

SUBMITTED BY: Damian Dorame, Economic Development/CMO Project Coordinator

MANAGEMENT TEAM REVIEW: Ana Urquijo, City Manager

FOCUS AREA: Other / NA

ORGANIZATIONAL IMPROVEMENTS: N/A

SUBJECT: **STREETSCAPE PROJECT CONCEPTS** and steps to move forward.

EXECUTIVE SUMMARY:

The presentation is to update the Mayor and Council on the downtown streetscape project.

BACKGROUND:

The design team is currently working on conceptual designs for the streetscape system, which may include street and sidewalk paving enhancements, lighting, on-street parking improvements, landscaping, shade canopies and structures, artwork, and alley improvements. The project's intent is to develop a vibrant, active downtown for residents and visitors alike.

In October 2019, the City of Douglas held a community workshop where participants were asked to provide their opinions on a range of streetscape design elements and relevant considerations within a visual preference survey. The purpose of the workshop was to help guide the direction of design elements into one that is supported by the community. Meeting participants were asked to rank their preference regarding thirteen different streetscape elements. In total, thirty surveys were completed and submitted for analysis.

Subsequently, the survey results and analysis were used to publish a Request for Proposal for Downtown Streetscape Design Build in March 2020. The contract was awarded to J2 Engineering & Environmental Design (J2) in November 2020. The scope of work in the agreement with J2 was to develop a plan by determining and conceptually designing suitable projects that enhance the streetscape of the Douglas downtown area, focused along G Avenue between Pan American Boulevard and 5th Street. In addition, the plan includes development of 30% schematic design for the focus area of G Avenue between 9th and 12th Streets. The agreed upon amount for these services totaled \$93,985.

In November 2021, J2 and city staff engaged with community stakeholders, comprised of various downtown merchants, through a collaborative public participation and outreach process to receive feedback on preliminary designs for the downtown streetscape. By February 2022, J2 presented to staff the final conceptual renderings based on stakeholder input. On March 3, 2022, J2 and City of Douglas held a public meeting to present the conceptual design for the Douglas Downtown Streetscape Masterplan to receive feedback from the community. Following the public meeting, staff published a community survey with the intent to receive commentary on the conceptual streetscape design from residents. The survey was live for two weeks and received 176 responses.

Following the public meeting, J2 met with staff to discuss the commencement of the 30% schematic design based on community feedback as stated in the scope of work of the contract. Staff requested J2 to prepare a cost estimate for a 100% schematic design of the G Avenue focus area to allow the city to begin construction. J2 prepared an estimate to show that completion of a 100% schematic design for the G Avenue focus area would cost \$91,583 for services rendered. J2 also informed us that the remaining \$18,417 in the current contract can be reallocated toward the 100% schematic design cost.

In addition to the estimate for 100% schematic design, staff requested an estimate for the cost of construction of the G Avenue focus area between 9th – 12th Street. J2 submitted a conceptual opinion of probable construction cost showing a grand total of \$8,158,803.32, which includes a 30% contingency. Staff reviewed the estimate and amended it to reflect a phased approach that would allow for core construction and omit some site amenities to reduce the cost of construction of the G Avenue focus area. The amended conceptual opinion of probable construction cost showed a revised grand total of \$3,910,153.72.

Using the cost estimate provided by J2, staff submitted a Congressional Directed Spending request for the Downtown Revitalization Streetscape project for \$2.8 million – the project was not selected for recommendation for inclusion in the federal budget.

The City of Douglas currently has \$300,000 budgeted for the downtown streetscape project. Schematic design costs can be paid using the budget, but construction will require significant investment. Other funding alternatives include utilization of \$1 million from the priority line item included in the FY 22/23 budget

DISCUSSION:

Due to the significant interest from the community and as a policy priority, City staff would like direction from the Mayor and Council on how to proceed with the downtown streetscape project. Staff recommend seeking 100% schematic design of the G Avenue focus area between 9th - 12th Street and fund the construction of the project over two fiscal budgets.

FISCAL IMPACT: None.

Fiscal Year: 2022/2023

Amount Requested:

Budgeted: Y / N

Account (s):

Presentation only.