



**CITY OF MARTINEZ**

**CITY COUNCIL AGENDA  
September 7, 2011**

**TO:** Mayor and City Council  
**FROM:** Tim Tucker, City Engineer  
**SUBJECT:** Intermodal Facility Phase 3 Parking Lot Expansion  
**DATE:** September 1, 2011

**RECOMMENDATION:**

Adopt a resolution authorizing the City Manager to execute a consultant services agreement with Nolte Vertical Five for the design of the Intermodal Facility Phase 3 Parking Lot Expansion Project.

**BACKGROUND:**

Staff went through a two step process in selecting a consultant team concurrently with the selection of a consultant team for the Court Street Overcrossing project. A request for statements of qualifications (SOQ) from qualified civil engineering firms to lead a design team for the project was issued in April, 2011. Eighteen firms responded and submitted SOQs. The SOQs were reviewed and ranked. The three top ranked firms were requested to submit a detailed proposal and scope of work. Based on the review of the proposal and interviews, staff selected Nolte Vertical Five as the most qualified consultant team for the project. Nolte Vertical Five has successfully completed several other similar projects and is familiar with dealing with outside agencies, such as East Bay Regional Park District, PG&E, Union Pacific Railroad, the California Public Utility Commission (CPUC), environmental permitting agencies and CCTA that will be involved in this project.

The Contra Costa Transportation Authority's (CCTA) 2011 Measure J Strategic Plan programs \$10,250,000 in Measure J for Martinez Intermodal Facility Phase 3 project. This phase includes the acquisition of warehouse property north of the existing Intermodal Station, demolition of existing structures, construction of a new parking. The site was acquired in November 2008 at a cost of approximately \$11 million, of which \$5.4 million was attributable to Measure J and \$5.5 million to STIP funds. An additional \$125,000 of Measure J funds were used for demolition of some buildings, environmental documentation and a conceptual design of the parking lot improvements.

This project will provide approximately 300 additional parking spaces, a pedestrian overcrossing over the Union Pacific Railroad tracks to provide access from the new parking facility to the train station and improved access from Ferry Street. It also includes the design of a vehicular bridge over Alhambra Creek from Berrellesa Street. A preliminary parking lot design is attached. The two existing concrete warehouses at the site will remain at this time and are being

incorporated into the parking lot design. The next step in moving this project forward would be to acquire additional right of way for the vehicular bridge over Alhambra Creek and parking lot access and to perform final engineering and design.

The City anticipates a shortfall of funds to complete all of the project elements in one phase. In order to keep the project moving forward, a four-step approach is proposed as follows:

- Step 1 – Design all project improvements (the parking lot, the improved access to Ferry Street, the pedestrian overcrossing and the vehicular bridge over Alhambra Creek)
- Step 2 – Construction of all designed project improvements except for the vehicular bridge over Alhambra Creek.
- Step 3 – Construct the vehicular bridge crossing Alhambra Creek when additional funding is secured.
- Step 4 – Design and construct the landside ferry access at the Martinez Marina when additional funding is secured. (The Water Emergency Transit Authority (WETA) is currently in the process of preparing an environmental impact report to study a proposed ferry landing at the Martinez Marina.)

<u>Schedule:</u>	<u>Begin</u>	<u>End</u>
Right of Way and Final Design	9/2011	2/2013
Construction	4/2013	6/2014

**FISCAL IMPACT:**

This project is currently funded with Measure J funds administered through CCTA. The project is budgeted under Account No. C6006. The balance of appropriated and programmed Measure J funds for the period ending June 30, 2011 is presented below:

<u>Funding:</u>	
Measure J Programmed Funds	\$10,250,000
less prior expenditures	<u>(\$5,543,878)</u>
Balance of appropriated and programmed funds	\$4,706,122
Appropriation for Right of way engineering and acquisition	(\$150,000.00)
Appropriation for Design, project management and permitting	<u>(\$1,035,000)</u>
<b>Total</b>	<b>(\$1,185,000)</b>
Projected balance of funds (for construction)	\$3,521,122
<u>Budget (Design and Right of Way):</u>	
Right of way engineering and acquisition	\$150,000
Design	\$810,000
Project management and permitting	<u>\$225,000</u>
<b>Total</b>	<b>\$1,185,000</b>

**ACTION:**

Adopt a resolution authorizing the City Manager to execute a consultant services agreement with Nolte Vertical Five for the design of the Intermodal Facility Phase 3 Parking Lot Expansion Project.

Attachments:

Parking Lot Schematic  
Measure J Project 4002 Listing

**APPROVED BY:**

A handwritten signature in black ink, appearing to read "Philip Vance". The signature is written in a cursive style with a large initial "P".

City Manager

RESOLUTION NO. -11

**AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT SERVICES AGREEMENT WITH NOLTE VERTICAL FIVE FOR THE DESIGN OF THE INTERMODAL FACILITY PHASE 3 PARKING LOT EXPANSION PROJECT**

**WHEREAS**, the City Council of the City of Martinez approved the Intermodal Facility Phase 3 Project with the adoption of the Five Year Capital Improvement Program (2011-16) and 2011-13 Biennial Budget; and

**WHEREAS**, the City of Martinez has received Measure J funding for Phase 3 of the Intermodal project for parking lot expansion; and

**WHEREAS**, it is necessary to hire a consultant with expertise in civil engineering to complete the plans, specification and estimates for the project; and

**WHEREAS**, Nolte Vertical Five was selected as the most qualified consultant to complete the design based on a review of their Statement of Qualifications, Proposal and interview.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Martinez, that the City Manager is authorized to execute a consultant services agreement with Nolte Vertical Five for the design of the Intermodal Facility Phase 3 Parking Lot Expansion project subject to review of the agreement by the City Attorney.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a Regular Meeting of said Council held on the 7th day of September, 2011 by the following vote:

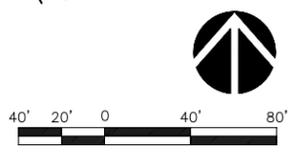
AYES:

NOES:

ABSENT:

RICHARD G. HERNANDEZ, CITY CLERK  
CITY OF MARTINEZ

P:\MASTER ACTIVE\055\12 Martinez Station Parking Lot\Work\prelim\Drawings\12 Color Concept\Plans\12 5HT L-1 - ALTERNATE 52\_color.dwg Oct 06, 2010 11:28



REVISIONS			DESIGNED BY	
NO.	DESCRIPTION	BY	DATE	

DRAWN BY  
CHECKED BY  
DATE

**CITY OF MARTINEZ**  
COMMUNITY DEVELOPMENT DEPARTMENT  
525 HENRIETTA STREET  
MARTINEZ, CALIFORNIA 94553

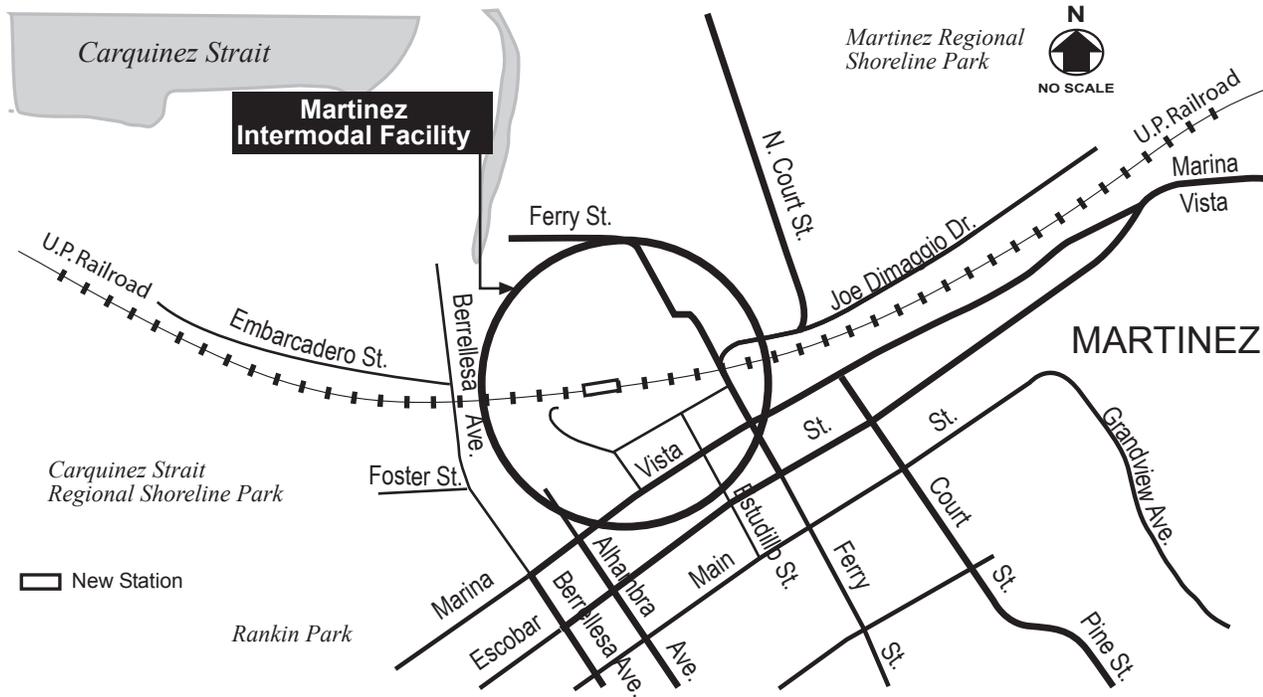
**CONCEPT B**  
**ILLUSTRATIVE SITE PLAN**  
TOTAL PARKING SPACES: +/- 290

**MARTINEZ INTERMODAL FACILITY PHASE 3**  
**PARKING LOT EXPANSION**

SCALE 1"=40'-0"	
DATE 10-5-10	
SHEET NO.	TOTAL SHEETS
2	4



# Martinez Intermodal Station - Phase 3



## Project Number

4002 / 27001

## Project Sponsor

City of Martinez

## Project Type

- Transit
- Highway
- Local Streets
- Major Arterial
- Bike/Pedestrian
- Other

## Project Scope

Acquire warehouse property north of the existing Intermodal facility; demolish existing structures; construct a parking facility to provide 175 replacement parking and up to 425 additional parking spaces for use by Amtrak patrons, along with improved roadway access from Ferry Street; construct a pedestrian overcrossing over the Union Pacific Railroad facilities (to provide pedestrian access from the new parking facility to the station building); and construct a vehicle bridge over Alhambra Creek to provide a second connection to the parking facility near Berrellesa Street.

## Funding Sources (\$ in million)

Total	16.1
Measure J Transportation Sales Tax <sup>1</sup>	10.3
State Transportation Improvement Program - Regional (STIP-RIP)	5.5
Measure C Transportation Sales Tax	0.3

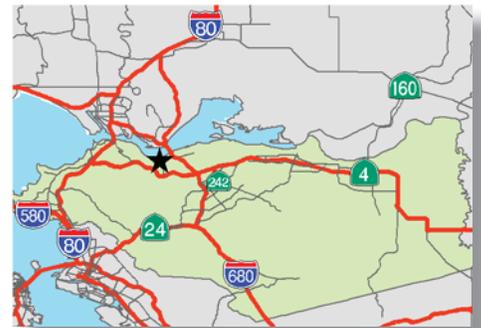
<sup>1</sup>Measure J funds shown in escalated dollars. Actual commitment is in 2004 dollars as shown in Appendix A.

## Martinez Intermodal Station - Phase 3 (cont.)

### Need/Purpose

The existing 175-space parking lot is nearing capacity, due to heavy use by patrons of the Martinez Station to board Capital Corridor and San Joaquin commuter trains, as well as long-haul Amtrak trains. Planned increase in the frequency of commuter trains will also increase the demand for parking. The proposed project provides parking needed to serve increased ridership generated by planned train frequency increases by the Capitol Corridor Joint Powers Authority.

### Project Location



### Possible Segmentation

The Project could be segmented into the following phases dependent upon available funding:

- 1) Property acquisition;
- 2) Demolition/clearing;
- 3) Final engineering;
- 4) First phase of parking construction (100 to 300 spaces) plus new access to Ferry and Berrellessa Streets;
- 5) Second phase of parking construction (balance of 425 total spaces);
- 6) Pedestrian overcrossing (interim pedestrian access is available via the Ferry Street grade crossing);

### Issues

- Construction of overcrossing will require approval of Union Pacific Railroad and the California Public Utilities Commission, plus PG&E relocation of 60KV line.

### Current Status

Property acquired and initial demolition completed.

### Project Schedule

