



January 7, 2022

TO: CADA Board of Directors

SUBJECT: **January 14, 2022 Board Meeting**
AGENDA ITEM 8
ENVISION O STREET PLAN CONSTRUCTION DOCUMENTS 900 BLOCK–
APPROVAL OF CONTRACT (7TH TO 17TH STREETS)

CONTACT: Marc de la Vergne, Deputy Executive Director

RECOMMENDED ACTION:

Staff recommends the Board authorize the Executive Director to enter into a contract with Atlas Lab to prepare construction drawings for the 900 block of O Street.

BACKGROUND

In November 2017, staff issued a Request for Proposals seeking design firm bids to prepare a streetscape design concept plan for O Street.

In February 2018, the Board selected MIG to provide the requested services.

MIG completed preparation of a draft Design Framework for O Street in September 2019, which staff presented to the CADA Board for review and comment at the October 2019 Board meeting.

Based on CADA Board review and comment at the October 2019 Board meeting, staff finalized the Envision O Street Concept Plan in March 2020.

The Board provided its final review and acceptance of the Plan in April 2020.

In October 2020, following a delay caused by the onset of the Covid-19 Pandemic, CADA entered into contracts with Atlas Lab and with Miridae to prepare schematic-level design drawings for the 900 block of O Street for the purpose of advancing MIG's concept-level drawings and to give key stakeholders such as the Department of General Services, Regional Transit and the City of Sacramento the basis for their reviews of the proposed design direction for the 900 block. Atlas Lab's contract was for hardscape design and Miridae's was for the softscape.

Staff and the consultants presented the schematic designs to RT, the City and DGS in June 2021 and to the general public in August and September by means of an online survey.

Atlas and Miridae presented the schematic design-level drawings to the Board at the December CADA Board meeting.

In October 2021, staff invited Miridae and Atlas to submit proposals to advance the schematic drawings to 100%-level construction drawings.

ANALYSIS

Having presented the 900 O Block schematic design to the key stakeholders and to the CADA Board, the next step in implementing the 900 Block portion of the Envision O Street Plan is to advance the schematic design to a completed set of construction drawings that can be reviewed by the City; priced; value engineered, if necessary, to fit the CADA budget; and then bid out. The approximate timeline is as follows:

50% Design Development Drawings to CADA	12/22
CD Kickoff	week of 1/17
50% CD/100% DD Submittal (3 weeks)	2/4
CADA and Stakeholders' Review (1 week)	
90% CD Submittal (4 weeks)	3/11
Cost Estimating by Contractor (2 wks)	3/25
CADA and Stakeholders' Review (2 wks)	
100% CD/Permit Submittal (2 wks)	4/22

To meet this timeline, staff asked Atlas Lab and Miridae to submit fee proposals for the remaining design work. Atlas's bid was \$78,735 for the hardscape design and Miridae's was \$16,080 for the softscape design. The total for the two firms' work is \$94,815. The fee amounts include bid support during bidding and construction observation and reporting during construction.

Attachment 1 contains the design presentation staff and its consultants made to the Board on December 10. The consultants' proposals reflect the cost to prepare construction drawings based on the schematic design shown on page 10 and the succeeding pages of that presentation. The key components include the following:

1. Ray Eames Interpretive Signage
2. Flexible Plaza with Shade Trees – 9th & O
3. Additional Plaza with Shade Trees – 10th & O
4. Pedestrian Safety
5. Conversion of Turf to Native Planting
6. Resource Markers
7. Art Locations
8. Micro Retail Siting and Infrastructure

Once the drawings reach the 90% level of completion, the design team will submit them to the City of Sacramento for design review. The expectation is that three cycles of review will occur and the consultants' scopes of work reflect this. Once the final review cycle has been completed, the drawings will be ready to be bid. The contracts will also include design team assistance during bidding. Once a construction contract has been bid out by CADA, the consultants' scopes of work will include construction period oversight to ensure the work is consistent with the drawings and is of high quality.

FINANCIAL IMPACT

The two contracts' values total \$94,815. CADA's FY 21-22 O Street development budget includes \$268,000 for professional services, and \$125,000 specifically for design of the 900 block, so the proposed fees for the 900 O Street construction drawings fall well within that budget.

POLICY

CADA policy requires any contract with a value in excess of \$50,000 to be authorized by the CADA Board before the Executive Director or her designee may sign it. Atlas's contract would be for \$78,735. Accordingly, staff is seeking Board authorization to enter into a contract with Atlas. Miridae's contract would be for \$16,080 and thus does not require Board approval.

STRATEGIC PLAN

Acceptance of the O Street Streetscape Concept Plan advances several 2016-21 Strategic Plan goals including: Promoting Community Stewardship, Collaboration, Urban Development Leadership, and Building Neighborhood Amenities.

ENVIRONMENTAL IMPACT

The requested action would authorize a professional services agreement only for the Envision O Street 900 O Street re-landscaping project. The action is an administrative activity that would not result in a direct or indirect significant effect on the environment and is exempt from CEQA review (CEQA Guidelines section 15378(b)(5); 15060(c)(3)).

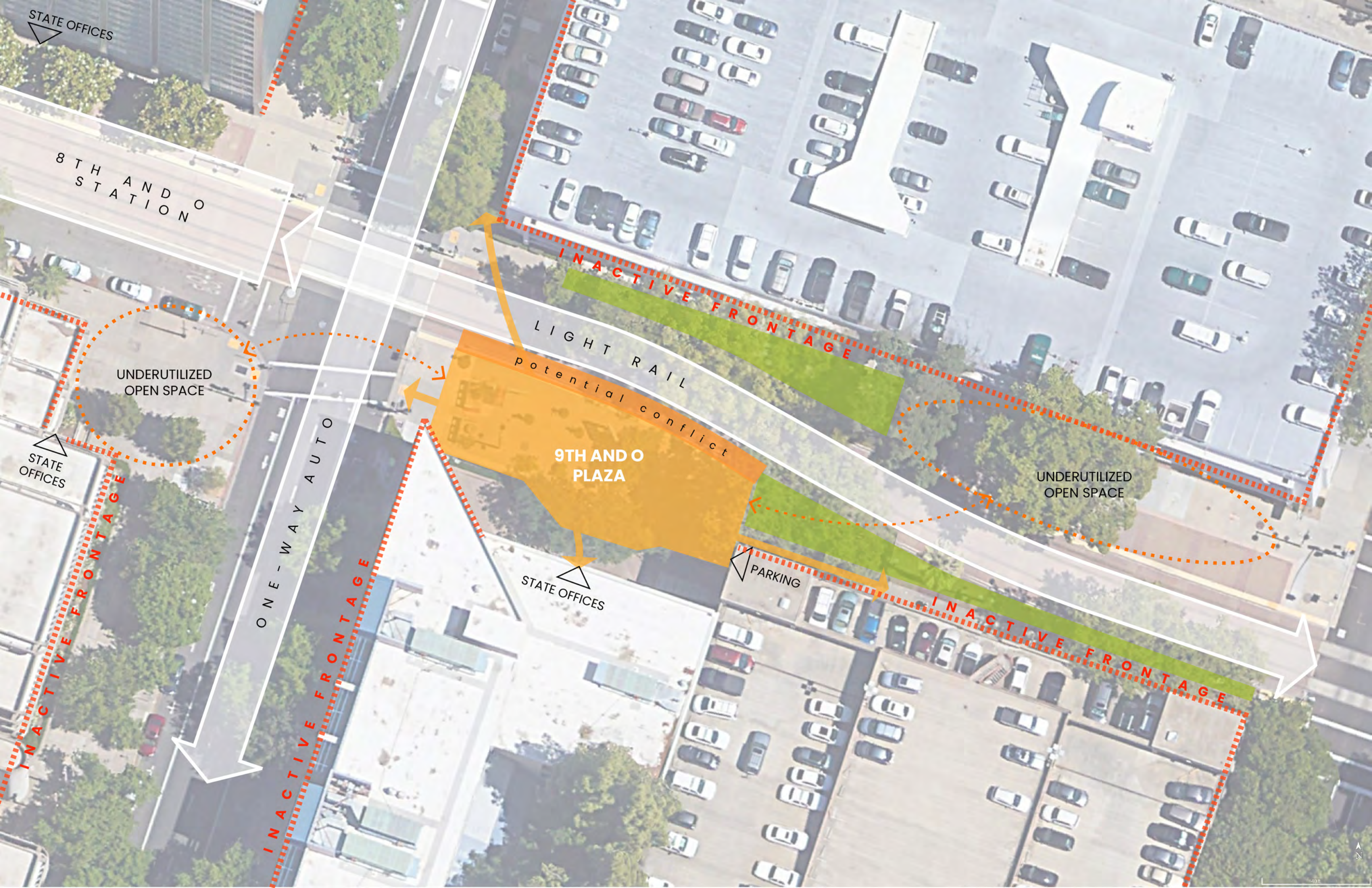
Attachments:

1. 900 Block O Street Presentation to CADA Board – December, 2021.

O STREET

900 BLOCK, SACRAMENTO CA

ART PLAZA +
NATIVE PLANTING



STATE OFFICES

8TH AND O
STATION

UNDERUTILIZED
OPEN SPACE

STATE OFFICES

UNDERUTILIZED
OPEN SPACE

LIGHT RAIL
potential conflict

9TH AND O
PLAZA

STATE OFFICES

PARKING

INACTIVE FRONTAGE

ONE-WAY AUTO

INACTIVE FRONTAGE

INACTIVE FRONTAGE

INACTIVE FRONTAGE



LOW CANOPY
OBSCURES SIGHTLINES

POTENTIAL CONFLICT

AMBIGUOUS
CIRCULATION

UPGRADED VENT

LOW CANOPY
OBSCURES SIGHTLINES

STERILE MATERIALS

LACK OF
SEATING

NON-ACCESSIBLE
PAVING INFILL

UNINVITING

MISMATCHED
PAVING



- VIEWS WHILE PASSING BY
- OPPORTUNITY TO ACTIVATE

INACTIVE
FRONTAGE

INACTIVE
FRONTAGE

INACTIVE
FRONTAGE



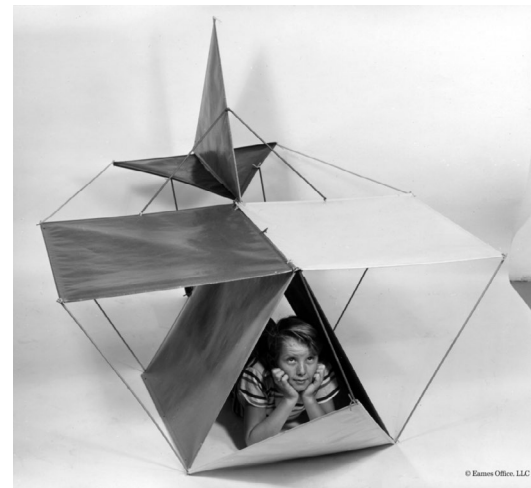
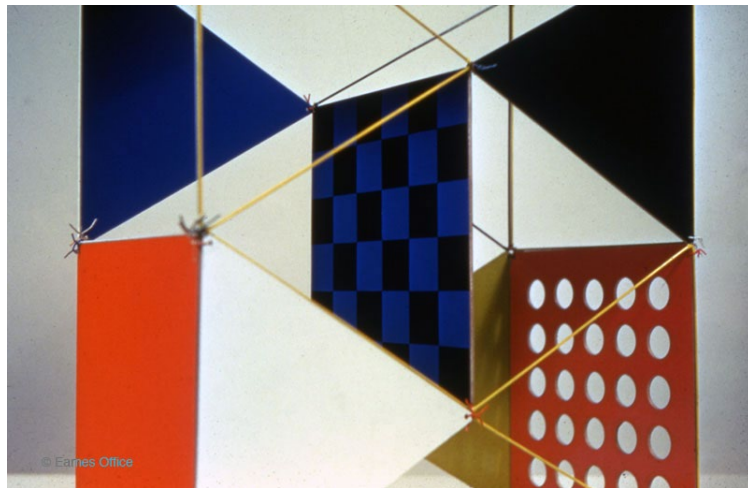


PLAZA STORYTELLING:

DESIGN INSPIRED BY THE LIFE AND WORK OF RAY EAMES

An objective of the 900 Block Art Plaza project is to highlight the life and work of Ray Eames, a Sacramento native who was an artist and designer working in partnership with her husband Charles. This interpretive layer meets the goals of the Envision O Street Concept Plan, which identifies the need for interactive art, play for all, and activation of underutilized space.

The Art Plaza concept design pays tribute to the abstract playfulness, color, and sense of curiosity that characterizes the Eames's body of work. It foregrounds Ray as a woman who made significant contributions to the fields of architecture, design, and art in the modern era.



THE TOY BY EAMES

MODULAR | EXPANDABLE | COLORFUL | TACTILE



LA CHAISE BY EAMES

ORGANIC | ADAPTABLE | COMFORTABLE

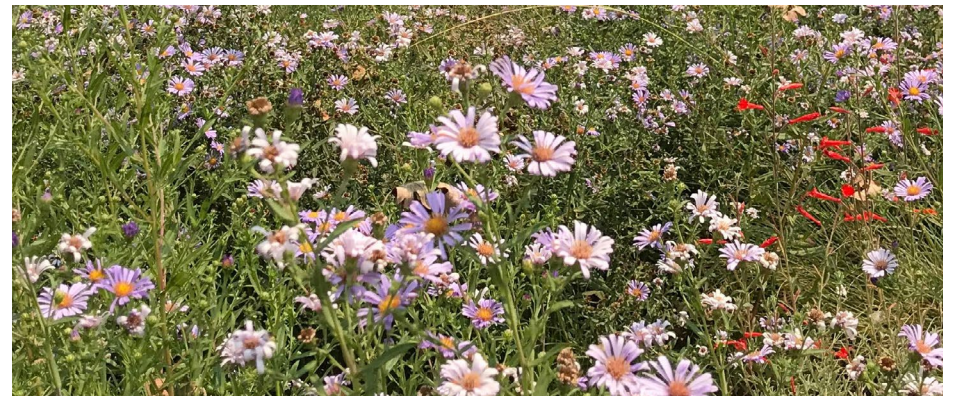
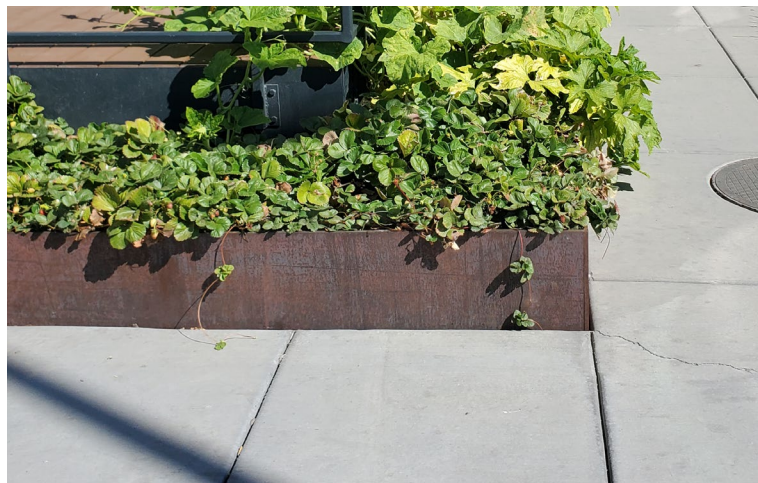
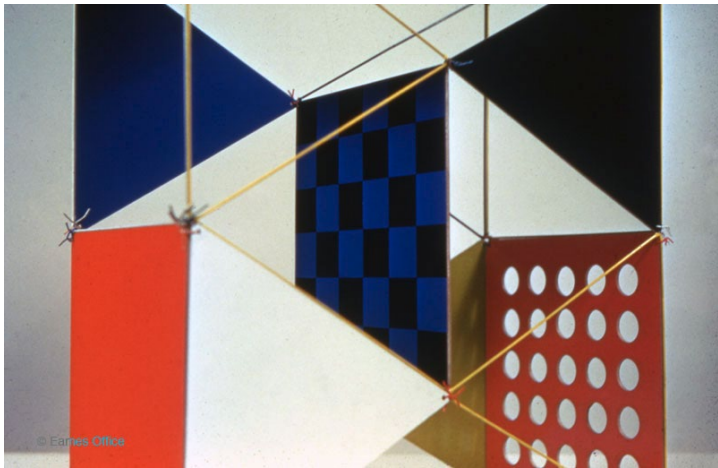
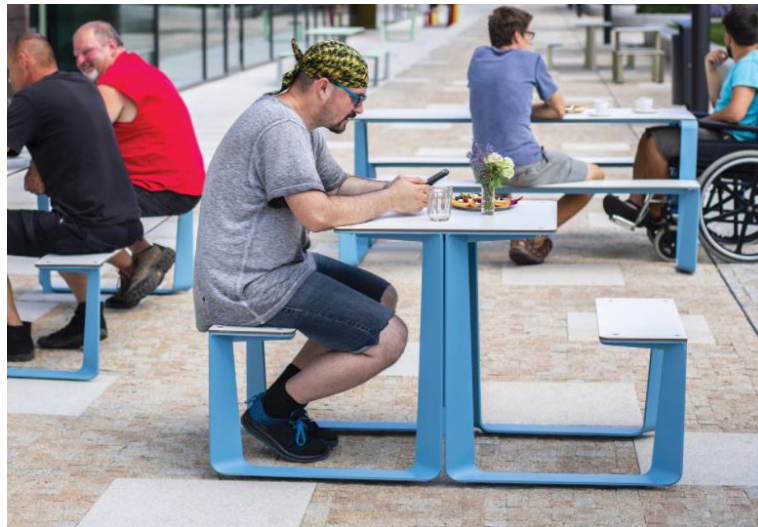


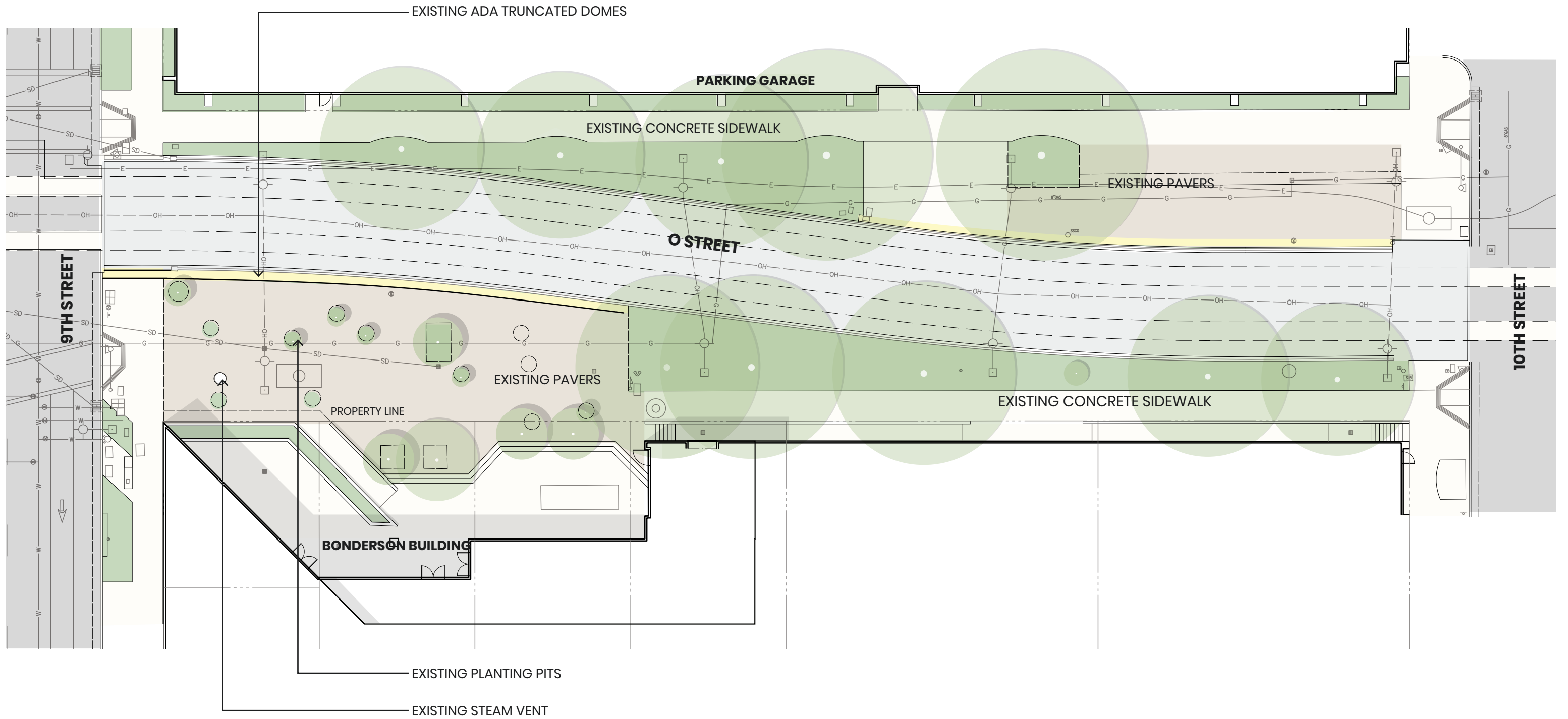
ATLAS
LAB

MIRIDAE

0 STREET
ART PLAZA + NATIVE PLANTING

WORK BY RAY EAMES





ATLAS
LAB

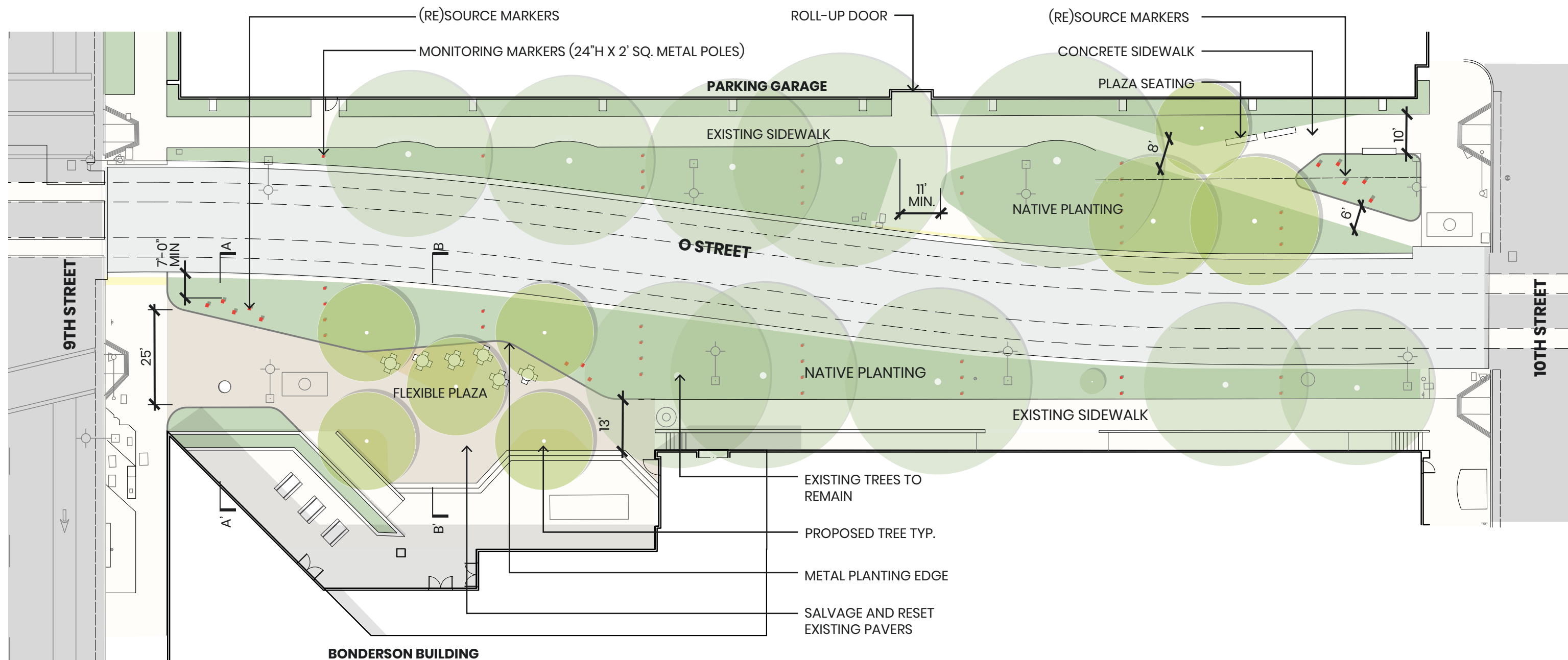
MIRIDAE

O STREET
ART PLAZA + NATIVE PLANTING

OVERALL BLOCK - EXISTING CONDITIONS



0' 30' 60'



ATLAS
LAB

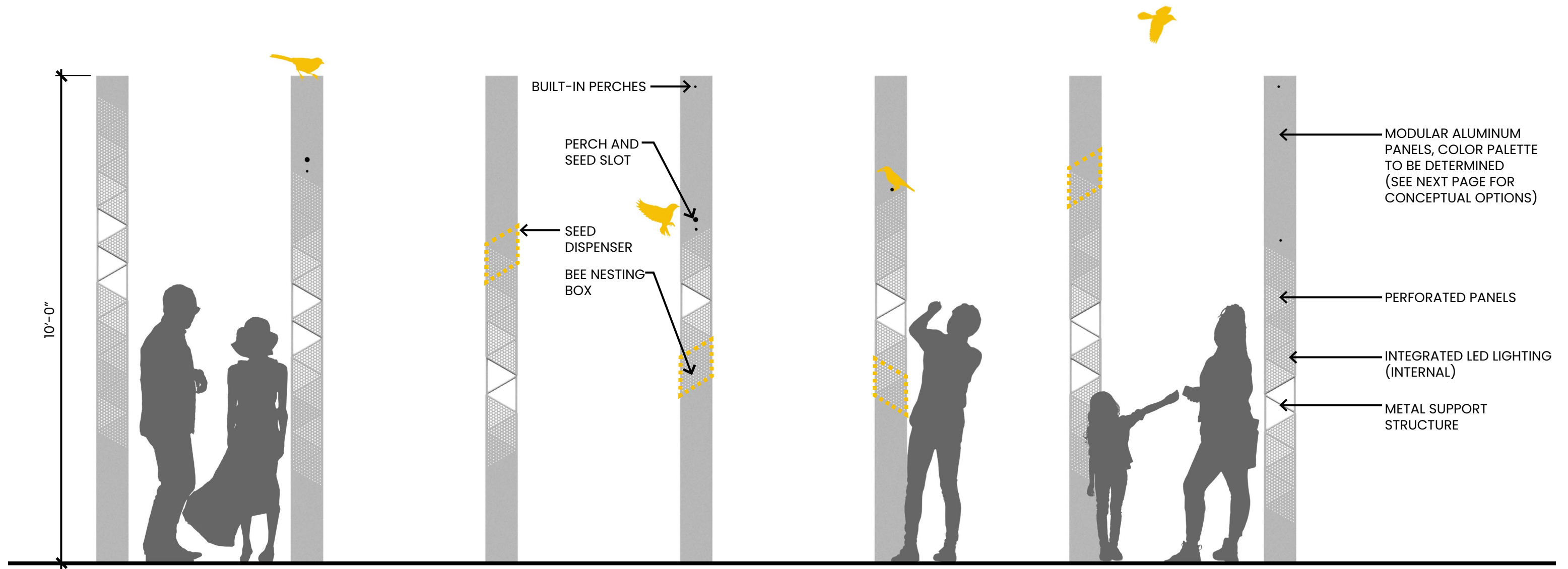
MIRIDAE

O STREET
ART PLAZA + NATIVE PLANTING

OVERALL BLOCK - CURRENT SITE PLAN

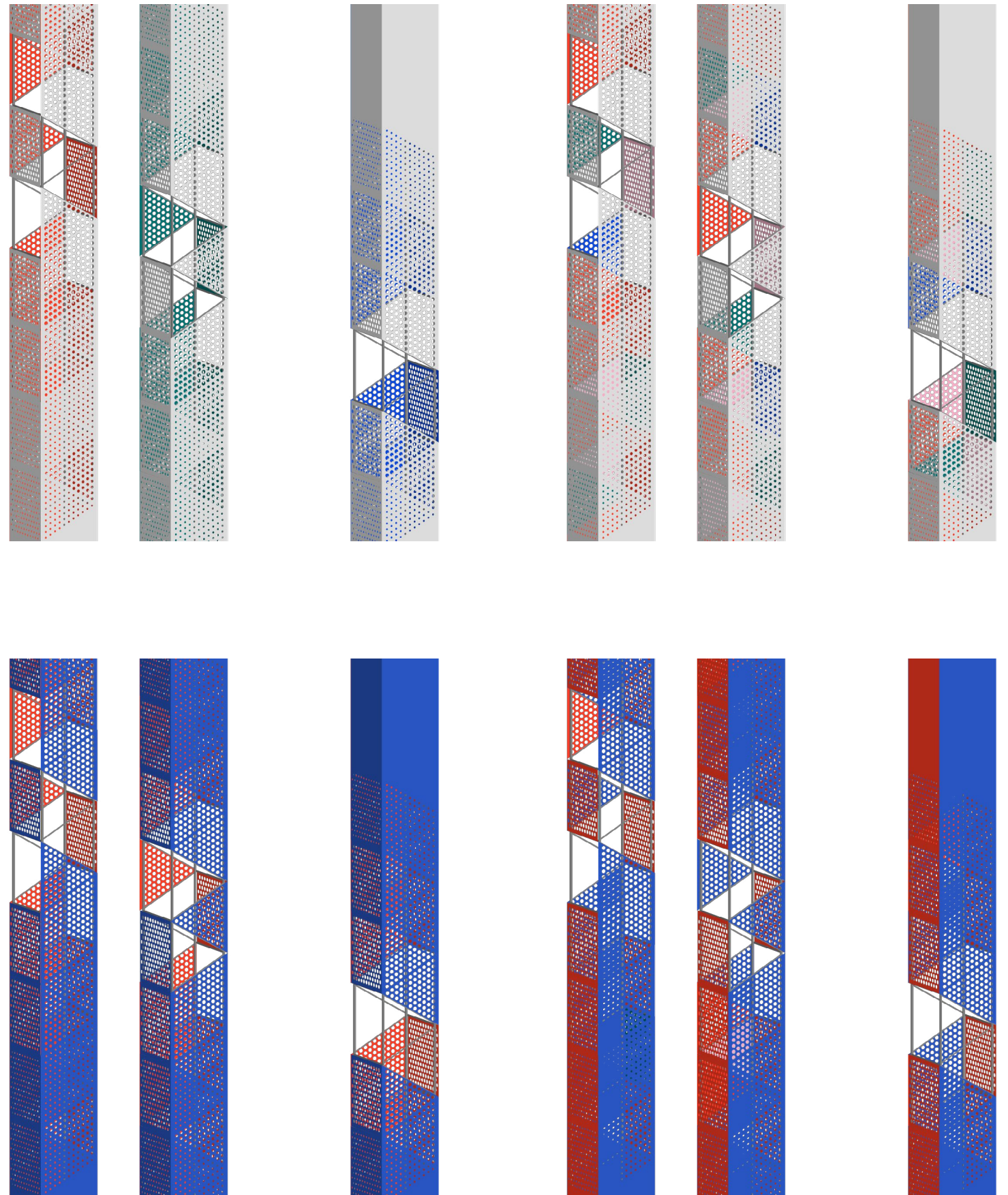
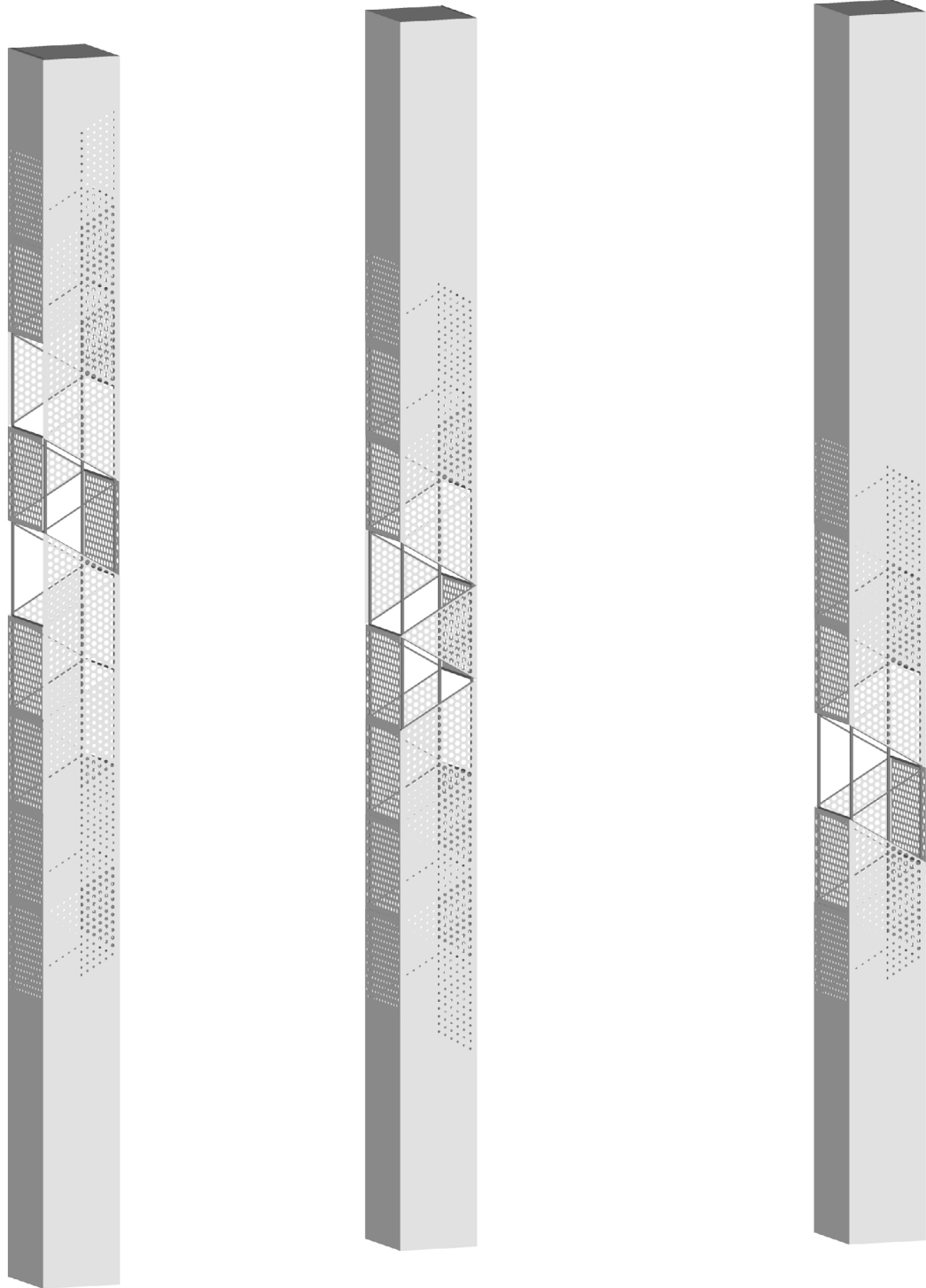


0' 30' 60'



ELEVATION - (RE)SOURCE MARKERS

Inspired by The Toy by Eames, these modular vertical markers introduce color, movement, and ecological function to inspire curiosity and engagement.



ATLAS
LAB

MIRIDAE

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ART PLAZA + NATIVE PLANTING

(RE)SOURCE MARKER COLOR ALTERNATIVES



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SECTION A



SCALE: 1"=10'

0' 10' 20'



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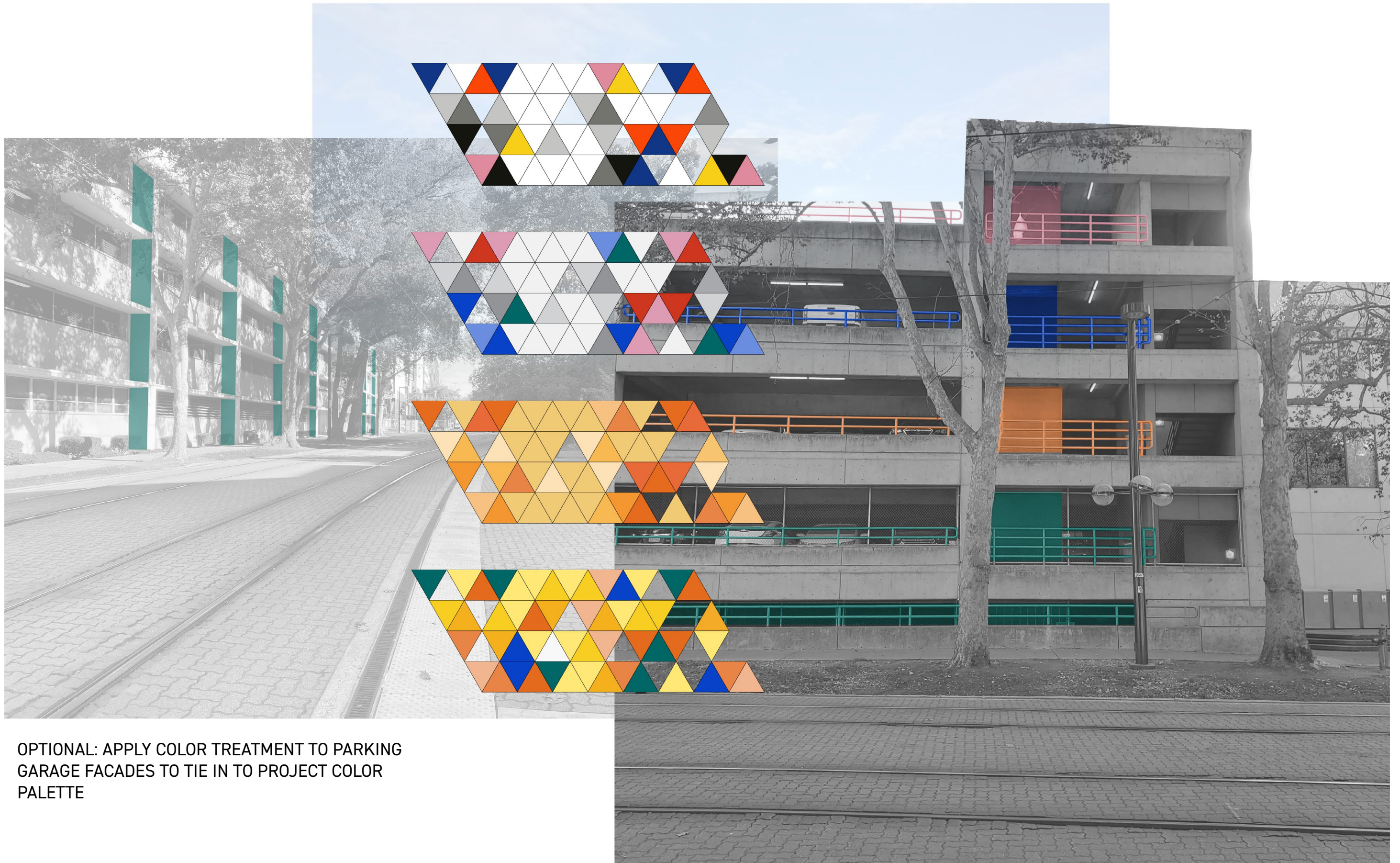
0 STREET
ART PLAZA + NATIVE PLANTING

SECTION B



SCALE: 1"=40'

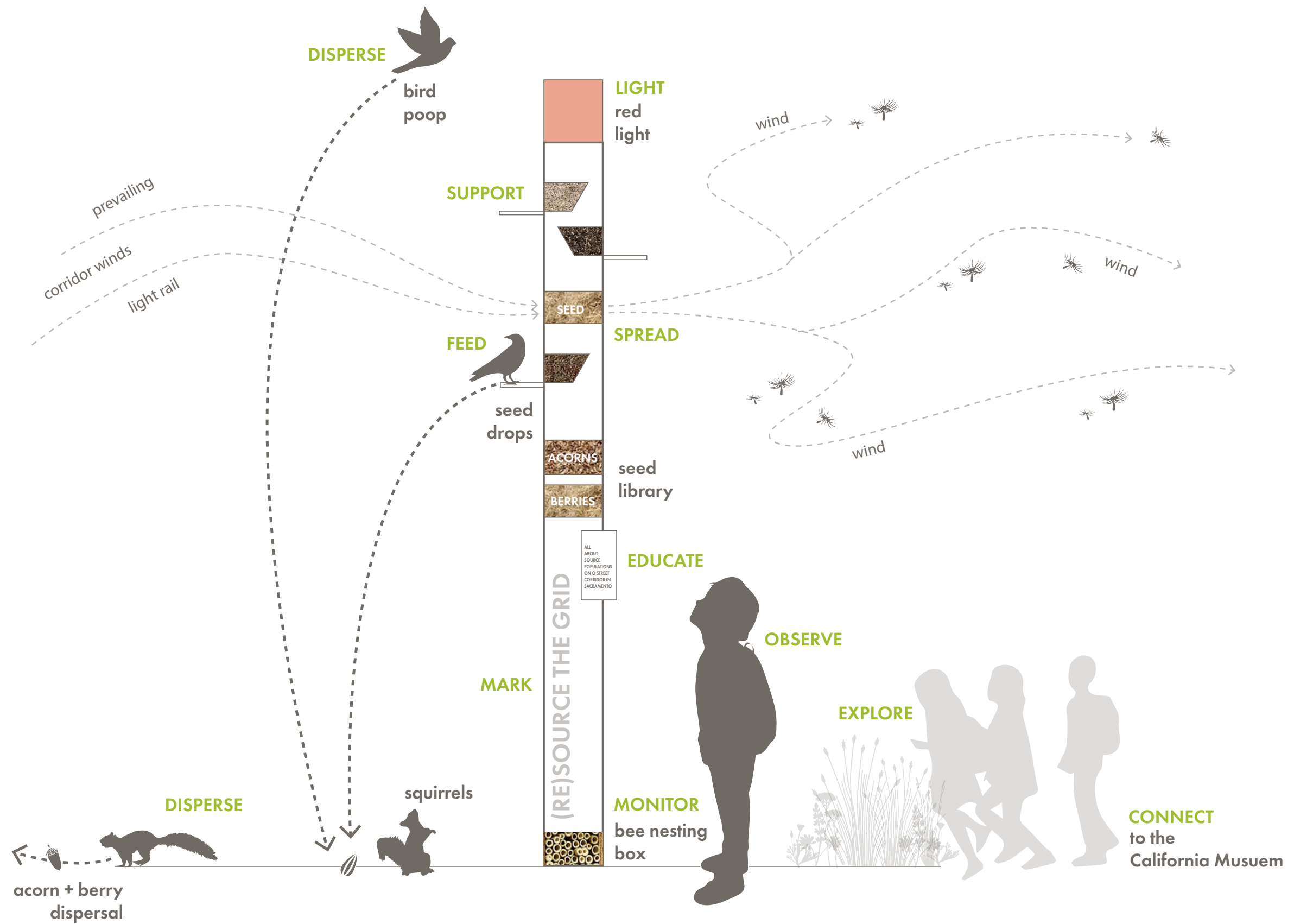
0' 10' 20'



OPTIONAL: APPLY COLOR TREATMENT TO PARKING GARAGE FACADES TO TIE IN TO PROJECT COLOR PALETTE

This block of O Street will become the **SOURCE POPULATION** for the greater area. A source population is defined as “a patch that provides a net donation of immigrants to nearby patches with lower-quality habitat.” In other words, this 9th block of O Street will have a patch of habitat whose propagules will disperse to, then populate, the surrounding blocks. It is both the physical source (of plants, seeds, animals, etc.) and the inspiration for the future planting design of O Street Corridor and CADA properties.



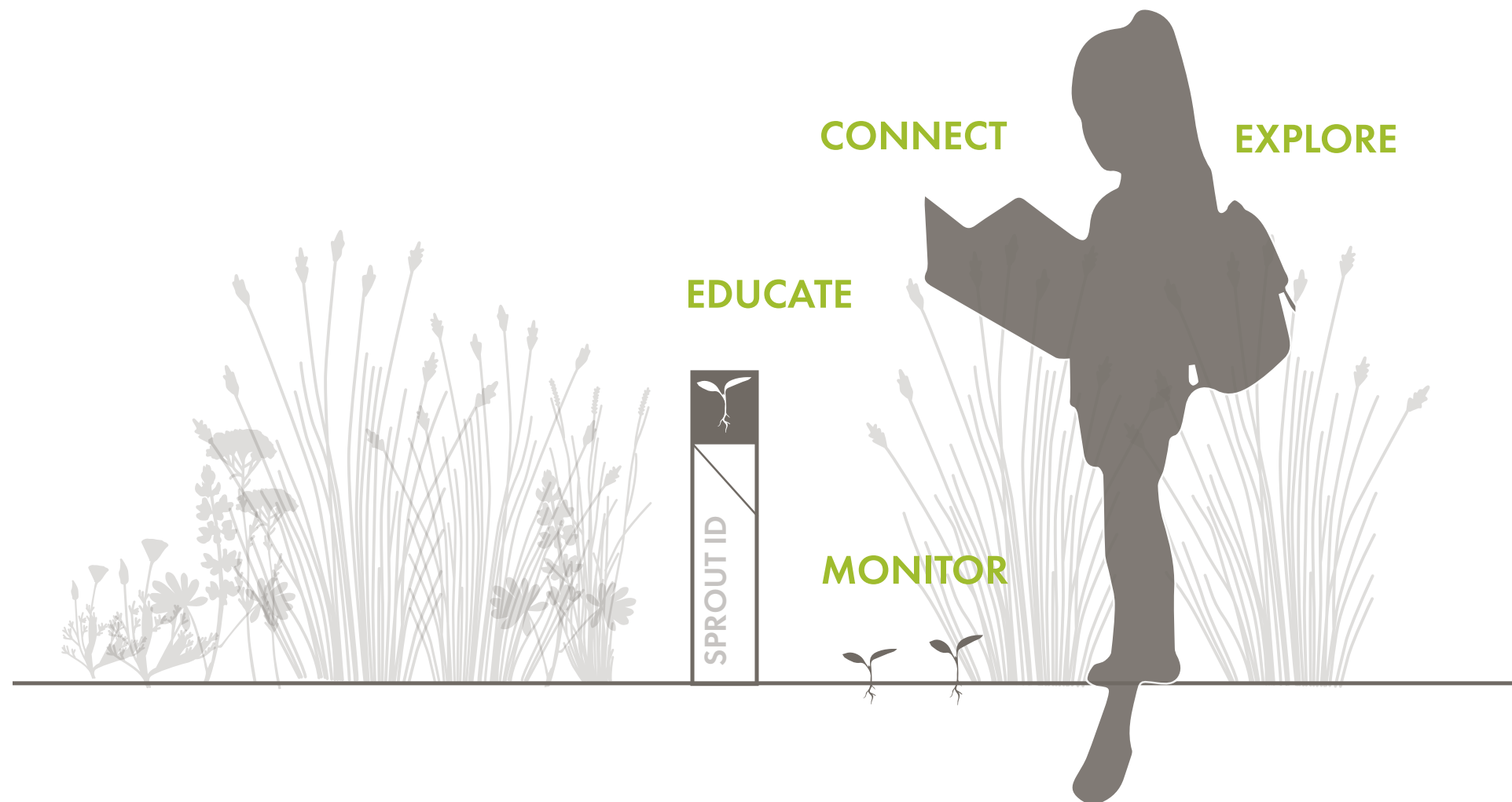


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O STREET
ART PLAZA + NATIVE PLANTING

(RE)SOURCE THE GRID MARKER



ATLAS
LAB

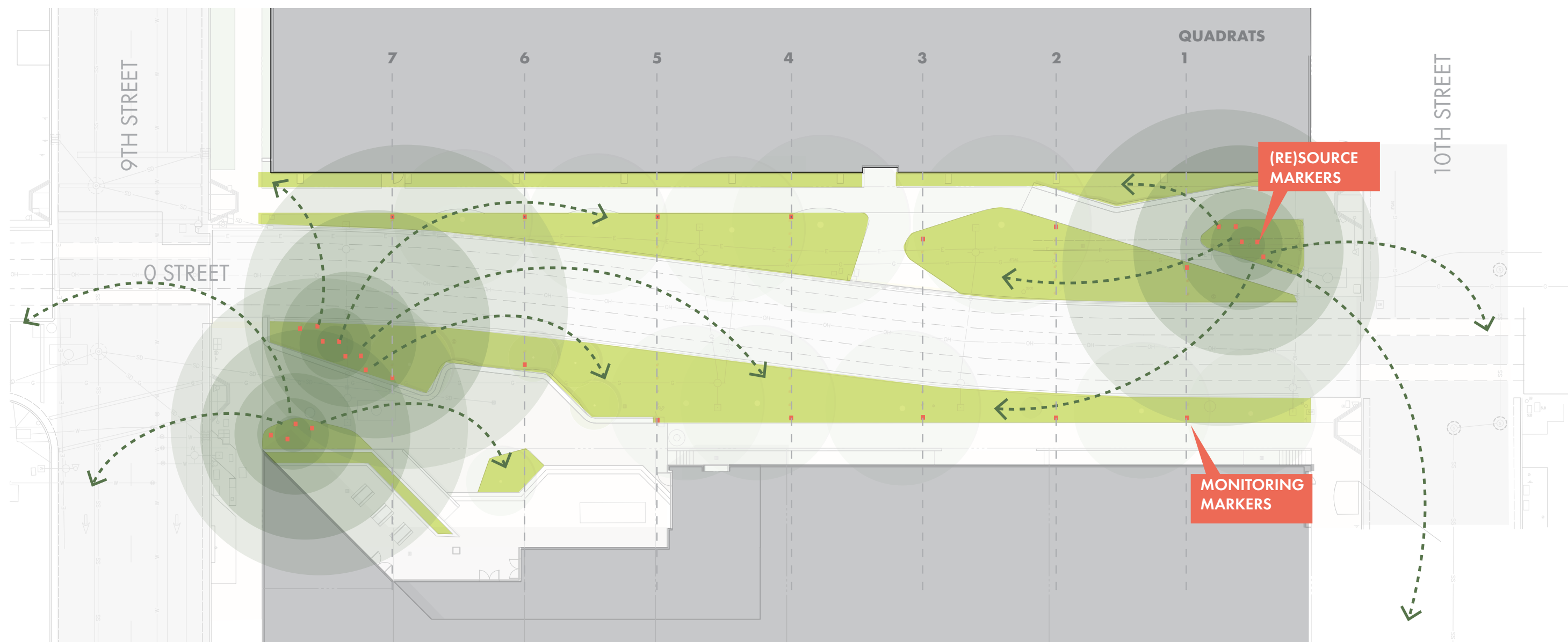
MIRIDAE

0 STREET
ART PLAZA + NATIVE PLANTING

MONITORING MARKER

The **QUADRAT** planting concept experiments with plant movement over time by using a simple, scientific grid system overlaid on the site. The goal / concept is to measure plant movement across the site and in the greater neighborhood. The seeds disperse from: (1) the **(RE)SOURCE MARKERS** and (2) seed-dispersed plants placed in the planting beds.

MONITORING MARKERS act as spatial anchors, or survey “monuments” along the sidewalk, to delineate/mark each quadrat zone. These smaller markers demarcate the quadrats and are branded with different sprout IDs to help identify the seed-dispersed plants. Typically, quadrats are used over much smaller areas, but we’re scaling up this concept and applying it to the entire block. We are testing dispersal directionality to learn which plant species are distributing out and into the larger urban matrix. This data can then be used to inform future CADA projects and understand in general how native plants migrate within the Sacramento grid.

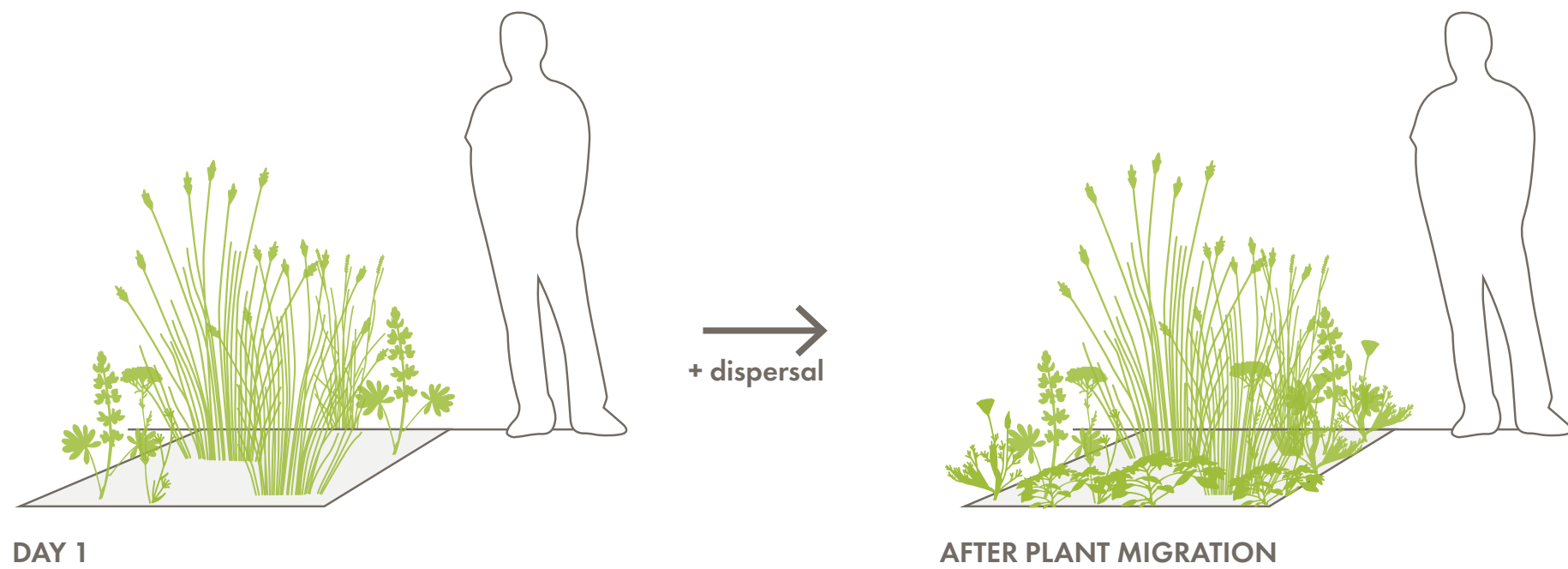


ATLAS
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MIRIDAE

O STREET
ART PLAZA + NATIVE PLANTING

PLANTING CONCEPT



ATLAS
LAB

MIRIDAE

0 STREET
ART PLAZA + NATIVE PLANTING

PLANTING CONCEPT

SEED-DISPERSED TREES



Quercus wislizeni
(Interior Live Oak)



Aesculus californica
(California Buckeye)



Cercis occidentalis
(Western Redbud)



Heteromeles arbutifolia
(Toyon)

BIRD-DISPERSED SHRUBS



Ribes malvaceum
(Chaparral Currant)



Berberis aquifolium var repens
(Creeping Oregon Grape)



Symphoricarpos mollis
(Creeping Snowberry)

SEED TO BE PLACED IN THE (RE)SOURCE MARKERS



Achillea millefolium
(Yarrow)



Eschscholzia californica
(California Poppy)



Lupinus succulentus
(Succulent Lupine)



Phacelia californica
(Rock Phacelia)



Clarkia concinna
(Red Ribbons)



Amsinckia intermedia
(Common Fiddleneck)



Madia elegans
(Tarweed)



Croton setigerus
(Turkey Mullein)



Helianthus bolanderi
(Bolander's Sunflower)



Oenothera biennis
(Evening Primrose)

PLANT IN THE GROUND: WIND-DISPERSED SEED



Aster chilensis 'Purple Haze'
(Pacific Aster)



Epilobium canum
(California Fuschia)



Asclepias fascicularis
(Narrow Leaf Milkweed)



Anaphalis margaritacea
(Pearly Everlasting)

PLANT IN THE GROUND: OTHER SEED-DISPERSED PLANTS



Sisyrinchium bellum
(Blue Eyed Grass)



Eriophyllum lanatum
(Common Woolly Sunflower)



Monardella villosa
(Coyote Mint)



Penstemon heterophyllus
(Foothill Penstemon)



Stipa pulchra
(Purple Needlegrass)



Festuca californica
(California fescue)

STRUCTURAL PLANTS



Ceanothus maritimus 'Valley Violet' (Valley Violet Ceanothus)



Frangula californica 'Mound San Bruno' (Mound San Bruno Coffeeberry)



Frangula californica 'Ed Holm' (Ed Holm Coffeeberry)



Baccharis pilularis 'Pigeon Point' (Dwarf Coyote Brush)



Muhlenbergia rigens (Deer Grass)



Woodwardia fimbriata (Giant Chain Fern)

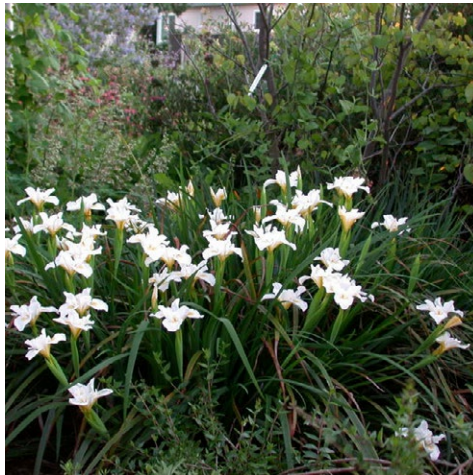
SPREAD BY RHIZOMES



Epilobium canum (California Fuschia)



Aster chilensis 'Purple Haze' (Pacific Aster)



Iris douglasiana 'Canyon Snow' (Canyon Snow Iris)



Asclepias fascicularis (Narrow Leaf Milkweed)

SHADE



Heuchera maxima (Maxima Coral Bells)



Heuchera micrantha (Alum Root)

O STREET ART PLAZA + NATIVE PLANTING CONCEPT DESIGN

PUBLIC SURVEY

FEEDBACK AND SURVEY FINDINGS

49 RESPONSES
OPEN SEPT. 16–OCT 15

KEY FINDINGS:

Support for overall project and design direction

Support for future art and activation including:

- Sculptures
- Creative lighting
- Murals
- Creative crosswalks
- Dining kiosk
- Special events
- Music and performances

Bringing life to downtown is more than just food and bars. It's also encouraging life within our streets.

I love the idea of native plants and the feeders for birds and bee nesting. I'm glad to support pollinators.

Would be amazing to see extremely bright, bold abstract piece.

RESOLUTION NO. 22 - 06

Adopted by the Capitol Area Development Authority (CADA)

January 14, 2022

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A DESIGN CONTRACT WITH ATLAS LAB

WHEREAS, in April 2020, the Board provided its review and acceptance of the Envision O Street Plan; and

WHEREAS, in October 2020, in furtherance of the Envision O Street Plan, CADA entered into contracts with Atlas Lab and with Miridae to prepare schematic-level design drawings for the 900 block of O Street; and

WHEREAS, Staff and the consultants presented the schematic designs to RT, the City and DGS in June 2021 and to the general public in August and September by means of an online survey; and

WHEREAS, Atlas and Miridae presented the schematic design-level drawings to the Board at the December CADA Board meeting; and

WHEREAS, in October 2021, staff invited Miridae and Atlas to submit proposals to advance the schematic drawings to 100%-level construction drawings and staff has received proposals from both teams; and

WHEREAS, the Atlas proposal, with a value of \$78,735, requires Board approval because it exceeds the Executive Director's \$50,000 contract signing authority.

NOW ,THEREFORE, BE IT RESOLVED, by the Board of Directors of the Capitol Area Development Authority that the Executive Director is authorized to enter into a \$78,735 design contract with Atlas Lab for construction drawings for the 900 block of O Street.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors