

5.1D-1

REPORT

**To the Honorable Mayor and City Council
and the Redevelopment Agency Board from
the City Manager and Executive Director**

December 6, 2004

Subject

Amendment No. 1 to Consultant Agreement with Freedman, Tung, and Bottomley (FTB) for Design Services relating to the Broadway Phase II portion of the Streetscape Improvements.

Recommendation

Approve Amendment No. 1 to the "Agreement for Streetscape Design Services" with FTB to prepare construction documents for the Broadway Phase II portion of the Streetscape improvements (between Theatre Way and Hamilton Street), in an amount not to exceed \$93,547.00.

Background

FTB was hired to prepare concept plans and construction drawings for the "public areas" around the Retail/Cinema Project. This work included design and construction documents for Theatre Way, as well as Broadway (between Jefferson and Middlefield), Jefferson Avenue and Middlefield Road. In addition, FTB was hired to prepare the concept plans for the design of the Courthouse Plaza. A portion of the scope of work for the Plaza design work included the design concept for the streetscape improvements on Broadway between Middlefield Road and Hamilton Street. Mr. Freedman and his firm conducted several joint City Council/Planning Commission/Architectural Review Committee Study Sessions to review the Theatre Way Design, Courthouse Plaza Design, and the design of other project streetscape areas.

FTB is currently preparing a proposal for the preparation of the construction drawings for the Courthouse Plaza, which will include another joint meeting with the City Council, Planning Commission, and Architectural Review Committee to review responses to the input received at the last meeting. However, it is now important to separate the construction drawings for the streetscape portion of the Courthouse Plaza design concept from the documents for the Plaza itself, in order to insure completion of all the improvements on Broadway by the time the Cinema opens. Staff, therefore, recommends approving an amendment to FTB's existing contract for the construction documents for the streetscape improvements and incorporating the preparation of the streetscape documents for Broadway between Middlefield Road and Hamilton Street. This will help insure that design continuity is maintained, and the three projects (Retail Cinema, Courthouse Plaza, and Streetscape) are completed without any further delays, and in time for the anticipated opening of the Cinema. Staff is committed to completing construction of all the streetscape improvements in the vicinity of the Retail/Cinema Project prior to the opening of the Cinema, so traffic and access will not be impacted.

Alternatives

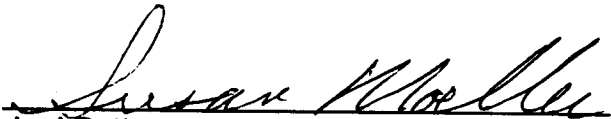
Another consulting firm could prepare the construction documents, but there is no certainty that the quality, attention to detail and continuity would be maintained. This alternative would also threaten our ability to complete the streetscape improvements planned for Broadway in conjunction with the Retail/Cinema Project and the Courthouse Plaza Project in time for the anticipated opening of the Cinema.

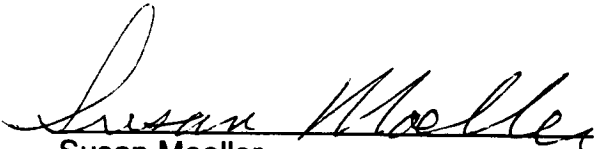
Fiscal Impacts

Funds are available in the Agency's budget within the "Broadway Phase II Streetscape Project", approved as part of the funding plan adopted in FY 2003/2004.

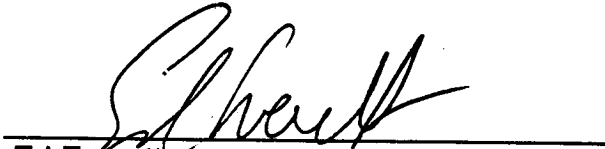


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JP:ss
s/library/joel/council reports/Consultant_FT B_Broadway Phase II Streetscape