves negligible or no expansion of an existing use as identified in Categorical Exemption Class 3 (Section 15303(c)). A notice of exemption has been prepared and will be submitted to the County Clerk’s office.

STRATEGIC PLAN INITIATIVE:

Implementation of the Downtown Vibrancy Plan is an objective of the City’s strategic plan. The Downtown Complete streets project is one of the projects outlined in the Downtown Vibrancy Plan.

DEPARTMENTAL COORDINATION:

Public Works staff and Community Development staff have collaborated for the design of the Main Street Streetscape Project. The Community Development Department was integral in hiring the landscape architect. In addition, this project has been brought to the Design Review Committee where all various City departments are able to review and comment on plans.

In addition, to internal departments, City staff coordinated with project partners such as the County of Monterey, the Transportation Agency for Monterey County, Salinas Downtown Rotary, and the Salinas City Center Improvement Association.

FISCAL AND SUSTAINABILITY IMPACT:

The engineer’s estimate for the total project cost is \$8,014,200. The project has assumed a 10% base contingency and the total estimated project construction cost is \$8,815,700. There are currently sufficient Measure X funds available in the CIP account 9230-Vibrancy Plan Infrastructure.

CIP NO.	Name	Funding Source	Estimate	Available Funds
9230	Vibrancy Plan Infrastructure	Measure X	\$8,815,700	\$9,083,000
			Balance	\$267,300

The project has included design plans for a District Arch from the Salinas Rotary: The Downtown Club. The City of Salinas and Rotary have committed to collaborating to fully fund of the arch, with a maximum commitment of \$300,000 from the City. The Arch is included in the Project as



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an add alternative, and is bid as a separately from the basis for award. If in the event arch the price of the arch exceeds both parties' ability to fully fund the arch it can be removed from the plans, and allow the Main Street Streetscape Project to move forward without a change order or rebidding.

Funding Source	Funds	Estimate	Available Funds
City of Salinas	General Funds (not previously approved)	\$570,000	\$300,000
Salinas Rotary: The Downtown Club	Private Contribution		\$300,000*
Balance			\$30,000

*Assumed

Based on the total estimated construction costs, the project is expected to remain within budget. The Main Street Project has hired a consultant to assist in the construction management and community outreach during the construction phase of this project, these funds are encumbered and not shown in the table above. Staff will bring the recommendation to award the contract and/or transfer funds back to City Council after bidding the project and costs are known.

ATTACHMENTS:

Attachment 1: Resolution

Attachment 2: Attachment 2: Main Street Master Plan