

CITY OF HOLLISTER
REDEVELOPMENT AGENCY

REQUEST FOR PROPOSAL FOR
DESIGN AND ENGINEERING SERVICES FOR THE
WEST FOURTH STREET
STREETScape/INFRASTRUCTURE IMPROVEMENT PROJECT



CITY OF HOLLISTER
DEVELOPMENT SERVICES DEPARTMENT
REDEVELOPMENT AGENCY
375 FIFTH STREET
HOLLISTER, CA 95023

BILL W. CHOW, RDA PROGRAM MANAGER
(831) 636-4316
BILL.CHOW@HOLLISTER.CA.GOV



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FOR DESIGN AND
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FOR
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IMPROVEMENT PROJECT**

OCTOBER 2009

GENERAL

The Redevelopment Agency of the City of Hollister is requesting qualifications/proposals for professional services for the West Fourth Street Streetscape/Infrastructure Improvement Project. West Fourth Street is located in the west side of the City and serves as a gateway into downtown Hollister. Access to West Fourth Street is via the Highway 101 and Highway 156 East interchange. The project area encompasses the portion of West Fourth Street and the adjacent alleyways that extends from eastern edge of the Bridge spanning the San Benito River to Westside Boulevard (APPENDIX A). In the General Plan, this area has been transitioning from highway commercial to mixed use.

Requested services include, but are not limited to, the preparation of: final engineering; topographical surveys; delineation of existing and required right-of-way and easement; utility infrastructure improvement identification and coordination; final streetscape/landscape plan, including ornamental lighting fixtures; construction plans, specifications and estimate (PS&E); environmental clearance status and mitigation monitoring; and permitting assistance. The lead firm for the consultant team shall be a civil engineering firm.

Inspection and construction contract administration are not part of this request for proposal.

The West Fourth Street Streetscape/Infrastructure Improvement Project is within a redevelopment project area in the City of Hollister known as the Hollister Community Development Project Area. The project is funded through the Redevelopment Agency of the City of Hollister.

PROJECT GOALS

The purpose of the West Fourth Street Streetscape/Infrastructure Improvement Project is to design and construct a new streetscape/landscape environment for West Fourth Street that would complement the architectural character of downtown Hollister and create an aesthetically pleasing and unique sense of place for the Westside. The project proposes to use landscaping, ornamental lighting fixtures, street furniture, signage, and infrastructure improvements to create a visually attractive, pedestrian friendly, ADA compliant area that will effectively fulfill the following functions:

- Provide an environment that will encourage new business and residential development opportunities
- Meet the needs of businesses, customers, residents, and developers
- Solidify the identity of West Fourth Street as a community gateway
- Provide a consistent design theme throughout the project area
- Create a community with pedestrian friendly sidewalks and crosswalks and landscaping

PROJECT BACKGROUND

The Hollister Community Development Project Area Plan was adopted by the City of Hollister on July 19, 1983. The Redevelopment Agency of the City of Hollister has served to implement the City of Hollister's revitalization and redevelopment activities since 1983. The West Fourth Street Streetscape/Infrastructure Improvement Project will help revitalize the West Gateway entry into the City of Hollister.

The goal of this RFP is to establish a contract with a civil engineering firm that can, through the creation of a final streetscape plan and construction documents, take this project to the construction bid request phase. The City will then issue a separate request for bids on construction.

SCOPE OF WORK

Development of the West Fourth Street Streetscape/Infrastructure Improvement Project Plan will include the following tasks:

Project Familiarization

The selected consultant team will prepare the West Fourth Street Streetscape/Infrastructure Improvement Project Plan to be consistent with the Hollister Community Development Project Area Redevelopment Plan; the 5-Year Redevelopment Implementation Plan; the City of Hollister General Plan; and City's construction standards (latest version). The design team should also consider, as part of their design development, elements that compliment the following recently completed Hollister West Gateway Urban Design Plan, June 2009. The Redevelopment Tax Allocation Bond Funds, which are the primary funds for this project, require the project to be completed, or near completion, by July 2012. The construction contract should be signed no later than December 30, 2010.

The consultant team will be responsible for incorporating the requirements of the City's Construction Standards, Hollister West Gateway Urban Design Plan (June 2009) and Sign Ordinance into the project design.

Meeting Schedule/Staff Coordination

The consultant's proposal should include a plan identifying the specific number of meetings necessary to fulfill the following meeting schedule:

- A public meeting with all parties interested in the project including West Fourth Street property/business owners and residents.
- A meeting with an established West Fourth Street Steering Committee consisting of representatives from the Redevelopment Agency and West Fourth Street property/business owners and residents.
- Meetings with the Redevelopment Agency of the City of Hollister.
- The consultant team will be responsible for providing graphics and exhibits for all meetings. The consultant will also be expected to attend and participate in all scheduled public meetings.

- The proposal should include 12 regularly scheduled meetings with RDA/City staff to discuss design/project issues. This will include meeting, both individually and in groups, with City Departments including Public Works, Planning, Parks and Recreation and Engineering.

Streetscape Options

The consultant team will develop a Final Streetscape Plan. This plan will include existing structures, utilities, and other infrastructure as required. It will address all necessary utility upgrades and infrastructure developments noted in the Hollister West Gateway Urban Design Plan. Additionally, it will establish landscaping and streetscape elements that are consistent with the plan.

The Final Draft Streetscape Plan and cost estimate will be prepared for presentation at a public meeting to the Redevelopment Agency.

Phasing

Consultant shall prepare a Phasing Plan that shall identify the most efficient approach for constructing the street improvements in segments, balancing construction realities, disruption to businesses, and cost efficiencies. **Consultant should demonstrate how the plan allows businesses to remain open during construction.**

Water, Reclaimed Water ("Purple Pipe) & Sewer System Improvements

The consultant team shall be responsible for preparing construction documents for improvements to the existing West Fourth Street water, reclaimed water ("Purple Pipe") and sewer systems. The construction documents shall include detailed design drawings (plan and profile) and construction specifications suitable for bidding purposes for this project. Construction documents shall incorporate City standards as appropriate. The proposal shall include a detailed description of the project including environmental considerations, levels and duration of service disruption, a schedule to mitigate service disruptions and a proposed timeline for construction.

Construction Cost Estimates

The consultant team will prepare final cost estimates for construction of the identified streetscape and utility infrastructure improvements.

Cost Estimate for Maintenance of Improvements

The consultant team shall prepare a series of cost estimates for annual maintenance of the identified streetscape improvements. The estimates should begin in July 2010 and end in June 2029. The estimates should include all information that will remain pertinent for the duration of the annual maintenance schedule.

Traffic and Parking Issues

The consultant shall identify short and long-term impacts to vehicular traffic and parking resulting from the Plan. The plan should include street medians to introduce drivers to a new area of town and serve as a traffic calming devices. Any opportunities to recover parking inventory lost due to the project design should also be identified.