



DATE: November 19, 2008

TO: Chairman and Members of the Community Development Commission

FROM: Economic and Community Development Department

SUBJECT: **ISSUANCE OF REQUEST FOR PROPOSALS FOR STREET IMPROVEMENTS FOR MISSION AVENUE FROM HORNE STREET TO COAST HIGHWAY**

SYNOPSIS

Staff recommends that the Community Development Commission approve the issuance of a Request for Proposals for design consultants for street improvements to Mission Avenue from Horne Street to Coast Highway as recommended by the Downtown Walkable Communities Plan. These street improvements will include the modification of one traffic signal (Ditmar Street), bulb-outs, landscaping, canopy trees, directional signage, art element and street furniture.

BACKGROUND

In 2002, the City's Redevelopment Agency completed a pedestrian study called the "Walkable Communities" for the downtown area. One of the recommendations of the Walkable Communities study was a one-way street system for Seagaze Drive and Pier View Way between Coast Highway and Horne Street. In addition to the one-way couplet, the study identified the need to reduce Mission Avenue from four to two lanes. The intent for these changes was to enhance the downtown area pedestrian walk-ability by slowing down the traffic on Mission, thereby making pedestrian travel much safer.

This particular concept was not implemented due to the traffic circulation necessary for some of the downtown projects; however, many other portions of the Walkable plan can be implemented. Staff would like to hire a consultant to analyze Mission Avenue from Horne Street to Coast Highway to determine where it might be feasible to incorporate bulbouts and other measures to become more pedestrian friendly on Mission Avenue. Enhancing pedestrian safety will encourage people to walk more which have several benefits including:

- . Reducing the reliance on cars;
- . Increasing use of public transportation;
- . Reducing air pollution (from car exhaust);
- . Greening (landscaping) of the downtown area;

- . Encouraging the “new” pedestrians to shop, visit, and dine at local retail stores, museums and restaurants;
- . Reducing global warming;
- . Consistency with the Local Coastal Plan and General Plan (Circulation and Recreation Elements);
- . Reducing stormwater run-off;
- . Increasing property value;
- . Reducing crime;
- . Reducing pollutants from stormwater runoff.

ANALYSIS

In order to create a pedestrian-friendly, viable street such as Mission Avenue, the reduction of traffic speed is critical. By creating bulb-outs along Mission Avenue, studies show that vehicles tend to reduce their speed when approaching bulb-outs, in addition to providing a safer way for pedestrians to cross the street. In these key locations, the City can incorporate enhanced landscaping, street furniture, signage and art elements. Mission Avenue acting as the gateway to the downtown area coupled with these important improvements will create a much more inviting entrance into the downtown area.

Mission Avenue between Coast Highway and Horne Street is a four-lane major arterial with a speed limit of 25 mph and an 80 foot right-of-way width. There are two left-turn pockets, one is located at Mission Avenue and Horne Street; and the other is at Mission and Clementine Streets. Parking is permitted on both sides of Mission Avenue and there are three bus stops on this segment of Mission Avenue.

The City would be looking for a design team that would include civil and traffic engineers, landscape architects and urban planners that have extensive experience creating viable, “Walkable”, pedestrian-friendly, streetscapes.

If approved, the City will issue the RFP in December 2008, with a recommendation to the Community Development Commission in February 2009. A full schedule is included in the attached RFP.

FISCAL IMPACT

The estimated cost is currently unknown; however, there is approximately \$2,400,000 in the Capital Improvement Budget for Walkable Communities, Phase 2.

CITY ATTORNEY’S ANALYSIS

The referenced document has been reviewed by the City Attorney and approved as to form.

COMMISSION OR COMMITTEE REPORT

On November 12, 2008, the Redevelopment Advisory Committee (RAC) reviewed the Request for Proposals and their recommendation will be reported at the Community Development Commission meeting.

RECOMMENDATION

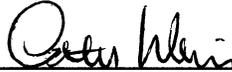
Staff recommends that the Community Development Commission approve the issuance of a Request for Proposals for design consultants for street improvements to Mission Avenue from Horne Street to Coast Highway as recommended by the Downtown Walkable Communities Plan. These street improvements will include the modification of one traffic signal (Ditmar Street), bulb-outs, landscaping, canopy trees, directional signage, art element and street furniture.

PREPARED BY:



Kathy Baker
Redevelopment Manger

SUBMITTED BY:



Peter A. Weiss
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager
Jane McVey, Economic and Community Development Director



JAC

EXHIBITS/ATTACHMENTS

1. Request for Proposal

REQUEST FOR PROPOSALS

To Provide Civil and Traffic Engineering, Street Lighting Specialist and Landscape Architectural Design Services

Location:

City Downtown Redevelopment Project Area on Mission Avenue between Horne Street and Coast Highway

Deadline:

January 15, 2009 at 4:00 p.m.

City of Oceanside

300 North Coast Highway

Oceanside, CA 92054

3rd Floor Economic and Community Development Department

Contact:

Kathy Baker, Redevelopment Manager

kbaker@ci.oceanside.ca.us

760-435-3547

Engineering: Gabor Pakozdi

gpakozdi@ci.oceanside.ca.us

Traffic Engineering: David Diperro

[Ddiperro @ci.oceanside.ca.us](mailto:Ddiperro@ci.oceanside.ca.us)

Project Overview:

The City's Community & Economic Development Department is soliciting proposals from design teams interested in providing civil and traffic engineering as well as streetscape and landscape design services, for Mission Avenue between Horne Street and Coast Highway. The team will develop design plans and construction documents in sufficient detail to permit public bidding. The team shall provide design consultation services during the construction to clarify the design and to assist the City to secure improvement in conformance with the contract documents and the intent of the design and to avoid construction claims.

Background:

In 2002, the City's Redevelopment Agency in coordination with the City's Transportation Division, initiated a pedestrian study for the downtown area, known as the "Walkable Communities". As part of the Walkable Communities study, a one-way street system was considered for Seagaze Drive and Pier View Way between Coast Highway and Horne Street. In addition to the one-way couplet, the study identified the need for the reduction of lanes, from four to two, along Mission Avenue from Coast Highway to Horne Street. Due to numerous projects being proposed west of Coast Highway, this plan was not implemented.

The primary objectives are to improve the level of service in the downtown area, provide a balance of traffic volumes on several key streets, encourage tourism by relieving traffic congestion and improve pedestrian accessibility and safety in the downtown area.

Although the one-way couplet was not implemented there were several other components and ideas that the City would like to explore and implement.

SCOPE OF WORK

The project will consist of the following elements:

- Review existing traffic studies and determine whether this segment of Mission could be reduced in the number of lanes.
- Evaluate Mission Avenue from Horne Street to Coast Highway to determine what street improvements are necessary to improve the pedestrian experience.
- Design and construction drawings for one modified traffic signal located at Mission and Ditmar streets and all the associated street improvements.
- To develop an overall vision/plan to improve streetscapes including bulb outs, drainage, signage, landscaping, street furnishings, decorative pervious hardscape, public art, historic element, street and pedestrian lighting.

- Traffic signal Mission and Clementine Streets (City will provide design) with the proposed Mission Avenue improvements and communication systems.
- Review existing and proposed developments in the immediate area and how those developments could affect the proposed improvements to Mission Avenue from Horne Street to Coast Highway.
- Identify several location(s) for directional signs and art elements.
- Work with the Landscape Committee on recommendations and attend two (2) meetings.
- Conduct two (2) public workshops for presenting conceptual as well as final design.
- Attend two (2) Art Commission meetings to solicit ideas and present concept plans for the art element.
- Attend the Redevelopment Advisory Committee and the Community Development Commission Public Hearing.
- Review bus stop locations on Mission Avenue between Horne Street and Coast Highway.
- Develop a schedule from conceptual design through final approval.

Coordination & Management:

The Principal (lead consultant) shall manage the services of the design team and coordination with each of the team sub-consultants, the City and other stakeholders, utilities and permitting agencies (including City's Departments with permitting jurisdiction over the proposed development improvements). Regular meetings of the design team should be held to control the schedule and budget.

Data Collection:

Gather, review, and evaluate existing plans and studies for existing and proposed projects. Data to be collected includes but is not limited to, existing surveys, improvement plans, aerial maps, City's GIS data, utility data from City and existing traffic studies from downtown projects to analyze pedestrian, bicycle, vehicles and bus usage.

Field Investigations:

Field investigation to include, but is not limited to the following:

- . Site investigations;
- . Utility verifications (both horizontal and vertical);
- . Geotechnical and soils investigations;
- . Pavement and sidewalk condition survey;
- . Drainage system inspection;
- . Landscape condition survey;

Evaluation of Mission Avenue for bulb outs, landscaping, street furniture, public art and signage.

Development Concepts:

Task No. 1 – Aerial Current/Site Survey

- Review City's overall GIS system and/or aerial photos to determine the extent to which these items may be used.
- Establish horizontal and vertical survey control.
- Perform supplemental ground survey to gain specific information for utilities ties-ins and key locations which are not obtainable from aerial survey.
- Locate and identify existing trees and size.
- Obtain appropriate aerial current topographic survey with ortho-photo background.
- Pinpoint the location of all underground utilities (with depths where relevant).
- Produce aerial topography mapping @ 1"=20' scale and/or ground survey.

Task No. 2 – Bulb out design, drainage, landscape, street and electrical upgrades

- Review existing traffic studies performed in the area and determine recommendations for number of lanes necessary, and the potential impacts to other streets in the vicinity.
- Determine potential locations for one or more bulb-outs on Mission Avenue, and recommendations for other streets.
- Evaluate the existing drainage system and potential improvements to be made in conjunction with bulb outs.
- Preparation of conceptual landscape plan.
- Assess existing street lights and determine whether upgrades or new street lights will be necessary.
- Evaluate existing infrastructure to determine possible upgrades and new improvements to streets, electrical, drainage, irrigation, stormwater and any other improvements to accommodate future improvements.

Task No. 3 – Geotechnical Coordination

- Prepare geotechnical report to include pavement testing and evaluation and to obtain parameters pertinent for site civil design.
- Obtain from geotechnical engineer the recommendations regarding the varying use of pavement designs.
- Determine pavement sections and delineate on the typical sections.

Task No. 4 – Documents

- Prepare preliminary concept design plans for landscape and improvement plans. Provide appropriate calculations (per San Diego County Drainage and Hydrology manuals) for affected drainage facilities.
- Prepare construction drawings for the upgraded traffic signal at Ditmar Street and Mission Avenue.
- Prepare Improvement plans which shall be drawn at a minimum scale of 1"=20' for typical street section and 1"=10' for intersections with spot elevations showing drainage and joints to adjacent streets.
- Prepare landscape plans for construction of improvements including irrigations improvements.
- Final construction documents shall also include cost estimates, specifications and all documents necessary for bid documents.
- Assist City in evaluating bids.
- Assist in construction phase of the project in an advisory capacity.

TIMEFRAME: The project shall be completed in six (6) months time from concept plan to submittal of construction drawings.

QUALIFICATIONS:

The Qualified Team must exhibit a wide range of capabilities and should have the following background:

- Experience solving design problems associated with older streets in urban areas.
- Experience with utility coordination.
- Experience designing streetscape designs for enhanced "Walkable Community".
- Familiarity with ADA Street and design guidelines.
- Experience with designing construction drawings for street improvements and drainage facilities.
- Experience with designing construction drawings for traffic signal improvements.
- Experience with street lights requirement and spacing.
- Experience with street design landscape plans and specifications.
- Experience with working on projects which require regular interface with committees and the public.
- Experience with signage and striping.

PRE-PROPSAL CONFERENCE:

There will be a mandatory pre-proposal conference on December 2, 2008, at 10:00 a.m., in the City Council Chambers located at 300 North Coast Highway, Oceanside CA 92054.

Proposal Submission Guidelines:

The proposal shall at a minimum include the following:

- . Cover letter;
- . Description of each firm on the design team;
- . Team's capabilities;
- . Discussion of the firm's experience relative to the projects requirements;
- . Examples of recent similar projects with start and completion dates and budget;
- . Letter of recommendation or reference from other Cities;
- . Ability to meet with the City staff, landscape committee and community;
- . Resumes of the professions in each firm, who will be responsible for completing the work and who will be working on the project.

Submittal Requirements:

Six copies of the completed proposal, Contract Compliance package, copies of required licenses and insurance. Documents shall be submitted to the Economic and Community Development Department by January, 2009. A selection panel will interview all qualified teams and the top ranked team will be recommended to the Community Development Commission.

Please note that the City reserves the right to reject any and all bid proposals.

Schedule of RFP Process:

1. Release RFP	November 19, 2008
2. Mandatory Pre-proposal meeting	December 2, 2008
3. Proposals due	January 15, 2009
4. Notification of finalist	February 5, 2009
5. Consultant Interviews	February 16, 2009
6. Community Development Commission approval	March 18, 2009