

If this item is pulled from the Consent Agenda the following motion
would be in order.

POSSIBLE MOTION

**I move to award a Schematic Design Contract
to MRV Architects for the Sea Walk
Extension Part B – Tennis Courts to National
Historic Park (CBJ Project No. 90695) for a
not to exceed amount of \$73,150.**

MEMORANDUM

To: Mayor Westover and Members of the Assembly
Jim Dinley, Municipal Administrator

Through: Michael Harmon, P.E., Public Works Director *Net*
Stephen L. Weatherman, P.E., Municipal Engineer *S*

From: Dan Tadic, P.E., Senior Engineer *DMT*

cc: Jay Sweeney, Interim Finance Director

Date: June 22, 2011

Subject: Sea Walk Extension Part B – Tennis Courts to National Historic Park
Approval to Award Schematic Design Contract

Background:

Sea Walk Extension Part B will extend along the waterfront, from the terminus of the current pathway at the southern end of Crescent Harbor to the Sitka Sound Science Center, and along the waterfront to a termination near the National Park Service (NPS) Visitor Center (see attached aerial photo). This portion of Sea Walk will greatly improve community connectivity and will provide unique educational, historical, and way-finding opportunities.

The goal of the Sea Walk project is to create a seamless connection along Sitka's waterfront for visitors and year-round residents alike. The overall Sea Walk, when all portions are complete, will create a continuous pedestrian experience along the water's edge to the greatest extent possible, connecting the O'Connell Bridge Lightering Facility to the National Historic Park. The Sea Walk will become a multi-use trail that is a core year-round community resource.

The Sea Walk project was previously identified in several planning documents to include: Sitka National Park Service Gateway Community Plan (1996); Sitka Non-Motorized Transportation Plan and Assessment Report (2002); City and Borough of Sitka, Alaska Comprehensive Plan Update (2007); Sitka Visitor Industry Plan Version 2.0 (2007). The Sitka Passenger Fee Fund Implementation Plan (2010) used these earlier planning documents as a starting point and further developed the Sea Walk concept, breaking the project into four distinct segments.

Analysis:

A Request for Qualifications (RFQ) for design services was published in accordance with City and Borough of Sitka Procurement Policy. Three (3) proposals were received and scored by a Selection Committee consisting of CBS Public Works (PW) and Parks & Recreation Department staff. Two (2) project teams were shortlisted for interviews. A project team led by MRV Architects (MRV) was chosen by the Selection Committee for the Sea Walk Extension Part B, Tennis Courts to National Historic Park project.

The Schematic Design process will include a significant public process to engage the community at-large in concept development. Meetings will be held to collect public opinions and ideas on alignment and design concept alternatives for the Sea Walk Extension Part B. A feasibility committee (similar to the library and Centennial Hall feasibility committees) will be formed to work with MRV and PW to assist in the development of alignment and design concepts based on the input received from the stakeholders and the general public. MRV will then prepare several schematic designs and present them to the community at public meetings for comment. Based on the feedback from those meetings, the feasibility committee will make a recommendation. A Conceptual Design will be completed by MRV and presented to the Assembly for approval prior to the award of a Design Development Phase contract.

MRV and PW will also meet with principal project stakeholders to assist with the development of Sea Walk Extension Part B alignment and design concept alternatives. Initial discussions with both the Sitka Sound Science Center and the National Park Service regarding this portion of the Sea Walk have been positive. Additional project stakeholders will be identified and included in this process.

Schematic Design deliverables will include route plan(s), typical sections, sketches, a schematic cost estimate, and summaries of the public workshops assembled into a final design packet. A detailed topographic survey will also be completed along the project corridor from the south side of the tennis courts to the NPS Visitor Center. The survey will include the area between Lincoln Street and the shoreline.

A general outline of the planned steps is as follows:

- 1) Public informational meeting
- 2) Stakeholder meetings
- 3) Feasibility group formation to help develop alignment and design options
- 4) Public opportunity workshop(s) to gather input from community
- 5) Feasibility group meeting #2
- 6) Public concept development workshop(s) to refine conceptual options
- 7) Feasibility group meeting #3
- 8) Present Conceptual Design to Assembly for approval

Fiscal Note:

This project includes a total funding of \$1,000,000 from a FY 2011 State of Alaska Legislative Grant.

Recommendation:

Approve award of a Schematic Design Contract to MRV Architects for the Sea Walk Extension Part B – Tennis Courts to National Historic Park (CBS Proj. No. 90695) for a not to exceed amount of \$73,150.

MRV ARCHITECTS

1420 GLACIER AVENUE, JUNEAU, AK 99801 (907) 586-1371

Project: **Sitka Seawalk - Crescent Harbor to Totem Park**
Subject: Schematic Deliverables

To: Dan Tadic
Cc: Design Team
From: Corey Wall
Date: June 22, 2011

MRV 1112

Schematic Design Deliverables

The goal of the Schematic Design Phase is to have a concrete design direction for the portion of the Seawalk from Crescent Harbor to Totem Park. The Schematic phase will define the route of the walk, the portions of the walk to be at-grade vs. the portions to be raised or on bridges, and the general aesthetic approach to the walk. Engineering solutions will be discussed in general terms, but engineering will not start until the Construction Documents phase.

Specific Schematic Phase Deliverables will include:

- Topographical survey of the site at 1' intervals. See attached site plan for survey limits.
- Route plan(s) of the seawalk from Crescent Harbor to Totem Park. Plans will be combination of hand-sketches and CAD over the topographical survey.
- Sections of the seawalk at standard at-grade and raised conditions.
- Sketch designs for benches, pavilions and other amenities.
- Final Design Packet with above information and summaries of public workshops and other meetings.
- Meeting minutes from all facilitated meetings.
- Schematic Cost Estimate developed by engineers and landscape architects.

Schematic Design Proposed Schedule

July 12

Kick-off Meeting

This initial meeting would be between the Design Team and the CBS Project Team to formally begin the project. Schedule and deliverables would be discussed and confirmed.

Design Team Participants:

- MRV (Teleconference)
- Jones and Jones (Teleconference)
- Anderson Land Planning (Sitka)

- July 26 Initial Public Informational Meeting**
The CBS Project Team, along with Anderson Land Planning, will introduce the project to the public at an informational meeting. The work to-date will be presented along with the future meeting schedule. Public feed-back on Feasibility Group members and process will be solicited, but specific design decisions will be discouraged.
- Design Team Participants:
- Anderson Land Planning (Sitka)
 - MRV (Teleconference)
 - Jones and Jones (Teleconference)
- August Stakeholder Meetings**
The Design Team would attempt to meet with Stakeholders in the project who will not become members of the Feasibility Group, but will have strong opinions about the project. These meetings may be held by Anderson Land Planning, or by other members of the Design Team as guided by CBS staff.
- Design Team Participants:
- MRV (Teleconference?)
 - Jones and Jones (Teleconference?)
 - Anderson Land Planning (Sitka)
- August 24 Feasibility Group Meeting #1**
The Feasibility Group, facilitated by Anderson Land Planning, will walk the site and discuss opportunities and challenges.
- Design Team Participants:
- Anderson Land Planning (Sitka)
 - MRV (Teleconference)
 - Jones and Jones (Teleconference)
- September 7 Opportunity Workshop**
The Design Team will lead a series of meetings in Sitka to develop ideas and options for the Seawalk. Site analysis will be presented and discussed. Meetings with the CBS Project Team as well as an afternoon and evening open public meeting are anticipated.
- Design Team Participants:
- MRV (Sitka)
 - Jones and Jones (Sitka)
 - Anderson Land Planning (Sitka)
- September 26 Feasibility Group Meeting #2**
Results from the Conceptual Option Workshop and continuing conceptual work will be shared with the Feasibility Group.
- Design Team Participants:
- Anderson Land Planning (Sitka)
 - MRV (Teleconference)
 - Jones and Jones (Teleconference)

October 5 Concept Development Workshop

The Design Team will lead a series of meetings in Sitka to refine conceptual options for the Seawalk. Conceptual options will be presented and discussed. Meetings with the CBS Project Team as well as an afternoon and evening open public meeting are anticipated.

Design Team Participants:

- MRV (Sitka)
- Jones and Jones (Sitka)
- Anderson Land Planning (Sitka)

October 17 Feasibility Group Meeting #3

Results from the Second Workshop and refined schematic work will be shared with the Feasibility Group.

Design Team Participants:

- Anderson Land Planning (Sitka)
- MRV (Teleconference)
- Jones and Jones (Teleconference)

October 25 Assembly Presentation and Option Selection

Schematic Design Option(s) will be shared with the Assembly. The Assembly will be asked to approve the Schematic Design direction and/or select a design option. Authorization to proceed with Construction Documents will also occur at this final meeting.

- MRV (Sitka)
- Jones and Jones (Sitka)
- Anderson Land Planning (Sitka)

[illegible]

MRV ARCHITECTS PROFESSIONAL SERVICES ANALYSIS

Sitka Sea Walk Extension	MRV 1112
MRV Architects - Planning Through Schematic Design	June 22, 2011
CONSULTANTS (See attached detail sheets)	
R&M Engineers - comprehensive survey/topo	16,000
Jones and Jones - meetings, analysis, concepts of Sea walk	19,360
Anderson Land Planning - meetings, liaison, design assistance	14,100
PN&D Engineers - concept work, bridge crossing	2,000
SUBTOTAL	51,460
MRV OH/P Mark-up @ 8%	4,117
SUBTOTAL ENGINEERING CONSULTANT FEES	55,577
REIMBURSABLE EXPENSES (billed at actual to cap)	
MRV ARCHITECTS	
Misc. printing for reviews and public meetings	150
Travel expenses, three round-trip + hotel	1,305
SUBCONSULTANTS	
R&M - included in total above	0
Jones & Jones, 5 trips, inclusive	5,000
Anderson - printing and advertising expenses	630
SUBTOTAL EXPENSES	7,085
TOTAL FEE PROPOSAL, HOURLY TO CAP	\$73,150