

**CITY OF BELMONT
MEMORANDUM**



TO: Planning Commission

FROM: Bennett Chun, Associate Civil Engineer
Department of Public Works

SUBJECT: September 19, 2006 Planning Commission Meeting – Agenda Item 5A
Redevelopment Area Sidewalk Repair and Street Tree Replacement Project –
Ralston Avenue from Sixth Avenue to Hiller Street

Summary

This report is provided to update the Planning Commission on the proposed sidewalk repair and tree replacement project on Ralston Avenue between Sixth Avenue and Hiller Street and on Sixth Avenue between Emmett Avenue and Hill Street. The Commission is requested to review the project pursuant to the recently adopted “Protocols for Planning Commission Review of Public Projects.” Following a presentation of the project, staff will accept comments and/or suggested modifications to the plan that will be forwarded to the Redevelopment Agency Board for their consideration for the final design.

Background

The Redevelopment Agency capital plan has budgeted \$250,000 in each fiscal year from 2005 through 2009 for miscellaneous street and sidewalk repair in the redevelopment area. The redevelopment area encompasses the entire city east of El Camino Real up to the boundaries of the city limits, to the southern city limits at F Street, to portions west of El Camino Real including the Twin Pines Park, and to the northern city limits at North Road (see attached boundary map). While sidewalk maintenance is generally the property owner’s responsibility, the Council directed staff to do repairs to decorative sidewalk pavers in the downtown area. The first area repaired was in front of the Iron Gate restaurant Fall of 2004.

Staff initially brought this project before the Planning Commission on May 17, 2005 for review and comment and to the Redevelopment Agency on May 9, 2006 for approval to advertise and award for an amount up to the engineer’s estimate of \$248,445. The landscape consultant prepared the engineer’s estimate and staff determined that it was reasonable and within expected costs.

Discussion

The City Clerk opened bids on May 25, 2006. Although three contractors requested bid packages, only JJR Construction Inc. submitted a bid in the amount of \$330,000. Staff spoke with the bidder and evaluated the bid results to determine why the bid was much higher than the engineer’s estimate

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and why there was not more competition for the project. The main reason was the lack of available contractors with capacity to complete this work this summer. Contractors typically bid higher on a project when they are busy. Staff spoke with the two other potential bidding contractors that requested project plans and was told they too had enough work through the end of the year and did not have the time or a break in their construction schedule to bid this project.

The surplus of work in the area discouraged prospective contractors from bidding on this project. To increase chances of multiple competitive bids from prospective contractors, staff increased the project limits and proposes to readvertise the project this coming winter when there is traditionally a lull in construction work. The increased project limits include Ralston Avenue from Old County Road to Hiller Street and will only involve sidewalk replacement with brick pavers.

Sidewalk Repair and Street Tree Replacement

The following issues and items are addressed in the attached plan:

- Remove damaged bomanite/concrete sidewalk and replace it with a brick unit paver system. The brick paver unit system is the required substitution for the red bomanite brick pattern concrete as defined in the City's Downtown Specific Plan. The new bricks will match the existing bricks in front of Ralston Plaza.
- Replace Ralston Avenue street trees with 24" box evergreen trees (Laurina 'Elegant' aka Laurina). Replace 6th Avenue street trees with 24" box deciduous trees (Ginkgo Biloba aka Maidenhair Tree). During demolition of the sidewalk and installation of the brick unit paver system all street trees to remain will be protected consistent with practices approved by the city arborist.
- Install an automatic irrigation system.
- Remove and replace damaged street curb and gutter.

Conclusion and Recommendation

Staff recommends the Commission review and comment on the proposed sidewalk repair and street tree replacement plan to assist the Redevelopment Agency in their review and approval of the project.

Alternatives

1. Refer back to staff for additional information.

Attachments

- I Redevelopment Boundary Map
- II. Project Plans
- III. Materials & Planting