

City of Palo Alto City Council Staff Report

(ID # 2719)

Report Type: Informational Report Meeting Date: 4/9/2012

Summary Title: Update on 27 University

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From: City Manager

Lead Department: City Manager

This is an informational item that does not require Council action.

Executive Summary

Staff has selected consultants to assist the City of Palo Alto with the urban design and site planning, architecture, traffic, civil engineering and management in connection with a potential application for a new office and theater at 27 University Avenue.

Background

On March 5, 2012, the City Council authorized \$250,000 from the Intermodal Transit Funds, set aside from the Stanford Medical Center Development Agreement, for the preliminary design review and initial environmental review of a potential application for a new office and theater project at 27 University Avenue.

Discussion

The City has followed the purchasing rules for informal solicitation and has selected the consultants for this phase of the project and is working on preparing contracts. All of the following consultants will be working directly for the City to help provide input to enhance the proposed application.

The City has sole sourced the urban design work to Fukuji Planning and Design to provide expertise in urban design, intermodal transit center design, transit-oriented development and facilitation of a multi-stakeholder collaborative urban design process for the project in an amount not to exceed \$76,120. Additionally, the City has sole sourced help with the planning and contract administration to

Metropolitan Planning Group (M-Group) for a total of \$23,700. Bruce Fukuji, Principal of Fukuji Planning and Design, and Whitney McNair, Principal of M-Group have extensive knowledge of the challenges associated with connections through this area having worked with the City in the past and on the Stanford Hospital redevelopment project.

After an informal solicitation process, the City has selected FGY Architects to provide expertise in architectural design for the office buildings and the theater. These architectural services will supplement the applicant team and will focus on design ideas for enhancing the public spaces and cohesively integrating the public and business oriented uses at the site. Dan Garber, Principal of FGY has unique experience on this project as a former Planning and Transportation Commissioner and as a boardmember of TheatreWorks. The proposed contract for FGY is \$64,330.

The City has also selected Sandis Civil Engineers, Surveyors and Planners to prepare traffic engineering services including a traffic impact analysis, AM and PM peak hour trip distribution, and intersection evaluations. The proposed contract is for \$54,380. Additionally, Sandis has been selected to do preliminary civil engineering including preparation of a storm water management plan, a sanitary sewer study and site storm drain analysis as well as a preliminary arborist report. The total for these services is \$37,500. Sandis has worked with the applicant on numerous projects and is very familiar with Palo Alto.

All contracts are under the City Manager's signature authority and, with the exception of the two sole source contracts; all have been selected following the purchasing rules for informal solicitation. The total amount for these contracts is \$256,030. Since the proposals have been prepared with a not to exceed amount, the funds authorized by the City Council should be sufficient.

Timeline

The proposed architecture and urban design work is anticipated to continue through the end of May 2012. This work will culminate in circulation concepts, building footprints, heights and massing design studies, district character studies and site plan concepts for the site. The City anticipates a formal application for the project at that time.

Prepared By: Steve Emslie, Deputy City Manager

Department Head: James Keene, City Manager

City Manager Approval:

ames Keene, City Manager