



DATE: March 8, 2022

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Plymouth/Space Park Realignment, Project 20-40—Amend Professional Services Agreement and Appropriate Funds**

RECOMMENDATION

1. Authorize the City Manager or designee to amend the professional services agreement with BKF Engineers for an additional \$400,000 for Plymouth/Space Park Realignment, Project 20-40, for a total not-to-exceed amount of \$1,555,565.
2. Appropriate funds in the amount of \$885,952 received from Google LLC to Plymouth/Space Park Realignment, Project 20-40. (Five votes required)

BACKGROUND

In 2014, the City Council adopted the North Bayshore Precise Plan (NBPP), which established standards for the development of the North Bayshore Area and included a new street network and a list of Priority Transportation Improvements. The Plymouth Street/Space Park Way realignment is an identified Priority Transportation Improvement and is a key project for improving circulation on North Shoreline Boulevard. The project will realign Plymouth Street to connect with and create a four-way signalized intersection at Space Park Way and North Shoreline Boulevard (see Figure 1). The project will also install a portion of the reversible transit lane on North Shoreline Boulevard from Pear Avenue to the realigned Plymouth Street/Space Park Way/North Shoreline Boulevard intersection and include improvements to bicycle and pedestrian facilities.

On [June 25, 2019](#), the City Council authorized a professional services agreement with BKF Engineers (BKF) to provide engineering services for the design of Plymouth/Space Park Realignment, Project 20-40, in the amount of \$1,155,565. The scope of work in the agreement includes design of building demolition, Plymouth Street realignment, and extension of the Shoreline Boulevard median bus lane from Pear Avenue to the realigned Plymouth Street.

As a result of the realignment, the project will create a City-owned remainder parcel from a portion of the two properties the City purchased for the project (1600 and 1616 North Shoreline Boulevard). Relocating the utilities into the realigned Plymouth Street and vacating a portion of

the existing Plymouth Street will enable the City to create a larger remainder parcel without encumbrances and add development value. The City Council appropriated additional funding for the utilities relocation work as part of the Fiscal Year 2021-22 Capital Improvement Program (CIP).



Figure 1—Project Location Map

Separate from the project design effort, on [June 23, 2020](#), City Council approved the 1860 to 2159 Landings Drive and 900 Alta Avenue development project (Google Landings) with a condition of approval to enter into a reimbursement agreement to fund the construction costs of the following incremental improvements to address the additional trips the development contributes to the North Shoreline Boulevard and realigned Plymouth Street intersection:

- Addition of a second northbound left-turn lane at Shoreline Boulevard to Plymouth Street, and
- Addition of both a second westbound lane and a second eastbound lane on realigned Plymouth Street between Shoreline Boulevard and Joaquin Road.

To eliminate the duplication of the design and construction efforts at the intersection of North Shoreline Boulevard and realigned Plymouth Street, the City agreed to incorporate the scope modifications listed above into Plymouth/Space Park Realignment, Project 20-40.

ANALYSIS

BKF Amendment

The abandonment of a portion of the existing Plymouth Street and relocation of the utilities was not included in the original scope of work with BKF. To increase the size and development potential of the remainder parcel, the existing public and private utilities will need to be relocated into the realigned Plymouth Street and a portion of the existing street vacated.

The scope of services for the utility relocation and street vacation work includes:

- Developing and incorporating construction documents into the project to relocate the City-owned utilities;
- Leading coordination and support efforts with each of the impacted private utility owners to ensure overall project information is disseminated and coordination is seamless; and
- Developing the necessary technical documents to vacate a portion of the existing Plymouth Street.

Staff recommends incorporating the utility relocation and street vacation work into the scope of work for Plymouth/Space Park Realignment, Project 20-40, and amending the professional services agreement with BKF by \$400,000.

Appropriation of Funds

On October 12, 2021, consistent with the Google Landings condition of approval, the City and Google LLC (Google) executed a reimbursement agreement for Google to fund the construction costs of the incremental improvements of Plymouth/Space Park Realignment, Project 20-40. In November 2021, the City received a deposit of the estimated incremental construction costs from Google in the amount of \$885,952. Staff recommends appropriating the full amount of \$885,952 to the project to be utilized during the construction phase. Once the project construction is complete, the final construction costs of the incremental improvements will be determined and reconciled with the deposit provided by Google.

Project Schedule

If Council approves the recommended actions, design is scheduled to be completed in summer 2022, and staff will return after that time to seek Council approval of project plans and specifications and authorization to advertise the project for construction. Staff anticipates the construction phase to commence at the beginning of 2023..

FISCAL IMPACT

Plymouth/Space Park Realignment, Project 20-40, is currently funded with \$30,980,000, of which \$21,400,000 is from the issuance of the 2018 Shoreline Regional Park Community Bond, \$6,380,000 from the Shoreline Regional Park Community Fund, and \$3,200,000 from the Shoreline Community Public Benefit.

The project has sufficient funding for the recommended professional services amendment to the BKF agreement to add \$400,000 for a total not-to-exceed amount of \$1,555,565, including a contingency in the amount of \$132,815.

The recommended action of appropriating the \$885,952 received from Google to the project will bring the total project budget to \$31,865,952.

ALTERNATIVES

1. Do not authorize the agreement amendment with BKF or increase the appropriation to the project.
2. Provide other direction.

PUBLIC NOTICING—Agenda Posting.

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