Agenda Item #12.1
For Council Meeting of: July 26, 2022

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: CHRIS BALANESI, ASSISTANT ENGINEER
GRANT BAILEY, SUPERVISING ENGINEER
TRANSPORTATION AND PUBLIC WORKS DEPARTMENT
SUBJECT: AUTHORITY TO ISSUE DESIGN-BUILD REQUEST FOR PROPOSALS FOR THE HOPPER AVE CORRIDOR FIRE RECOVERY IMPROVEMENTS PROJECT

AGENDA ACTION: MOTION

RECOMMENDATION

It is recommended by the Transportation and Public Works Department that the Council, by motion, authorize issuance of a Design-Build Request for Proposals for the Hopper Ave Corridor Fire Recovery Improvements project.

EXECUTIVE SUMMARY

Hopper Avenue serves as one of the main entryways into the Coffey Park neighborhood and was significantly damaged during the 2017 Tubbs fire event and as a result of the debris removal operation following the fire. At the direction of Council, staff have created a project to repair damage and make improvements to Hopper Ave between Coffey Lane and US Hwy 101 S on-ramp (Hopper Ave Corridor). Pending Council approval of this item and a professional services agreement for public engagement and preliminary engineering, this project will be delivered in two phases. The first phase, scheduled to take place between summer 2022 and spring 2023, will include public engagement to receive community input, establish a project scope and develop preliminary design. Item 12.3 on the consent calendar for this meeting addresses the first phase. The second phase, scheduled between summer 2023 and summer 2024, would finalize design and construction of the project through a design build contract if the design build method is authorized by Council.

Utilizing a Design-Build delivery method will benefit the project, community, and City by expediting project delivery and appropriately sharing project risk. Staff has investigated the use of Design-Build procurement to rehabilitate the corridor and recommends the process be used for the Hopper Ave Corridor Fire Recovery Improvements project.

BACKGROUND

The Hopper Avenue Corridor between Coffey Lane and US Hwy 101 South on-ramp is a major throughway located in the Coffey Park Neighborhood. This segment of Hopper Ave provides residents access to community services such as Coffey Park, Schaefer Elementary School, Highway 101, and industrial/commercial uses in the nearby area.

The 2017 Tubbs fire destroyed many homes in the neighborhood along with much of the existing City-maintained landscape elements along the corridor. While significant progress to rebuild private structures in Coffey Park has been made, Hopper Ave is yet to receive permanent improvements following the Tubbs fire. In July 2021, Council held a study session to discuss how one-time monies should be utilized for the community. At this meeting over 70 residents of Coffey Park and other community members spoke in support of using PG&E settlement funds for the Hopper Avenue corridor repairs, residential street repairs, and vegetation restoration. Following the study session, Council unanimously recommended allocating $20 million toward three Tubbs Fire Recovery projects: Hopper Avenue Corridor ($6M), Residential Street Repair ($7M) and Re-Landscaping and Vegetation Restoration ($7M).

Although project scope will not be finalized until the completion of the public outreach and engagement phase, based on public input received at the July 2021 study session, staff expects some variation of the following improvements will be part of the final project:

- Pavement surface treatment/reconstruction
- Addition of median islands with trees/vegetation
- Trees/vegetation restored in planter strips
- Widening sidewalks/planter strips
- Narrowing travel way by shifting curb and gutter in
- Providing consistent sidewalk/frontage at Piner Creek
- Bike and ped facility improvements

On February 22, 2022, the Santa Rosa City Council approved the Hopper Ave Corridor project as a PG&E settlement fund project and appropriated $6M of PG&E Settlement funds to complete the project.

Pending Council approval of this item and a professional services agreement for public engagement and preliminary engineering, this project will be delivered in two phases. The first phase, scheduled to take place between summer 2022 and spring 2023, will include public engagement to receive community input, establish a project scope and develop preliminary design. The second phase, scheduled between summer 2023 and summer 2024, will finalize design and construct the project through a design build contract.

Staff has researched the use of Design-Build procurement for similar roadway construction projects and recommends use of the process for the Hopper Ave Corridor Fire Recovery Improvements project. If authorized, Design-Build delivery would utilize information obtained during the Public Outreach and Preliminary Engineering phase to finalize design and construct the project.

PRIOR CITY COUNCIL REVIEW

On July 13, 2021, the City Council held a Study Session and unanimously requested that staff set aside $20M of PG&E settlement agreement funds towards Fire Recovery Projects, of which $6M would be used towards the Hopper Avenue Corridor.

On February 22, 2022, the Council, by Resolution No. RES-2022-034, approved the Hopper Ave Corridor project as a PG&E settlement fund project and appropriated $6M of PG&E Settlement funds to complete the project.

ANALYSIS

A Design-Build contract is an alternative contracting method in which a single Design-Build Entity both designs and builds a project. This method expedites project delivery by reducing the number of contracts under the project, overlapping the design and construction phases, potentially reducing project costs, and minimizing disputes between designer and contractor. The proposed procurement method will follow Section 3-60 of the City of Santa Rosa Municipal Code. This method allows for selection of a Design-Build firm through a Request for Proposals (RFP) process based on performance objectives established for the project.

A Selection Committee will review and rank the proposals based on the evaluation criteria outlined in Section 3-60.120 of the City Code. Upon completion of the proposal rating process, the Selection Committee will make a recommendation to the City Council to award the Design-Build contract to the Design-Build Entity whose proposal is selected as providing the best value, meeting the interest of the City, and meeting the objectives of the project. A request to award a Design-Build contract will be presented to Council at a later date.

Staff is requesting Council consider authorizing design build delivery for this project and award of a Professional Services Agreement (PSA) for public engagement and preliminary engineering services (Item 12.3) at the July 26, 2022, Council meeting. From a procedural standpoint, staff is requesting design build authorization prior to approval of the PSA with Callander Associates (Item 12.3 on the consent calendar) to initiate the first phase of the project which supports a design build delivery. Should Council choose not to approve use of the design build delivery in this item, staff would not proceed with execution of the PSA with Callander Associates recommended in Item 12.3 of the consent calendar.

FISCAL IMPACT

Funds for this project were appropriated to project key 17655 as part of the 2021/22 Capital Improvement Program budget, and authorization to utilize a design build delivery method for this project does not have any additional fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

This project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is presumed to be categorically exempt pursuant to CEQA Guideline Section 15301, Existing Facilities, as it consists of the repair and minor alteration of an existing public facility involving no expansion of existing use.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

Attachment 1 – Proposed Project Area Map

CONTACT

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