

**DATE:** January 10, 2012

**ITEM:** 7.A.

**RE:** CONSIDERATION AND APPROVAL OF A WORK SCOPE AND FUNDING FROM THE SUGAR HOUSE PROJECT AREA FUND FOR PUBLIC INVOLVEMENT, CONCEPTUAL DESIGN, SCHEMATIC DESIGN, DESIGN DEVELOPMENT, AND COST ESTIMATING FOR THE STREETCAR GREENWAY AND TRAIL PROJECT WITH CRSA

**PROJECT AREA:** Sugar House

**PREPARED BY:** Ben Davis

**FUNDING:** \$73,000 from existing streetcar funds in the Sugar House Project Area Fund

**EXECUTIVE SUMMARY:** The purpose of the proposed work scope for the Streetcar Greenway and Trail project is to identify which improvements will be implemented as part of the Sugar House Rail Corridor and at what cost, thereby providing valuable planning and budgeting information to the RDA Board, City Administration, and City Council. The Streetcar Greenway and Trail is a separate project from the design and construction of Phase 1 of the Sugar House Streetcar line and will, therefore, be funded separately from the construction of the streetcar line. The timing of the proposed work scope and funding approval is intended to facilitate the construction of the Streetcar Greenway and Trail improvements concurrently with the Phase 1 baseline improvements to the Sugar House Rail Corridor, or as soon as feasibly possible afterward.

CRSA has an existing consulting contract with the RDA to advise staff on a variety of periodic design projects. CRSA's Work Scope for the Streetcar Greenway and Trail project will complement design work that has been done for the corridor by Citiventure Associates, LLC and HDR as well as design work done for the Sugar House business district by Fehr and Peers. By way of furthering Salt Lake City's efforts to appropriately develop the Sugar House Rail Corridor, RDA staff requests approval of CRSA's Work Scope and Fee Schedule for the Streetcar Greenway and Trail project.

## **ALTERNATIVES:**

### **Motion for Work Scope and Funding**

1. Pass a motion approving CRSA to complete the Streetcar Greenway and Trail Work Scope and \$73,000 from existing streetcar funds in the Sugar House Project Area Fund to fund said Work Scope.
2. Pass a motion approving CRSA to complete the Streetcar Greenway and Trail Work Scope and \$73,000 from existing streetcar funds in the Sugar House Project Area Fund to fund said Work Scope with revisions.
3. Do not pass a motion approving CRSA to complete the Streetcar Greenway and Trail Work Scope and \$73,000 from existing streetcar funds in the Sugar House Project Area Fund to fund said Work Scope.

**WORK SCOPE:** As part of its Work Scope, CRSA will manage the following items that are beyond the Phase 1 baseline scope of improvements to the Sugar House Rail Corridor between 500 East Street and McClelland Street:

- public involvement
- conceptual design
- schematic design (30% design drawings)
- design development (60% design drawings), and
- cost estimating at both the schematic design and design development levels

**BACKGROUND:** Citiventure Associates, LLC was hired in May 2011 to consult on the Sugar House Streetcar project. As part of its work scope, Citiventure managed the community visioning effort encompassing the Sugar House Rail Corridor between 200 West Street in South Salt Lake City and McClelland Street in Salt Lake City. Citiventure's efforts were intended to complement the design of Phase 1 of the Sugar House Streetcar line by HDR, as well as the alternatives analysis, circulation, trail study, streetscape, and housing plan work being conducted by Fehr and Peers for the Sugar House business district. Citiventure coordinated with representatives from Salt Lake City, South Salt Lake City, and UTA to develop a collective vision and agreement on the preferred type, character, and scale of development within and immediately adjacent to the Sugar House Rail Corridor. The desire for open space on both the north and south sides of the streetcar line was repeatedly expressed by the public during the visioning effort. For this reason, Citiventure dedicated a significant portion of its final report, *Sugar House Streetcar: Land Use and Urban Design Recommendations*, to addressing this desire. Until now, however, improvements such as trails, landscaping, lighting, and site furniture have been referred to in general terms. The next step in the process is to further define and cost, block-by-block, which improvements will be constructed within the streetcar corridor. South Salt Lake City continues to be a valued partner with Salt Lake City and UTA on the design of the Sugar House Rail Corridor. However, for a variety of reasons, South Salt Lake City has

elected to only participate through conceptual design on the Streetcar Greenway and Trail project and will not be making any contribution to the cost of any work beyond this stage of design.

**ATTACHMENTS:**

1. Exhibit "A": Work Scope
2. Exhibit "B": Timeline
3. Exhibit "C": CRSA Fee Schedule

## **EXHIBIT “A”: WORK SCOPE**

### **SECTION I: SCOPE OF SERVICES**

#### Study Areas

**Phase 1** is defined as the segment of the streetcar system within the Sugar House Rail Corridor at approximately 2230 South and between the Central Pointe TRAX station to McClelland Street (1050 East).

**Salt Lake City (SLC)** is defined as the west side of 500 East to McClelland Street within Sugar House Rail Corridor.

**South Salt Lake City (SSL)** is defined as the west side of 500 East to the Central Pointe TRAX station within Sugar House Rail Corridor.

#### Project Objectives

##### *A. Betterments*

The purpose of this project is to define the betterments within the Sugar House Rail Corridor, in both Salt Lake City and South Salt Lake City, that are beyond the scope of the baseline for Phase 1, and to present the respective betterments in the form of design development drawings and cost estimates on a block-by-block basis.

#### Responsibilities of the Consultant

##### 1. Project Management

- a. Attend weekly steering committee meeting (December 20; January 4, 12, and 19; and February 2, 9, and 23; March 8, 15, and 22).
- b. Lead SLC staff review meeting (February 3) and SSL staff review meeting (February 6).

##### 2. Public Involvement

- c. Lead visioning activity at Stakeholder Meeting #1.
- d. Lead visioning activity at Public Open House #1.
- e. Lead visioning activity at Public Open House #2.
- f. Participate in three total stakeholder meetings with SLC and SSL (Stakeholder Meeting #1, Stakeholder Meeting #2, and Stakeholder Meeting #3).
- g. Present design development drawings and cost estimates to Board of Directors of the Redevelopment Agency of Salt Lake City (RDA) and Salt Lake City Council.

## Deliverables

- Create presentation materials for Stakeholder Meeting #1 by combining existing graphics into one consistent format (January 11).
- Create presentation materials for Public Open House #1 (January 26).
- Create presentation materials for Stakeholder Meeting #2, SLC stakeholders (February 15).
- Create presentation materials for Stakeholder Meeting #3, SSL stakeholders (February 16).
- Create presentation materials for Public Open House #2 (March 1).
- Create final concept presentation materials for SSL (February 24).
- Create presentation materials for RDA of SLC Board presentation (April 10).
- Create presentation materials for Salt Lake City Council presentation (April 17).

## 3. Design

- a. Provide a constraints map that includes each block within Phase 1 showing ownership, encroachments, and design challenges.
- b. Create up to three concept options for Phase 1. Present at Public Open House #1.
- c. Determine the best placement and use for the trail, greenway, and other major uses in the corridor.
- d. Prepare concept plans that show:
  - i. Transition areas between the Streetcar Greenway and each streetcar stop.
  - ii. Interface with each city's bicycle network.
  - iii. Mid-block crossings and access points within Phase 1.
  - iv. Improvements at each intersection within Phase 1, with particular attention paid to the 700 East and State Street crossings. Incorporate Citiventure's visioning small area plans and each city's intersection recommendations.
- e. Review the 30% design drawings for Phase 1. Coordinate with HDR to ensure that the greenway design will interface with the rough grading, utility location, and right-of-way limits as shown in the 30% design drawings for Phase 1.
- f. Create schematic drawing set for each block within Phase 1. Coordinate with HDR base drawings. Present schematic drawings at Public Open House #2.
- g. Prepare typical cross-sections/axonometric drawings for each block within Phase 1 in SLC. Prepare up to three cross-sections/axonometric drawings for blocks within Phase 1 in SSL. Utilize existing presentation materials as

- the basis. Present at Public Open House #2.
- h. Create design development drawings for each block within Phase 1 for SLC. Present to RDA Board and SLC City Council.

#### Deliverables

- Concept options for Phase 1 for SLC and SSL review (January 15)
- Concept options for Phase 1 to present at Public Open House #1 (January 26).
- SLC staff review meeting—two hours (February 3).
- SSLC staff review meeting—two hours (February 6).
- Schematic drawing set due for Phase 1 for SLC review, incorporating public and steering committee comments (February 14).
- Schematic drawing set for Phase 1 to present at Public Open House #2, incorporating public and steering committee comments (March 1).
- Design development drawing set for each block within Phase 1 for SLC review, incorporating public and steering committee comments (March 13).
- Design development drawing set for each block within Phase 1 to present to RDA Board and Salt Lake City Council incorporating public and steering committee comments (March 30).

#### 4. Cost Estimating

- a. Coordinate third-party preliminary cost estimates of betterments for each block within Phase 1 in SLC. Present at Public Open House #2.
- b. Coordinate third-party design development cost estimate of betterments for each block within Phase 1 in SLC. Present to RDA Board and Salt Lake City Council.

#### Deliverables

- Preliminary cost estimates for Phase 1 for SLC review (February 27).
- Present preliminary cost estimates for Phase 1 at Public Open House #2 (March 1).
- Design development cost estimates for Phase 1 for SLC review (April 2).
- Present design development cost estimates to RDA Board (April 10).
- Present design development cost estimates to SLC Council (April 17).

## **EXHIBIT “B”: TIMELINE**

### **December 2011**

- 14<sup>th</sup>—SLC and SSL to introduce project to Community Advisory Committee (CAC), 7:30-9:00 a.m. Fiddler’s Elbow.
- 20<sup>th</sup>— Steering committee meeting, 1:30-3:00 p.m. RDA offices.

### **January 2012**

- 4<sup>th</sup>—Steering committee meeting, 1:30-3:00 p.m. RDA offices.
- 10<sup>th</sup>—Finalize design services contract with CRSA.
- 11<sup>th</sup>—SLC and SSL staff to update CAC, 7:30-8:30 a.m. Pat’s BBQ.
- 11<sup>th</sup>—Hold Stakeholder Meeting #1, 8:30-10:00 a.m. Pat’s BBQ.
- 12<sup>th</sup>—Steering committee meeting, 1:30-3:00 p.m. RDA offices.
- 15<sup>th</sup>—Concept options due for Phase 1 for SLC and SSL review.
- 19<sup>th</sup>— Steering committee meeting, 1:30-3:00 p.m. RDA offices.
- 26<sup>th</sup>—Hold Public Open House #1, 6:00-8:00 p.m. Kimball Distributing.

### **February 2012**

- 2<sup>nd</sup>—Steering committee meeting, 1:30-3:00 p.m. RDA offices.
- 3<sup>rd</sup> – SLC staff review meeting – two hours
- 6<sup>th</sup> – SSL staff review meeting – two hours
- 8<sup>th</sup>—SLC and SSL staff to update CAC, 7:30-9:00 a.m. Fiddler’s Elbow
- 9<sup>th</sup>—Steering committee meeting, 1:30-3:00 p.m. RDA offices.
- 14<sup>th</sup>—Schematic design drawing set due for SLC review.
- 15<sup>th</sup>—Stakeholder Meeting #2 (SLC stakeholders), 10:00 a.m.-12:00 p.m. Alumni House at Westminster College.
- 16<sup>th</sup>—Stakeholder Meeting #3 (SSL stakeholders), TBD
- 23<sup>rd</sup>—Steering committee meeting, 1:30-3:00 p.m. RDA offices.
- 27<sup>th</sup>—Preliminary cost estimate for SLC review.

### **March 2012**

- 1<sup>st</sup>—Hold Public Open House #2, 6:00-8:00 p.m. Sprague Library.
- 8<sup>th</sup>—Steering committee meeting, 1:30-3:00 p.m. RDA offices.
- 13<sup>th</sup>—Design development drawing set due for SLC review.
- 14<sup>th</sup>—SLC and SSL staff to update CAC, 7:30-9:00 a.m. Pat’s BBQ.
- 15<sup>th</sup>—Steering committee meeting, 1:30-3:00 p.m. RDA offices.
- 22<sup>nd</sup>—Steering committee meeting, 1:30-3:00 p.m. RDA offices.
- 30<sup>th</sup>—Design development drawings and final cost estimate due.

**April 2012**

- 2<sup>nd</sup>—Design development cost estimates for SLC review.
- 10<sup>th</sup>—Present design development drawings and final cost estimate to RDA Board.
- 11<sup>th</sup>—SLC and SSL staff to update CAC, 7:30-9:00 a.m. Fiddler's Elbow.
- 17<sup>th</sup>—Present design development drawings and final cost estimate to Salt Lake City Council.

## EXHIBIT "C": CRSA FEE SCHEDULE

### SALT LAKE CITY

One half of the fee for project wide tasks associated with conceptual design has been assigned to SLC. The full cost of tasks associated with schematic design (30% design drawings), design development (60% design drawings), and cost estimating has been assigned to SLC.

1. Project Meetings	\$6,135
2. Public Involvement Meetings	\$5,150
3. Conceptual Design	\$13,625
4. Schematic Design	\$8,350
5. Design Development	\$11,300
6. Final Presentations	\$2,960
7. Engineering Consultation	\$12,551
8. Cost Estimating	\$12,000
9. Reimbursable Expenses	\$929
<b>Sub-Total</b>	<b>\$73,000</b>

### SOUTH SALT LAKE CITY

One half of the fee for project wide tasks associated with conceptual design has been assigned to SSL. However, none of the cost associated with schematic design (30% design drawings), design development (60% design drawings), and cost estimating has been assigned to SSL.

1. Project Meetings	\$4,510
2. Public Involvement Meetings	\$4,140
3. Conceptual Design	\$6,340
4. Schematic Design	\$0
5. Design Development	\$0
6. Final Presentations	\$0
7. Engineering Consultation	\$0
8. Cost Estimating	\$0
9. Reimbursable Expenses	\$190
<b>Sub-Total</b>	<b>\$15,180</b>

<b>Total</b>	<b>\$88,180</b>
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