



INFORMAL STAFF REPORT

MEMORANDUM

To: Ronald L. Olson, City Manager

Thru: Margie C. Rose, Deputy City Manager
Thru: Susan Thorpe ACM, Safety Health & Neighborhoods
Thru: Gustavo Gonzalez, PE, ACM, Public Works & Utilities
Thru: Valerie Gray, PE, Executive Director of Public Works

From: Stacie Talbert Anaya, Acting Director of Parks & Recreation
Jerry Shoemaker, PE, Acting Director of Capital Programs

Date: January 6, 2015

Subject: Bond 2008 Proposition 7 - Bayfront Master Plan
(Shoreline Realignment and Park Improvement Options)

Issue:

Staff was asked to provide a set of options for the park improvement associated with Bond 2008 Proposition Seven – Bayfront Master Plan Project as the realignment of Shoreline Boulevard portion of the project is scheduled to be substantially complete by February facilitating the opening of the road to traffic.

Background & Findings:

- November 2008, the voters approved Bond 2008 Proposition Seven – Bayfront Master Plan Project, approving the Bayfront Development Plan Phase 3 for the amount of \$13,000,000. The following information was provided in the supplemental information provided to the public.
 - “The Bayfront Implementation Plan provides for the relocation of traffic lanes inland away from the water. The realignment will begin near Coopers Alley and continue south until they merge back to the current Shoreline alignment south of McGee Beach in the vicinity of Furman and Buford. The realignment will reduce the number of traffic lanes from the current three lanes in each direction to two lanes in each direction. This phase of work provides a large pedestrian area (Bayshore Park) strongly connected to the water, McGee Beach and the Coopers Alley L-Head. The realignment could include: Improved access to water features such as the Seawall steps, beach and marina without crossing multiple lanes of traffic; a large public space for community events, concerts, festivals and other special events; Public amenities and the necessary utility connections and lighting to support such events.”
- Approximately \$17 Million was budgeted the Bayfront Development Phase 3 Project with utilities. Approximately \$12 Million was expended with approximately \$5.1 million remaining (See attached budget).

- Options for Park and Public Amenities could include:

Improvements	Option #1	Option #2	Option #3
Convert 2 inland Northbound Shoreline lanes to playable, programmable space from Furman Avenue to Coopers Alley	X		
Extend McCaughan and Sherrill Parks into the inland Northbound Shoreline lanes		X	X
Bike lane and service delivery lane adjacent to seawall	X	X	X
McCaughan Park (Family Area)		X	X
Old Memorial Coliseum Site (Special Events)		X	X
Sherrill and Old City Hall Park (Veterans Memorials and Events)			X
Seawall Building Improvements			X
Centralized Restrooms and concession near Park Avenue	X	X	X
Centralized Restroom and concession near Kinney Avenue	X		
Uniform signage and park furniture	X	X	X
Budget			
Estimated Design and Construction Costs	\$5,456,585	\$6,281,602	\$7,821,974
Operation and Maintenance Costs	\$352,500	\$387,500	\$445,000

- The Traditional Design Bid Build process for each of these options could take approximately 24 to 32 months including:

Design Phase (9-12 Months)	Bid Phase (3-4 Months)	Construction (12 -16 Months)
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- As an alternative solution, using Design/Build contracting is recommended to consider this project to reduce the timeline, allow the scope to be aligned to actual cost, and possible cost saving opportunities. The project timeline could be reduced by 6 months or with a fixed construction cost within the available funds.

Conclusion:

Staff recommends Option #3 as Design/Build project to achieve the following:

- Meets the Bond 2008 requirements
- Maximizes the use of remaining funds across the entire park and Bayfront area
- Addresses the most goals of stakeholders who utilize the space on a regular basis
- Consistent with longstanding ideas, visions and plans developed for the area by creating a public park and space strongly connected with the water

Additional funding is required to complete the conceptual scope of Option #3. During design scope can be refined to meet the available funds may require a phased approach to achieve the full scope. Potential sources include future bonds, grants, and dedicated revenue sources. There are also opportunities to work with stakeholders to raise funds from private sources for such elements as playgrounds, event and shade structures. Staff also recommends meeting with stakeholders that currently utilize the space (Arts Center, the Veterans, Beach to Bay and Buc Days coordinators, etc.) that contributed to the development of previous plans and initiatives.