



# Revised Master Plan Approval and Construction Contract Award - Courthouse Square Reunification

City Council Meeting  
April 19, 2016

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# BACKGROUND

- Santa Rosa began with a downtown square
- Square divided by road in late 1960's
- Reunification discussed for over 20 years



# BACKGROUND

Reunification of Courthouse Square will:

- Create an outdoor living space Downtown
- Attract visitors and residents
- Host events large and small
- Encourage people to feel safe to walk, dine, sit and enjoy the space
- Retain 22 redwood trees and historic Bunya Bunya tree and plant 89 new trees
- Help grow our local economy
- Respond to community input

# BACKGROUND

- Design authorized to proceed November 3, 2015
- Courthouse Square Reunification Master Plan approved January 26, 2016
- Design process identified minor changes to Master Plan
- Funds need to be appropriated to proceed with project construction



# BACKGROUND

Basic Design Guidelines from Council:

- Simple, open, flexible and sustainable
- “Smart” site
- Convenient utility connections
- Playable interactive features
- Multiple programmable spaces
- Place for main stage (portable or permanent)
- Space for loading/unloading
- Hinton & Exchange Avenues

Complete project consistent with guidelines

# ANALYSIS

Complete project – exterior to square:

- Wide sidewalks for outside dining
- Bicycle and car parking
- Exchange and Hinton Avenues
- Ability to close off streets
- Drop-off and loading zones
- Traffic calming on Third Street
- Exterior and interior designed together

# ANALYSIS

Complete project – interior of square:

- Flexible and open
- Lighting for pedestrians
- Sustainable landscaping
- Public Wifi and electrical connections
- Hydration stations
- Multiple locations for stage and events

Complete project:

- Consistent with certified EIR
- Within budget







# ANALYSIS

## Master Plan revisions:

- Tree distribution and placement
- Hinton Avenue accessible parking space move
- Information kiosks – south end
- Plaque locations identified
- Plaza paving option added
- Location changes of future enhancements - public art space and Asawa fountain

# ANALYSIS

- The project was advertised on March 4<sup>th</sup>.
- Four bids were received March 30<sup>th</sup>, ranging from \$6,481,035 to \$7,171,171.
- The low bid was 8.77% under the Engineer's estimate.
- Construction is anticipated to begin in May of 2016 and be completed by November 18, 2016.

# ANALYSIS

## Current resources:

- General Fund \$2,910,000
- Gas Tax Fund \$ 800,000
- Wastewater Fund \$ 645,707
- Water Fund \$ 644,687
- Parking District Fund \$ 465,854

## Proposed resources :

- Unassigned General Fund \$4,533,752
- Final financing plan - future Council meeting

# ANALYSIS

Estimated complete project costs:

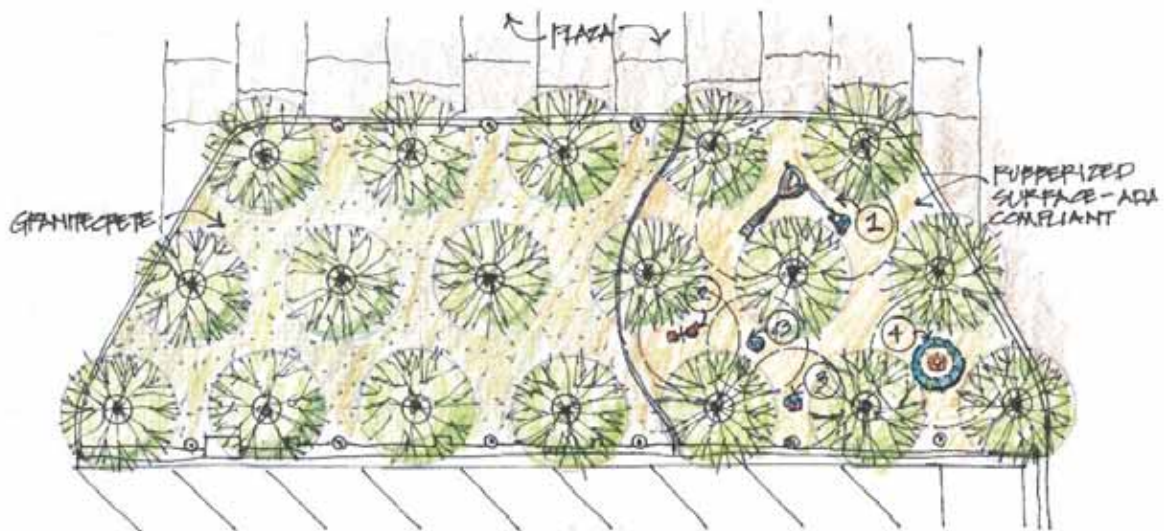
Design	\$ 906K
Advanced Tree Work	\$ 130K
Construction	\$6,481K
Constr. Contingency (10%)	\$ 648K
Constr. Mgmt. & Insp. (10%)	\$ 648K
Public Art (Future)	\$ 100K
<hr/>	
Total	\$8,913K

# ANALYSIS

## Estimated enhancement costs:

- Children's area \$ 75K
- Decorative light features \$ 100K  
at turf area – four total
- Accent trees and circular benches \$ 77K  
at turf area – four total
- Asawa artwork preservation and new fountain \$500-1,000K

# ENHANCEMENTS Children's Area



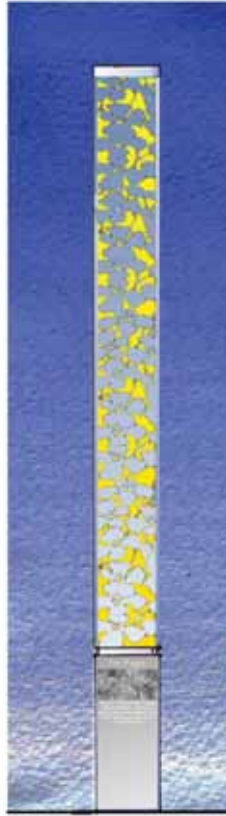
PROPOSED PLAY EQUIPMENT FOR CULPTHORPE GR. SCALE: 1/4\"/>

- ① KOMPAN GALAXY 'RIGEL' - CLIMBER & SPINNER
- ② GORIC DOUBLE SEATER - SPRING RIDER
- ③ GORIC DANCERS - BALANCE PLATFORMS
- ④ KOMPAN STELLA NOVA - SPINNER



# ENHANCEMENTS

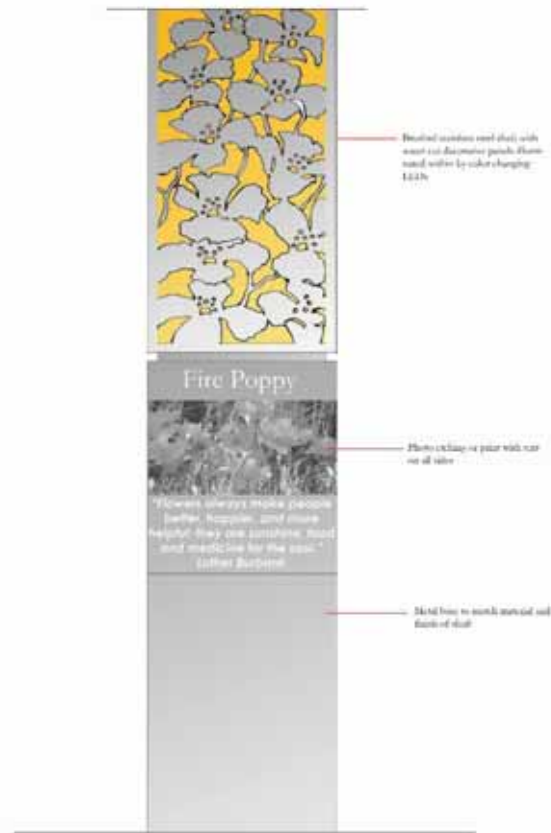
## Decorative Light Features





# ENHANCEMENTS

## Decorative Light Features



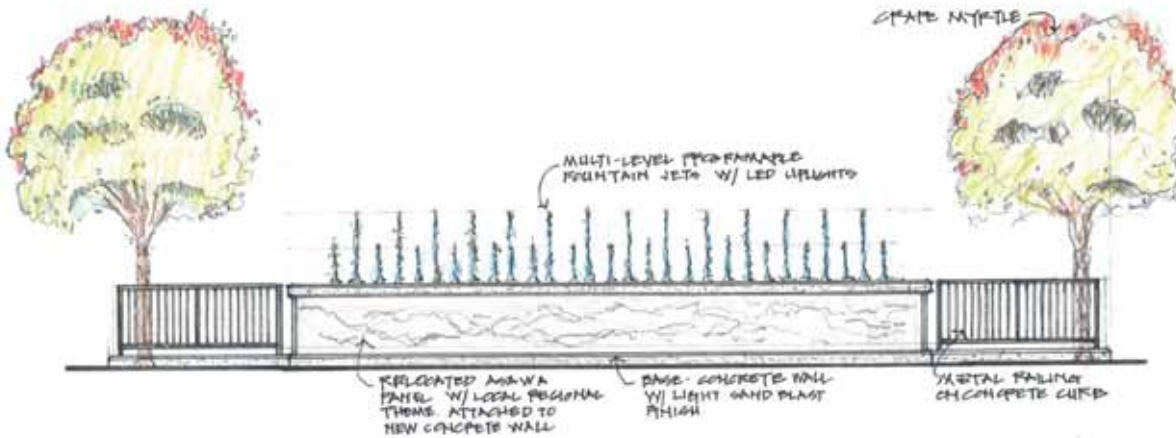
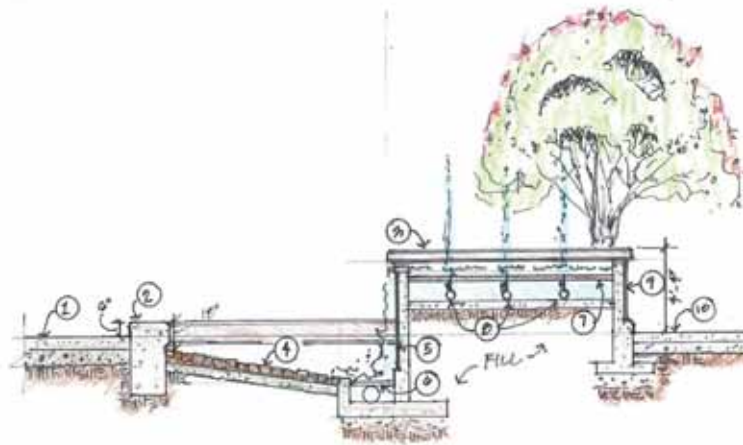
# ENHANCEMENTS

## Accent Trees and Circular Benches



# ENHANCEMENTS

## Asawa Art and Fountain



# ENHANCEMENTS

## Central Courtyard Perspective



# PUBLIC OUTREACH



# PUBLIC OUTREACH

## DRAFT- Banners for site fencing



# RECOMMENDATION

By resolution:

- Approve revised Master Plan for the Courthouse Square Reunification Project
- Authorize the City Manager to appropriate \$4,533,752 from the General Fund unassigned fund balance, in order to proceed with project construction

# RECOMMENDATION

By motion:

- Award construction Contract No. C00702, Courthouse Square Reunification, in the amount of \$6,481,035 to the lowest responsive bidder, Thompson Builders Corporation, of Novato, California, approve a 10% contingency, and authorize a total contract amount of \$7,129,138
- Provide direction to staff regarding enhancements



# Questions

