



DATE: December 11, 2012
TO: Mayor and Councilmembers
VIA: David E. Witt, City Manager *DEW*
FROM: Gregory P. Humora, Director of Public Works/City Engineer *GH*
FROM: William B. Chopyk, Director of Community Development *WBC*
SUBJECT: Downtown Village Streetscape Improvement Project – Status Update

BACKGROUND

At the request of the City Council this is an update on the Downtown Village Streetscape Improvement Project on activities taken place since the last report on October 23, 2012. The City of La Mesa initiated the Downtown Village Streetscape Improvement Project to revitalize the downtown village area, to enhance its sense of place as a central business district, and to improve public safety.

In 2008, as recommended by the Parking Commission, the Council authorized the expenditure of \$300,000 from the Downtown Parking Fund to pay for professional services to prepare design and engineering plans for the Project. In January 2009, the Council approved an agreement with RBF Consulting to prepare the plans following a request for qualifications process. In April 2009, the Council authorized the use of American Recovery and Reinvestment Act funds in an amount of \$991,000 to fund a portion of the project construction.

Two public workshops were held on April 22, 2009 and June 29, 2009 at the Community Center to gather feedback on concept plans from stakeholders. The meetings were well-attended, with over 100 people providing meaningful input. The overall consensus at the workshops was that there was significant support for the project to move forward. Workshop results and the concept plans are posted on the project page on the City's web site.

STREETSCAPE DEVELOPMENT

The design engineer's scope of work has two major parts: 1) preparation of the concept plans; and 2) preparation of the construction plans. The construction plan area is a sub set of the concept plan area. The "Map of Program Area" is attached which shows the limits of the concept plans (turquoise color) and the limits of the construction plan area (referred to as Final Plans in yellow on the map). RBF has been contracted to prepare construction plans for the yellow area only. When the plans are complete, construction documents for the primary phase of the project will be ready for public bidding, subject to funding availability.

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The design plans are currently 95% complete. Staff is continuing with utility coordination and environmental clearances. Construction phasing plans are being prepared showing how traffic and parking will be handled and how the work will proceed on a block by block basis. A construction information brochure has been developed to answer expected questions, provide information on construction phasing, and show conceptual street cross sections of the proposed improvements. A questionnaire has also been prepared in an effort to gather information from businesses in an attempt to minimize construction impacts. The brochure and questionnaire are both available on the City's project web page.

To date staff has had 16 meetings with businesses and property owners to discuss the construction phasing. The intent of these meetings has been to provide information to businesses on what to expect during construction and to accommodate reasonable business needs so that all businesses can remain open during construction. Feedback from the stakeholders has been mostly positive.

The construction phasing plan calls for work on only one side of the street, one block at a time. The sidewalks will remain open throughout the construction with the exception of a short time period when a portion of the old sidewalk is removed and new sidewalk is placed. There will be at least one lane of parking and one travel lane open at all times. The only exception to this will be La Mesa Boulevard west of Spring Street where there will be no on street parking when individual blocks are under construction because of the lack of available on street parking on the north side of the street. Traffic will be one way only for portions of the construction.

As discussed previously with the City Council, the scope of work for the project may be reduced if there is not a mechanism in place to fund adequate maintenance of the enhanced improvements or betterments. If all elements are constructed as proposed in the concept plans, the project would require an expanded level of baseline services. Some form of public/private partnership establishing an ongoing financial commitment will be necessary to pay for the maintenance of the betterments currently proposed in the concept plans. A preliminary list of the maintenance requirements of the betterments above the current baseline maintenance services is attached.

Although some betterments may be eliminated from the project scope, the future installation of these betterments would be accommodated by including the necessary infrastructure, such as underground conduit and expandable landscape areas in the project design. So the opportunity to install the betterments at a future date without significant disruption could occur, if and when a funding mechanism is put in place.

PROJECT FUNDING

The estimated construction cost for the complete Final Plans identified by the yellow area on the "Map of Program Area" is currently \$5M. The project funding that has been programmed is:

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- Downtown Parking Fund - \$300,000 for design services

The construction funding that has been secured so far is:

- American Recovery & Reinvestment Act: \$991,000
- Transportation Development Act: \$630,000

The funding that is anticipated to be available:

- SANDAG Smart Growth Incentive Grant: \$2,000,000
- Downtown Parking Fund: \$700,000
- La Mesa TransNet: \$900,000

SANDAG issued a call for projects for the Smart Growth Incentive Grant Program. Applications are due on January 18, 2013 and a resolution for City Council approval authorizing the submittal of a SANDAG grant application will be considering during a separate action at this council meeting tonight. Community support for the grant application is strongly encouraged by SANDAG, therefore staff will seek letters of support.

PROJECT SCHEDULE

With the SANDAG grant applications due in January, it is likely that awards will be made in April 2013. At that point, if the grant application is successful, sufficient funding would be in place to finalize the scope of work of the plans and specifications for advertising the project for public bidding. The time for issuing a bid to starting construction is typically around 3 months.

Attachment: A. Betterments Maintenance Estimate
B. Map of Program Area
C. Construction Information Brochure

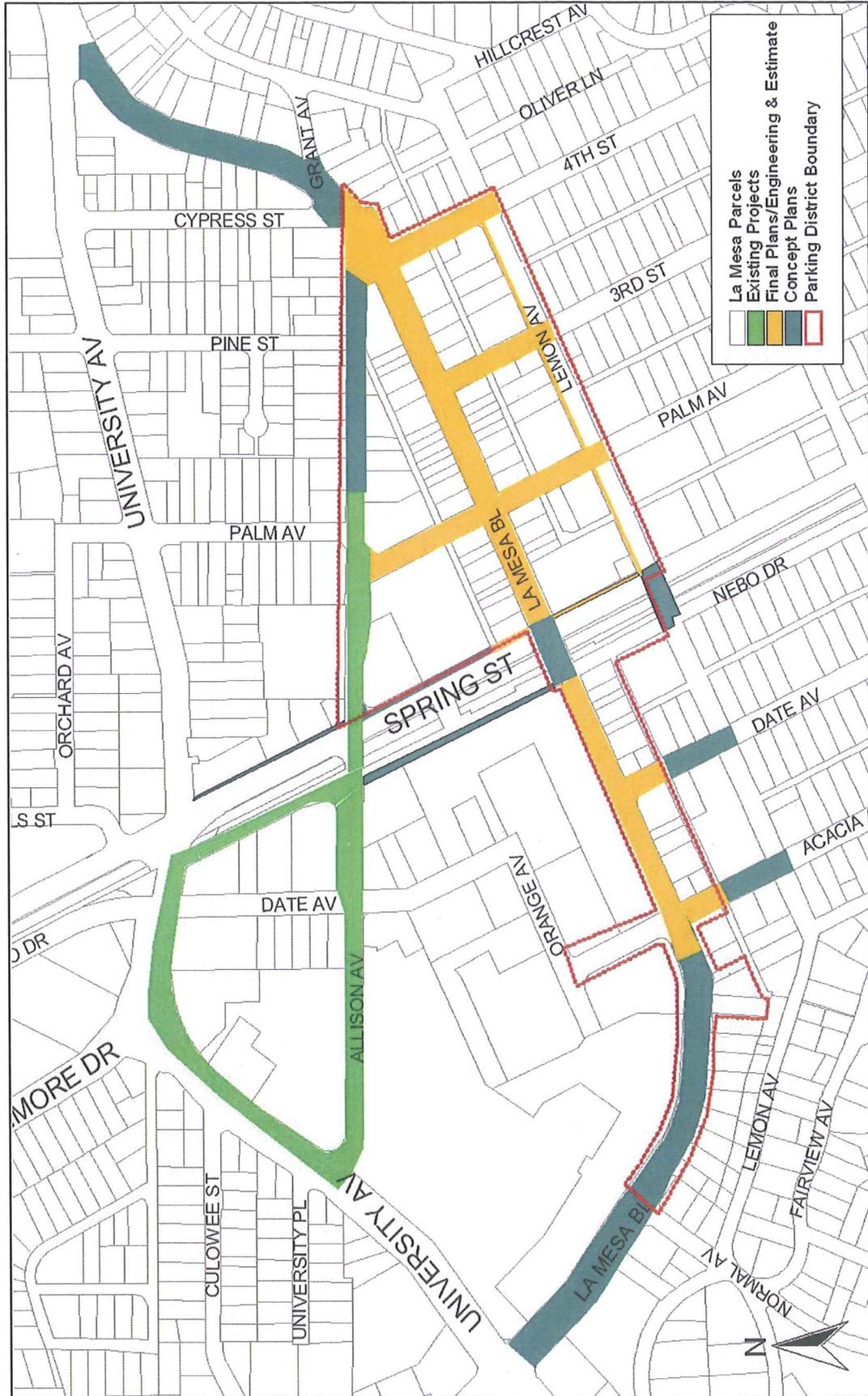
Downtown Village Streetscape
 Betterments Maintenance Estimate
 Above Baseline

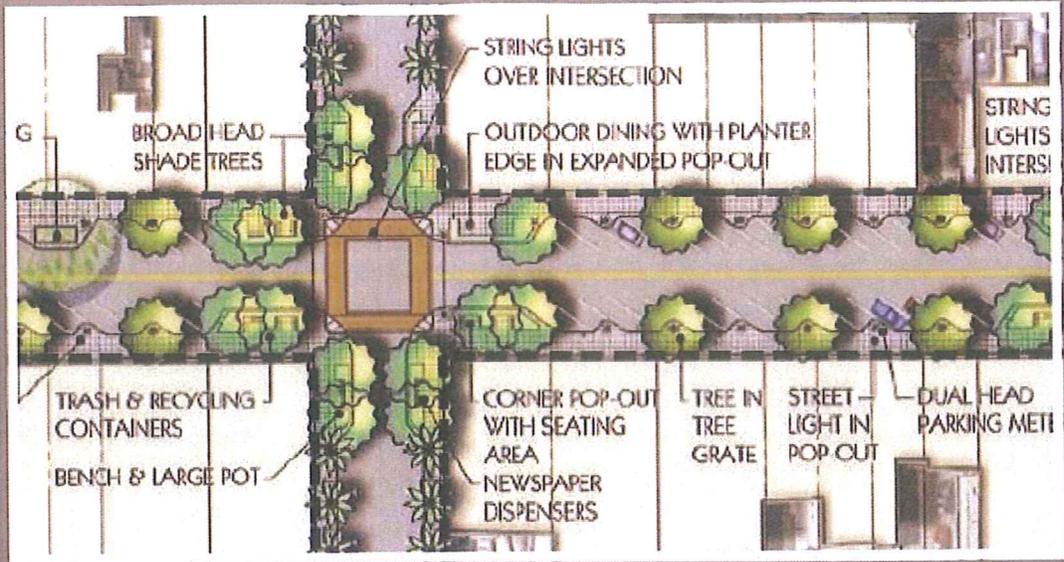
ITEM	UNIT	EX QTY	PROPOSED QTY	ADDITIONAL QTY	MAINT. FREQ/YR	UNIT COST/YR	ANNUAL COST
STRING LIGHTING ¹	LF	0	1,650	1,650	0.10	\$ 25.00	\$ 4,125.00
STRING LIGHTING POLES ²	EA	0	12	12	0.20	\$ 600.00	\$ 1,440.00
BRICK CROSS WALKS ³	SF	0	9,157	9,157	0.50	\$ 1.50	\$ 6,867.75
ENHANCED BRICK PAVING IN SIDEWALKS ⁴	SF	0	3,419	3,419	0.50	\$ 0.50	\$ 854.75
REMOVABLE BOLLARDS ⁵	EA	0	26	26	0.05	\$ 800.00	\$ 1,040.00
METERED SPECIAL EVENT ELECTRICAL ⁶	EA	0	79	79	0.10	\$ 200.00	\$ 1,580.00
STREET TREES ⁷	EA	54	98	44	2.00	\$ 150.00	\$ 13,200.00
IRRIGATION ⁸	SF	0	18,000	18,000	0.50	\$ 0.50	\$ 4,500.00
STREET LIGHTS ⁹	EA	43	60	17	0.25	\$ 500.00	\$ 2,125.00
WASTE/RECYCLE RECEPTALS ⁹	EA	31	42	11	0.10	\$ 1,000.00	\$ 1,100.00
BENCHES ⁹	EA	0	26	26	0.10	\$ 300.00	\$ 780.00
BIKE RACKS ⁹	EA	0	2	2	0.10	\$ 150.00	\$ 30.00
WATER FOR STREET TREES ¹⁰	GAL	0	76,440	76,440	1.00	\$ 0.01	\$ 764.40
Total Maintenance Cost Above Baseline \$							\$ 38,406.90
POWER WASHING ¹¹	LS	0	1	1	4.00	\$ 3,000.00	\$ 12,000.00
Additional Costs \$							\$ 12,000.00
Total \$						\$	50,406.90

FOOTNOTES:

- ¹ Expected life span of 10 years. Replace one tenth annually. Repair as necessary.
- ² Graffiti removal and replacement as necessary
- ³ Sand crosswalks every 2 years, reset and replace bricks as necessary
- ⁴ Located within sidewalk bulb outs at intersections. Bricks need occasional sanding and replacement.
- ⁵ Graffiti removal and bollard replacement as necessary
- ⁶ Repair and replace electrical cable and outlets as necessary
- ⁷ Pruning, staking, and replacement as necessary
- ⁸ Adjust timing and make repairs
- ⁹ Graffiti removal, repairs and replacement as necessary
- ¹⁰ As required to maintain growth. (5 gal/tree) (156 times/year) (98 trees) = 76,440 (\$0.01/gallon)
- ¹¹ Power washing of sidewalks, trash receptacles and, furniture 4X per year at \$3,000 per mobilization

**MAP OF PROGRAM AREA – REVISED MAY 2009
DOWNTOWN STREETSCAPE IMPROVEMENT PROJECT**





LA MESA DOWNTOWN STREETSCAPE PROJECT



**CITY OF
LA MESA**

JEWEL of the HILLS

CONSTRUCTION INFORMATION SHEET

Project Information

The Downtown Village Streetscape project will replace the aging infrastructure within the downtown village. Improvements will include new sidewalk, curb and gutter, street paving, street trees, and lighting. During construction, there will be various phases that will require you and your patron's cooperation and patience. In order to minimize the affect that construction may have on your business, the following elements are being considered during the construction phase of the project.

Construction Phasing

- Construction will be done in phases in order to minimize the affect on the businesses and the downtown village.
- Phasing will be done block by block, so no more than one continuous block will be affected during business hours. Phasing will allow for parking on one side of the street at all times.

Parking

- Parking on one side of the street will remain available and open.
- Contractor vehicle parking will be prohibited within the downtown parking area.
- Municipal parking lots and on-street parking elsewhere will remain available.
- The City will evaluate valet parking options.

Special Needs/Access to Buildings

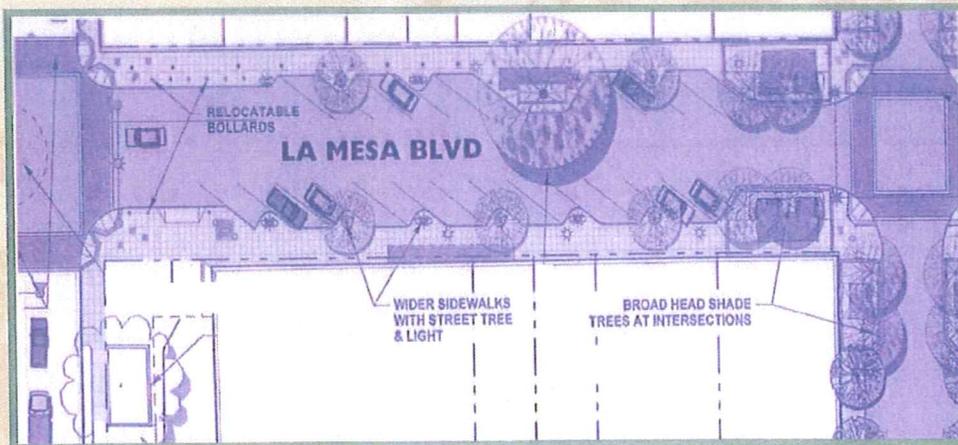
- Pedestrian access to businesses located in the active construction zone will be preserved at all times.
- Delivery access to businesses located in the active construction zone will be preserved at all times.

Traffic Control

- Traffic will continue to flow through the block at all times, though it may be only one way traffic.
- Fines will be doubled for traffic violations within construction zone.

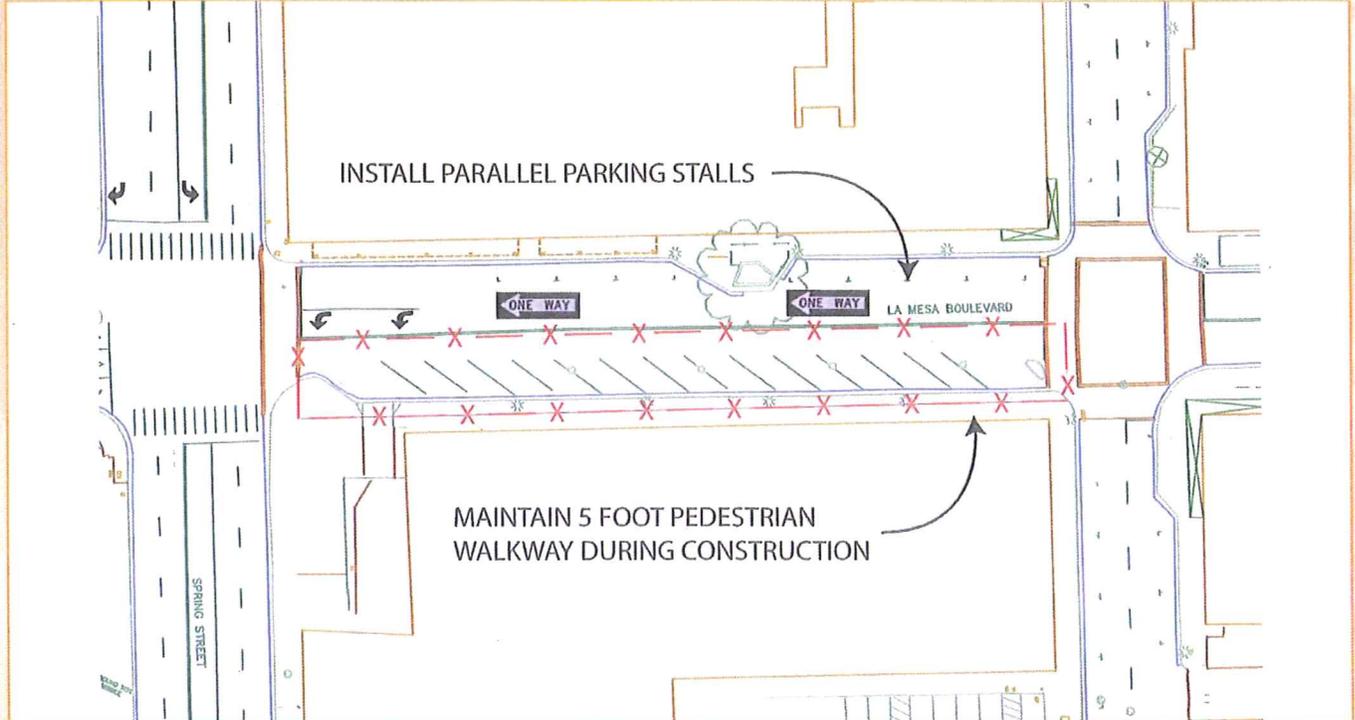
Signage

- Temporary signs will be placed by the City to direct traffic and pedestrians.
- Businesses will be permitted to mount a 36" X 36" temporary business sign in front of business/property.
- Large traffic signs will be used to provide better visibility for vehicles and pedestrians.
- Electronic reader boards will be used to inform drivers of construction issues.
- Large concept drawings will be posted in the construction area to show visitors the finished product.

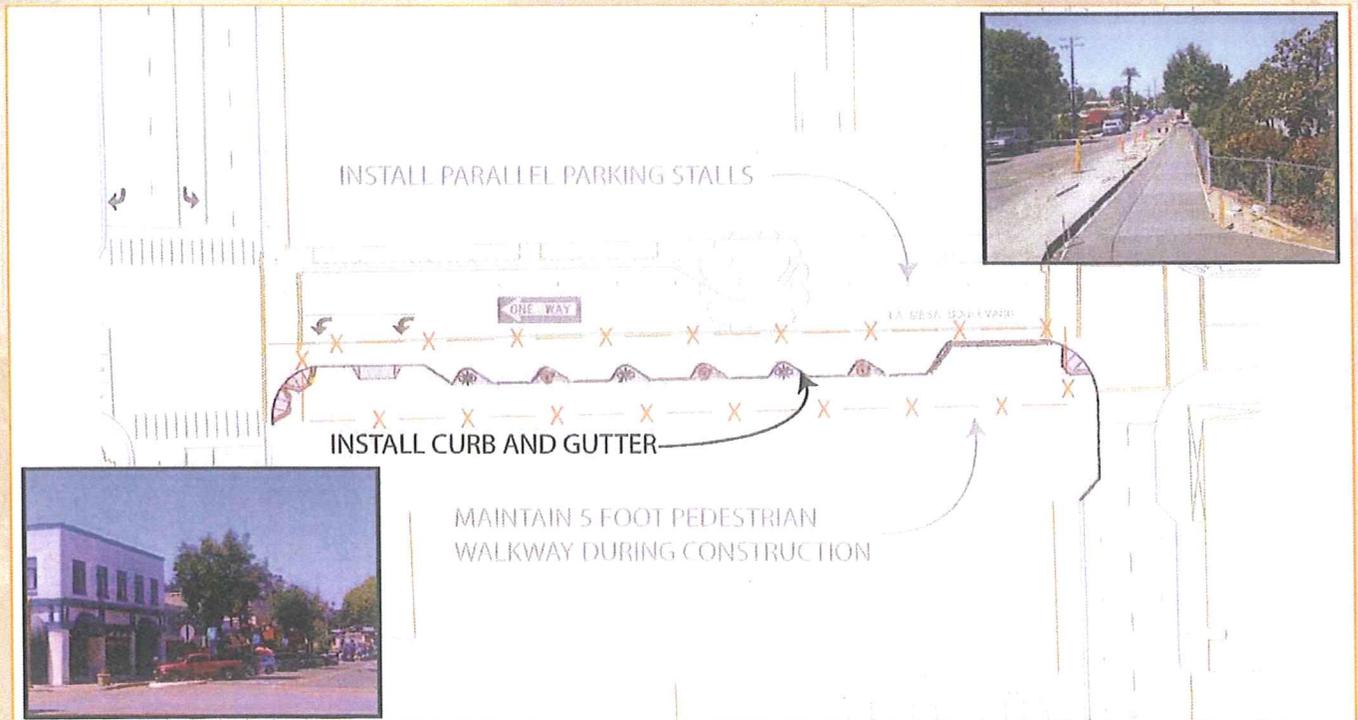


CONSTRUCTION PHASING

PHASE 1 - PUT UP TEMPORARY CONSTRUCTION FENCE

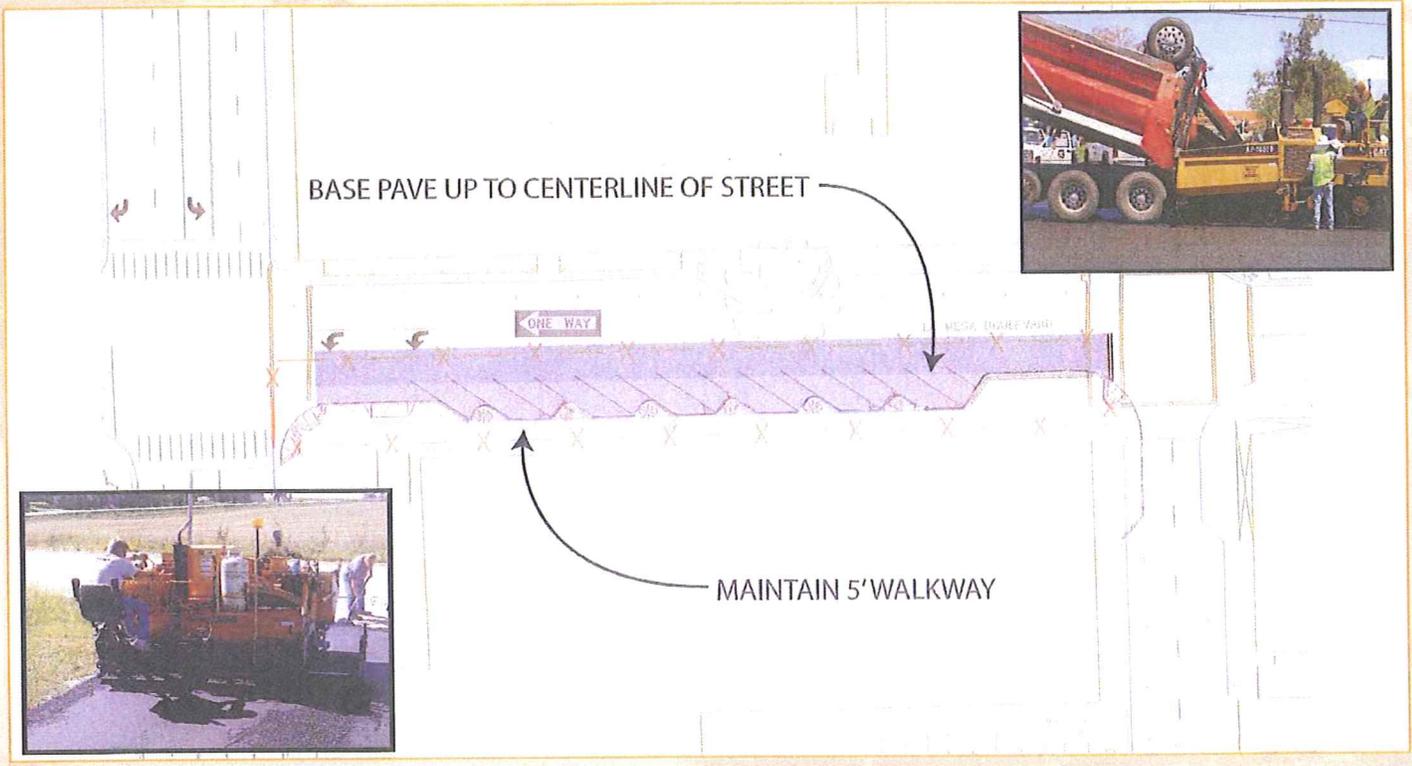


PHASE 2 - SAWCUT AND REMOVE EXISTING IMPROVEMENTS, INSTALL UTILITIES, CURB AND GUTTER

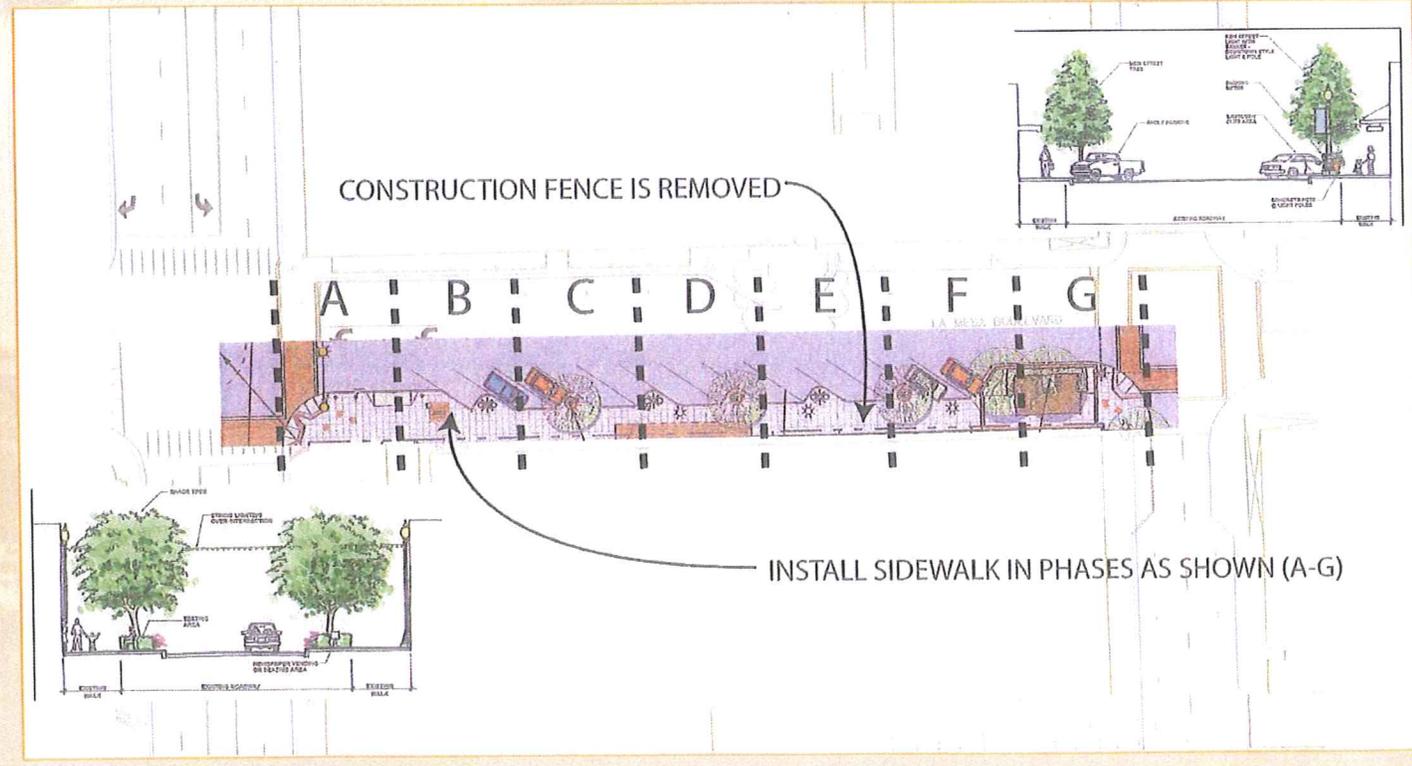


CONSTRUCTION PHASING

PHASE 3 - INSTALL BASE LAYER OF ASPHALT

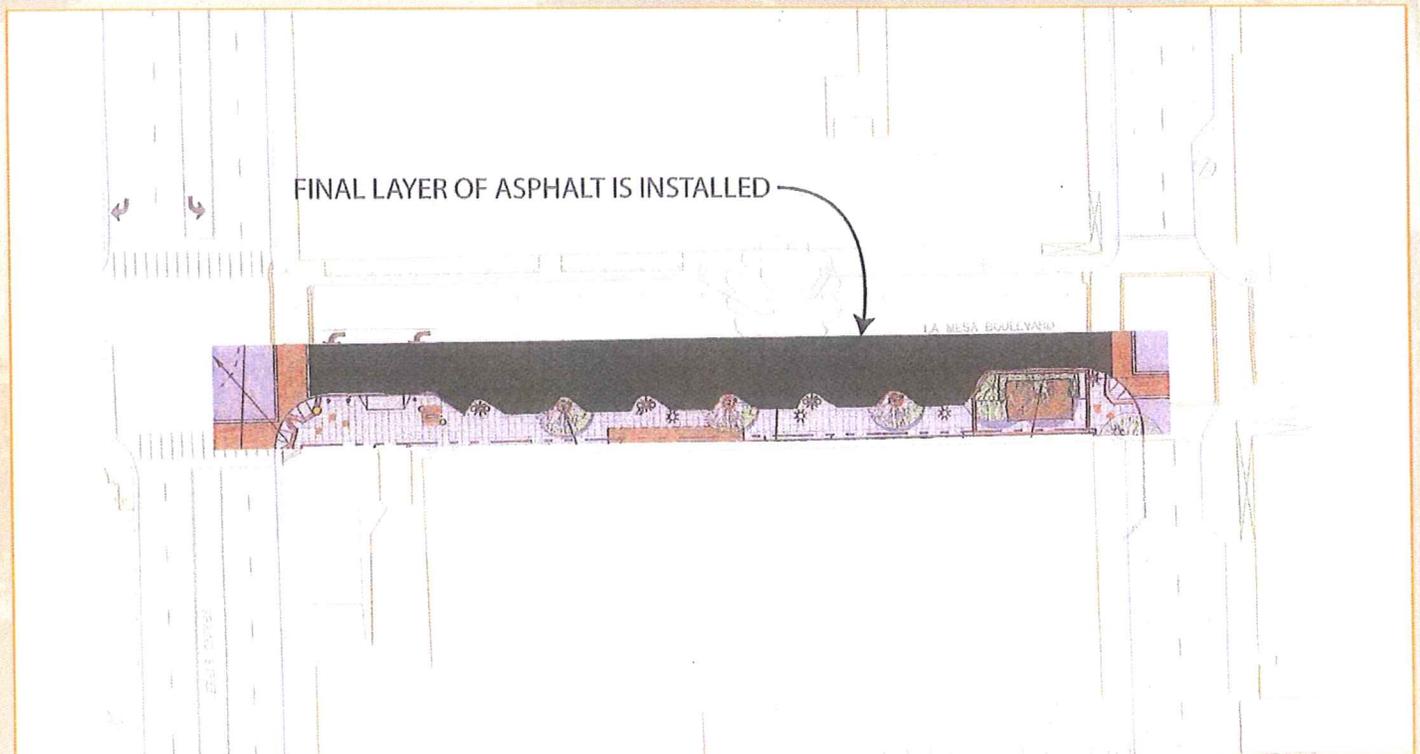
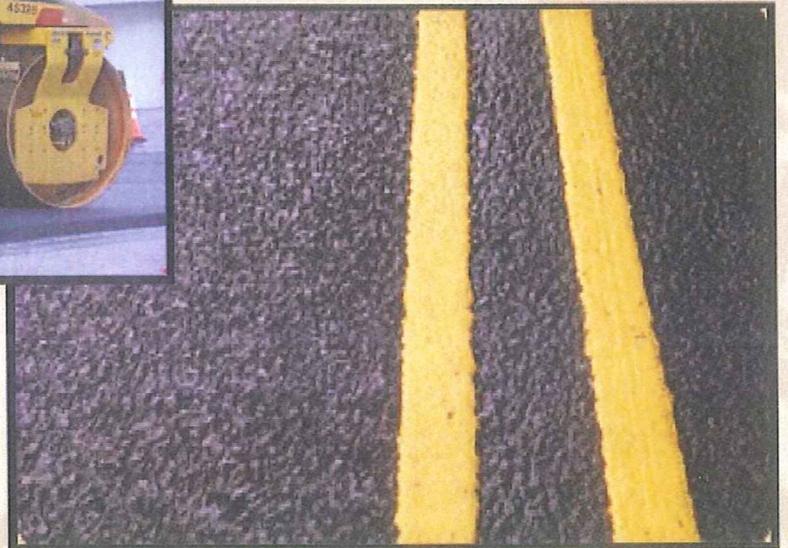


PHASE 4 - INSTALL SIDEWALK, TREES, LIGHTS



CONSTRUCTION PHASING

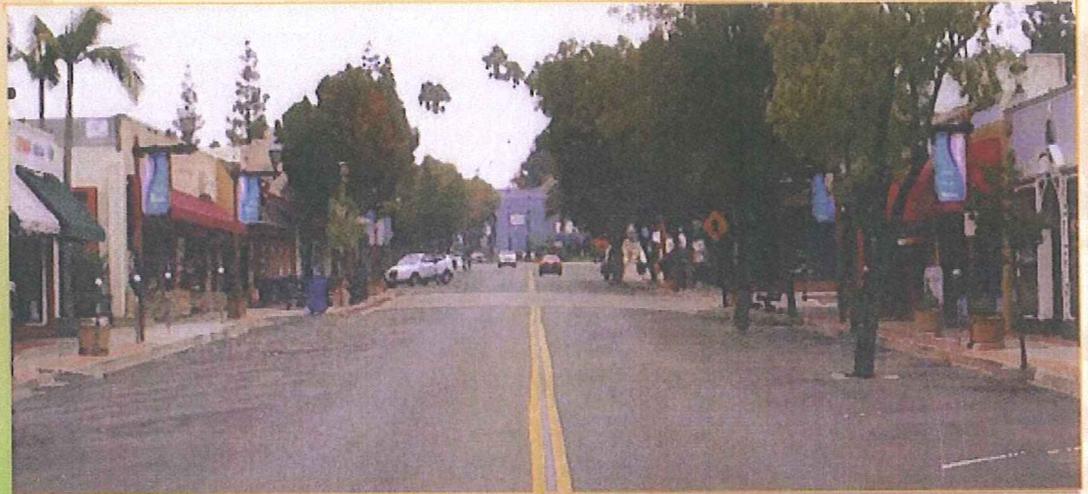
PHASE 5 - FINISH PAVE



ILLUSTRATIONS

BEFORE

- OLD LIGHTING
- BROKEN SIDEWALKS
- STRUGGLING TREES



La Mesa Boulevard near 3rd Street looking east

AFTER

- ENERGY EFFICIENT AND TASTEFUL LIGHTING
- NEW SIDEWALKS
- HEALTHY TREES
- SAFE AND ATTRACTIVE CROSSWALKS

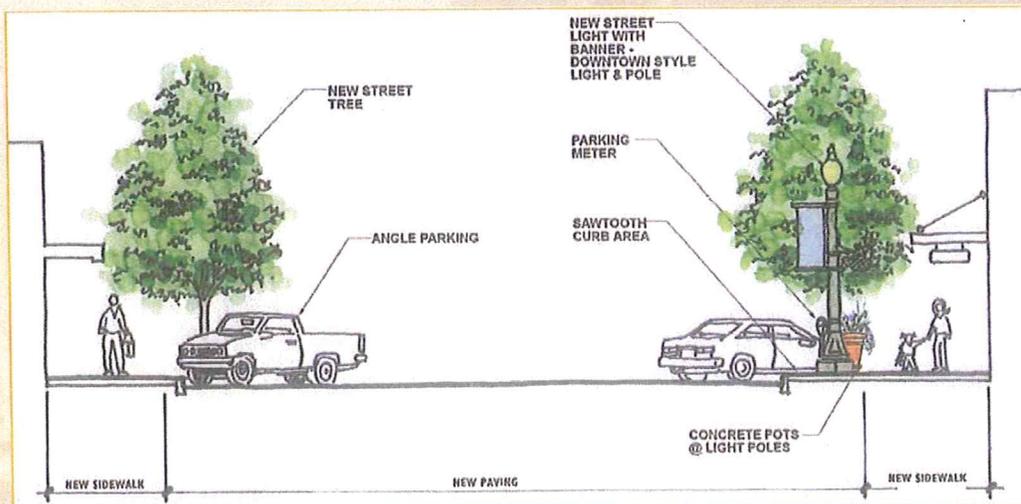


Illustration showing La Mesa Boulevard near 3rd Street looking east

ILLUSTRATIONS

BEFORE

- OLD LIGHTING
- BROKEN SIDEWALKS
- STRUGGLING TREES



La Mesa Boulevard near Palm Avenue looking east

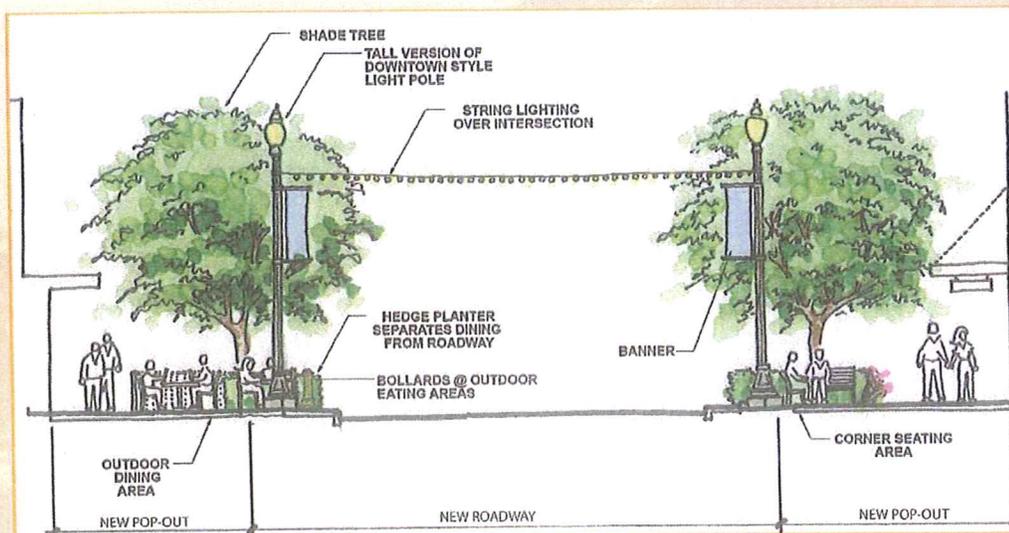


Illustration showing La Mesa Boulevard near Palm Avenue looking east

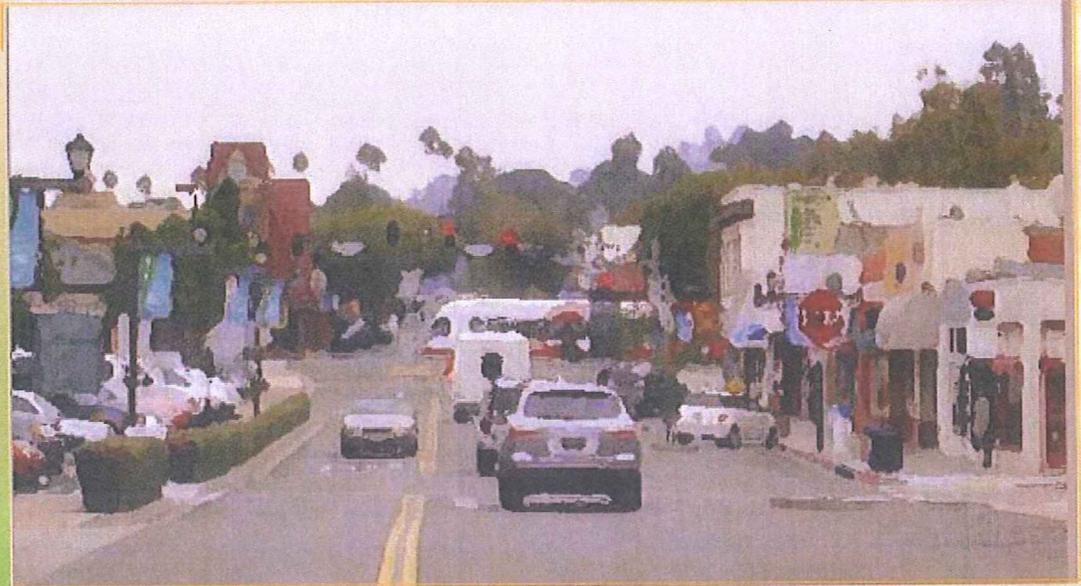
AFTER

- ENERGY EFFICIENT AND TASTEFUL LIGHTING
- NEW SIDEWALKS
- HEALTHY TREES
- SAFE AND ATTRACTIVE CROSSWALKS

ILLUSTRATIONS

BEFORE

- OLD LIGHTING
- BROKEN SIDEWALKS
- STRUGGLING TREES



La Mesa Boulevard near Date Avenue looking east

AFTER

- ENERGY EFFICIENT AND TASTEFUL LIGHTING
- NEW SIDEWALKS
- HEALTHY TREES
- SAFE AND ATTRACTIVE CROSSWALKS

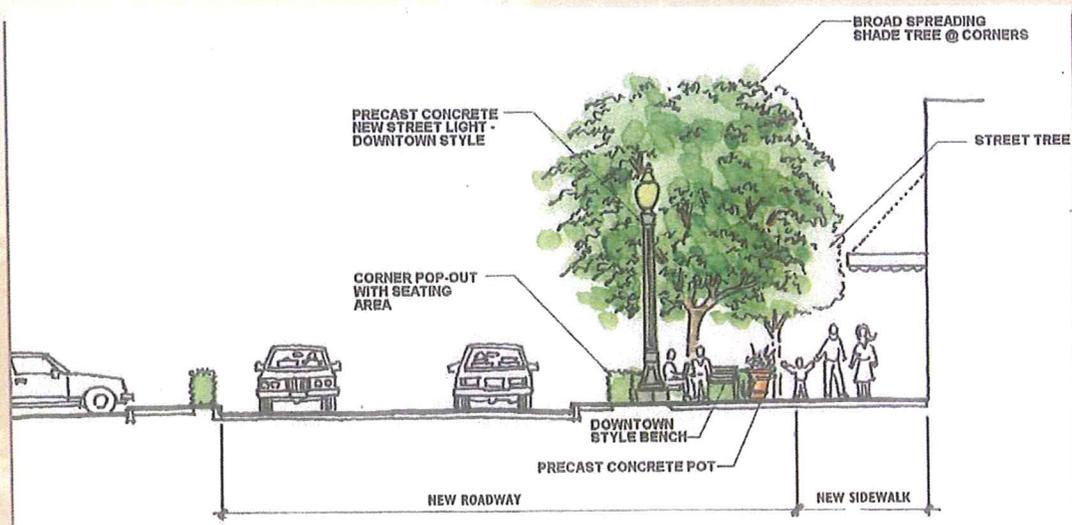
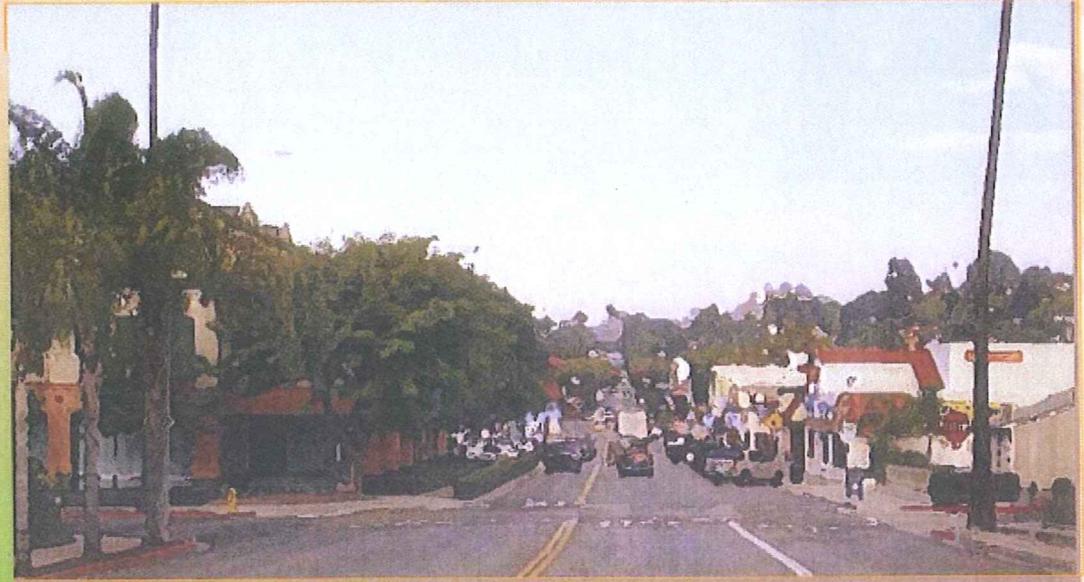


Illustration showing La Mesa Boulevard near Date Avenue looking east

ILLUSTRATIONS

BEFORE

- OLD LIGHTING
- BROKEN SIDEWALKS
- STRUGGLING TREES



La Mesa Boulevard near Acacia Avenue looking east

AFTER

- ENERGY EFFICIENT AND TASTEFUL LIGHTING
- NEW SIDEWALKS
- HEALTHY TREES
- SAFE AND ATTRACTIVE CROSSWALKS

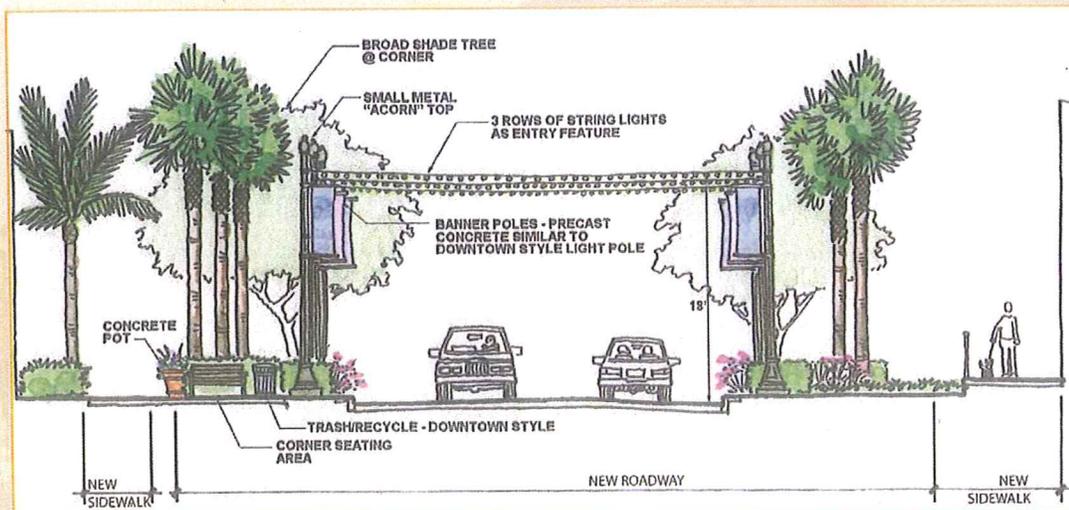


Illustration showing La Mesa Boulevard near Acacia Avenue looking east