

REPORT

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

June 5, 2006

Subject

Approval of Change Orders for the Downtown Streetscape Improvement Project

Recommendation

Approve Change Orders in the amount of \$454,228.00 for the Downtown Streetscape Improvement Project, in support of the new retail/cinema development and public parking garage.

Background

On September 26, 2005, the City Council approved the plans and the work to have the "On Broadway" Developer, BHV Innisfree Ventures I, construct the improvements for the "Cinema Streetscape" in conjunction with the completion of the new retail/cinema and underground parking garage development. The cost of the work will be shared between the Developer, the City and Redevelopment Agency (City/Agency). The City's/Agency's cost of the work is \$3,949,609; the Developer's share is \$1,300,000, for a total of \$5,249,609.

Original planned improvements include:

1. Reconstruction of a portion of Middlefield Road from Winslow Street to Broadway into a one-way street (Theatre Way) that can be closed off, and converted into an entertainment plaza with decorative pavers and an outdoor dining terrace.
2. Reconstruction of Broadway from Jefferson Avenue to Hamilton Street that includes a dedicated drop-off area on Broadway.
3. Installation of palm trees, irrigation system and other landscaping, new street furniture, decorative column lights and street lights, planter pots, new entry bowl, curbs, gutters and sidewalk, and other aesthetic features.
4. Improvements to the storm drain system and traffic signals.
5. Resurfacing of Jefferson Avenue from Middlefield Road to Broadway.

Due to design revisions and unforeseen conditions, change orders in the amount of \$454,228.00 have been approved, to complete the work necessary to insure that the roadway and other improvements were completed prior to the opening of the Cost Plus World Market and the City's new Underground Parking Garage.

Design Revisions included:

- Pedestrian enhancements to revise the striping (\$6,958.00)
- Changes to the landscaping and irrigation (\$10,559.00)
- Changes to Traffic signals (\$2,539.00).
- Changes to the Underground storm drain system (\$18,280.00).
- Changes to the paving and sidewalks (\$72,142.00)
- Changes to the streetscape site accessories (\$7,261.00).

These unforeseen changes resulted in \$117,739.00 increase in costs.

Unforeseen Conditions included:

- Complete reconstruction of Jefferson Avenue from Broadway to Middlefield Road, due to the unstable condition of the existing roadway (\$284,654.00).
- Adjustment in pricing for the marquee pavers (\$28,872.00).
- Adding Code requirement, ADA tactile truncated domes at all handicap ramps and along Theatre Way (\$16,640.00).
- Other various unforeseen changes (\$6,323.00).

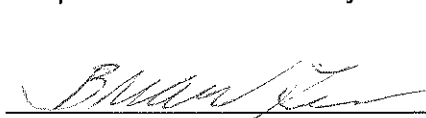
These unforeseen changes resulted in \$336,489.00 increase in costs.

Alternative

Do not approve the Change Orders for the Downtown Streetscape Improvement Project, which would be contrary to prior Council action¹.

Fiscal Impacts

Funds are available from a combination of the Redevelopment Agency's Streetscape Contingency fund, City's Capital Improvement Program funds, and from State Proposition 42 Assembly Bill 2928 Transportation Fund for street pavement.



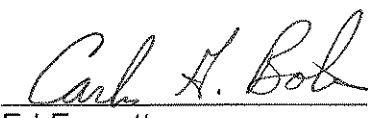
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City Manager

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¹ Regarding the complete reconstruction of Jefferson Avenue, the only alternative would have been for a short term solution to repave Jefferson Avenue roadway without reconstructing a solid base, and schedule a pavement overlay every five years. By reconstructing the roadway, now it will provide a road that will last 20 years or more, minimizing any further impact to the downtown businesses and motorists traveling this road.