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Staff Report for a Resolution Accepting the Work for the Public Improvements on Merced Street and Fairway Drive

SUMMARY AND RECOMMENDATIONS

The public improvements project reconstructed and widened portions of Merced Street and Fairway Drive, including upgrades to the traffic signal and streetlight systems within the corridors.

Staff recommends that the City Council accept the work done by Kaiser Foundation Hospitals, direct staff to file the Notices of Completion, release the Performance Bonds, and release the Maintenance Bond upon completion of the one-year maintenance period to the satisfaction of the Engineering and Transportation Department Director.

BACKGROUND

As part of Kaiser Foundation Hospitals' (Kaiser) entitlements for the construction of a facility at 2500 and 2550 Merced Drive (formerly 1701 Marina Boulevard), it was required to mitigate the impacts of the new facility, including making certain improvements to the proposed facility's property frontage. Based on these requirements, Kaiser and the City entered into a public improvement agreement, which permitted Kaiser to comply with the project's impact mitigation measures.

Kaiser's public improvements to mitigate the impacts of its proposed facility included roadway widening and reconstruction of Merced Street between the Wells Fargo Bank driveway and approximately 350 feet northwest of West 140th Avenue, and roadway reconstruction of Fairway Drive between Nicholson Street and the easterly end of Fairway Drive. The improvements also included landscaping of the Merced Street median and along the entire property's frontage. The project upgraded existing traffic signals along the frontage to accommodate the improvements and added

additional signals at the Merced Street / Republic Street intersection, Fairway Drive / Garfield Street intersection, and Fairway Drive/ Miller Street intersection. The project also incorporated a state of the art traffic control system, the Adaptive Traffic System, which is connected to the Traffic Operations Center (TOC) located in City Hall via the City's fiber optic network. Finally, the improvements upgraded the streetlight system on the property's frontage.

Analysis

The public improvement project is complete and in compliance with the public improvement agreement between the City and Kaiser. Kaiser submitted the maintenance bond which guarantees the improvement for a period of 12 months from the date of recordation of the Notice of Completion.

Previous Actions

- On May 3, 2010, by Resolution No. 2010-043, the City Council adopted the CEQA findings, certified the Environmental Impact Report (EIR), and approved the mitigation monitoring and reporting program
- On June 11, 2011, by Resolution No. 2011-127, the City Council approved the public improvement agreement with Kaiser for the work on Merced Street and Fairway Drive

Permits and/or Variances Granted

Planned Development PLN2009-0030 was approved.

Environmental Review

An Environmental Impact Review (EIR) was performed as part of the entitlement process for the subject project. The work performed in the project is consistent with mitigations required by the EIR.

Summary of Public Outreach Efforts

Kaiser's contractor kept all surrounding businesses informed of changes in traffic flow during construction with hand-delivered notices and the use of advanced electronic message boards.

Fiscal Impacts

- There is no fiscal impact on the City resulting from this project
- Kaiser paid for all costs incurred in preparing and processing the improvement plans
- Kaiser paid for all construction and inspection costs for the public improvements for the subject project

PREPARED BY: Austine Osakwe, Senior Engineer, Engineering and Transportation Department.