



CITY OF MARTINEZ

**CITY COUNCIL AGENDA
October 19, 2011**

TO: Mayor and City Council
FROM: Tim Tucker, City Engineer
SUBJECT: Pacheco Transit Hub construction and maintenance
DATE: October 13, 2011

RECOMMENDATION:

Provide direction to staff on whether to proceed as partners with Central Contra Costa Transit Authority (County Connection), Contra Costa Transportation Authority (CCTA) and Caltrans in the construction and maintenance of the Pacheco Transit Hub Project.

BACKGROUND:

County Connection proposes to make improvements to the existing park & ride facility located in the northwest area of the I-680/SR-4 interchange on Blum Road in Pacheco (unincorporated Contra Costa County). Improvements and upgrading of the existing park & ride will include: expansion, repaving, restriping, facilities for bicycles, lighting, landscaping, and the construction of a bus transit transfer facility ("transit hub"). This project will also comply with ADA requirements. City staff believes this is a worthwhile project that has the potential to act as a catalyst for the proposed North Pacheco Annexation Area.

The three key elements of the project are the design, construction management, and long term maintenance. The City, CCTA, and County Connection staff recently met regarding the progress of the project and plan for completing the construction. Caltrans has raised some new minor comments on the 99% complete plans. County Connection has amended their current consultant design contract to address these comments and resubmit to Caltrans for final approval. Construction is anticipated to begin next summer.

The Pacheco Transit Hub project is expected to go out to bid after the area is annexed to the City. County Connection staff is looking for either CCTA or the City of Martinez to provide Construction Management of the project. They have had some recent poor experience at DVC trying to manage a construction project. Their expertise is in operating transit facilities, not managing construction projects.

City staff is supportive of taking over the Construction Management of the project provided that the area has been annexed. City staff has managed many similar projects. The project budget would provide funding to the City's Construction Management and Engineering Divisions on a fully cost recovery basis. The City would then have the option to contract with the designer, NV5 (formerly Nolte) to provide support to City staff, if needed.

The third component of the project is the long term maintenance of the site. Caltrans has indicated they will withhold construction funds until a long term plan is developed. County Connection does not have maintenance staff to manage the parking lot. They do, however, have revenue sources to offset the cost for bus shelter maintenance.

This maintenance is funded through CBS advertising placed at their shelters. CCTA has received pledges to fund \$25,000 annually in maintenance costs. It is anticipated these funds are sufficient to cover the maintenance of the facility. City staff believes our “court worker” program can be utilized for litter pickup, the major maintenance item for the parking lot. In addition, the City would sweep the parking lot once per month. Maintenance will also include parking lot lighting, pavement and other infrastructure.

Should Caltrans find that additional maintenance funding is needed in the future, their staff has indicated a willingness to shepherd approval of an air lease to institute a nominal (\$1/day) parking fee to fund any maintenance shortfalls. Caltrans has implemented similar air leases at other parking facilities for this same purpose.

It is anticipated the City would be required to enter into three agreements to implement and maintain the project. The agreements include:

1. Amend the existing Co Op Agreement between County Connection and Caltrans to include Martinez. Among other things, this agreement defines responsibility for funding, allows use of State property for the project, allows State oversight, addresses the issuance of State permits in accordance with State standards and specifications, and requires the project be maintained once construction is completed.
2. A Maintenance Agreement with Caltrans for the maintenance of the Pacheco Transit Hub. This agreement will outline maintenance responsibility and level of service.
3. Joint Powers Agreement with County Connection regarding transferring funding and detailing maintenance responsibility.

FISCAL IMPACT:

CCCTA has secured funding for the construction of the Pacheco Transit Hub. Maintenance funding is provided through CCTA and potentially parking fees. The City should have nominal costs with the use of “court workers,” and sweeping the parking lot once a month.

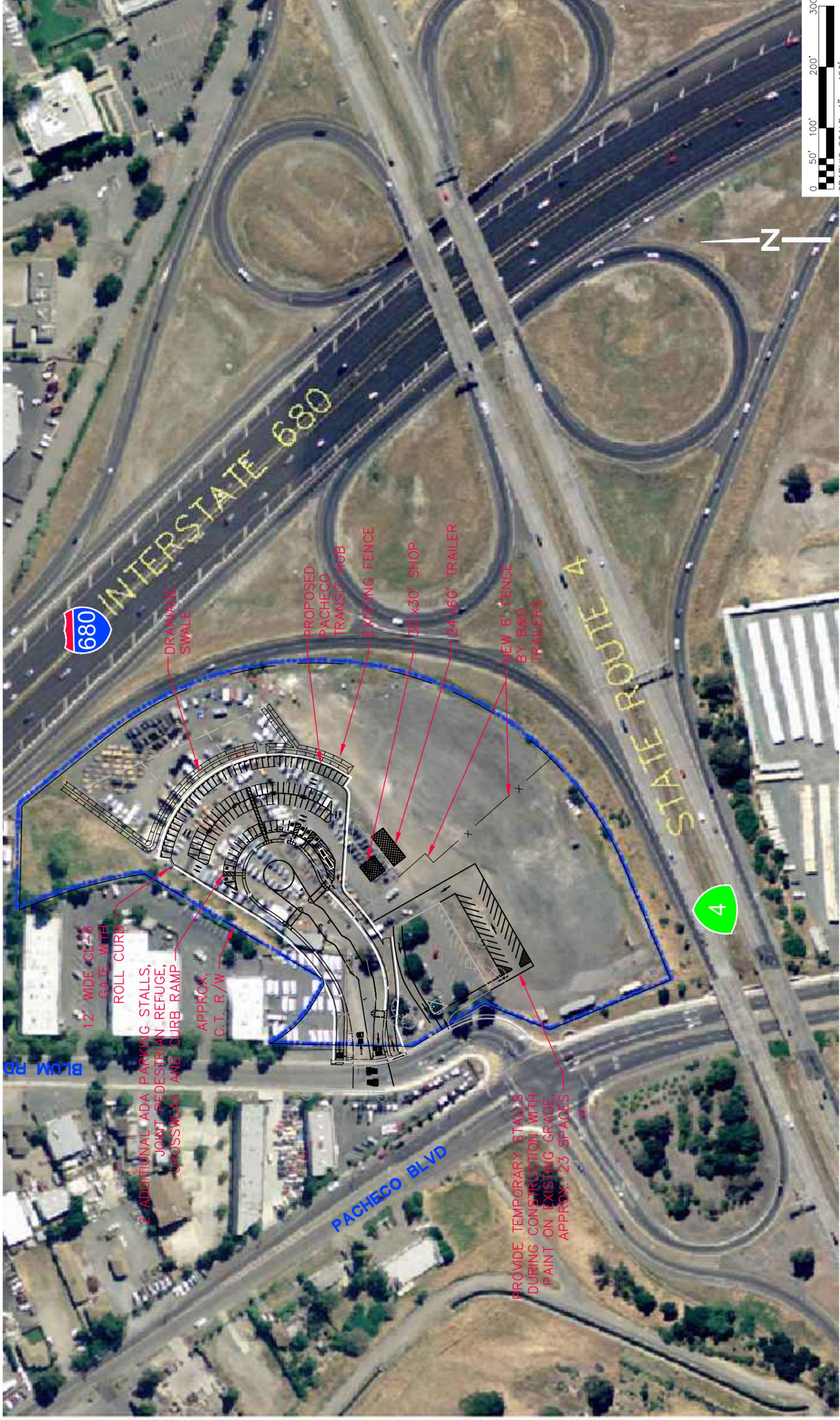
ACTION:

Provide direction to staff on whether to proceed as a partner with Central Contra Costa Transit Agency (CCCTA), Contra Costa Transportation Authority (CCTA) and Caltrans to construct and assist in the maintenance of the Pacheco Transit Hub Project.

APPROVED BY:



City Manager



DATE: 10/6/11 TIME: 1:18:11 PM
 SERVER: S:\JO SERVICE: NONE
 PATH: N:\WCB012800-PACHECO\CADD\EXHIBITS
 DRAWING NAME: ET-OVERALL.DWG
 PLOTTING VIEW: NONE
 DESIGNER: NONE PROJ. MGR: RL

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**PACHECO TRANSIT HUB
 PROJECT LOCATION MAP**

PREPARED FOR: CENTRAL CONTRA COSTA TRANSIT AUTHORITY

DATE SUBMITTED: 10/06/2011

SHEET NUMBER
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 OF - SHEET
 JOB NUMBER
WCB012800