



# ENGINEERING SERVICES DEPARTMENT

CONSTRUCTION FOR THE  
DR. MARTIN LUTHER KING JR. PARK RENOVATION

Safety & Communities Committee

June 9, 2025



## Design

- On May 2, 2023, by Resolution No. 2023-199, Council approved a Design Agreement with Callander Associates Landscape Architecture for the preparation of the construction documentation for this project, for an amount not to exceed \$753,419.
  - This project consists of a complete renovation of Dr. Martin Luther King Jr. Park, including the construction of a gymnasium/multipurpose building, fitness stations, splash pad, game plaza, stage with events plaza, baseball field, soccer field, basketball court, restroom, parking lots, landscaping, lighting, security cameras, walking paths & other general park amenities.
  - Due to the need for additional design support during construction, a first amendment to the design agreement is being requested for an additional \$20,000.
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# Bidding

- Advertised for bids on February 26, 2025
  - Bids opened on April 15, 2025, and three bids were received
  - Harris Builders, Inc. has been identified as the apparent lowest bidder at \$10,996,103 which is 13.31% below the Engineer's Estimate.
  - A construction contingency of \$879,689, 8% of the construction cost, has been set aside in the budget.
  - Construction activities are anticipated to start in August/September 2025 and construction is anticipated to be completed by spring 2027.
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# Construction Management and Inspection

- Due to the size and complexity of the project, staff recommends utilizing a consultant for Construction Management and Inspection Services.
  - On March 10, 2025, a Request for Proposals (RFP) was issued for these services.
  - Proposals opened on April 15, 2025, and two proposals were received.
  - TRC Engineers, Inc. was selected as the most qualified firm to provide these services, and an agreement was negotiated at \$947,563 with a contingency of \$94,756 (10% of the agreement amount).
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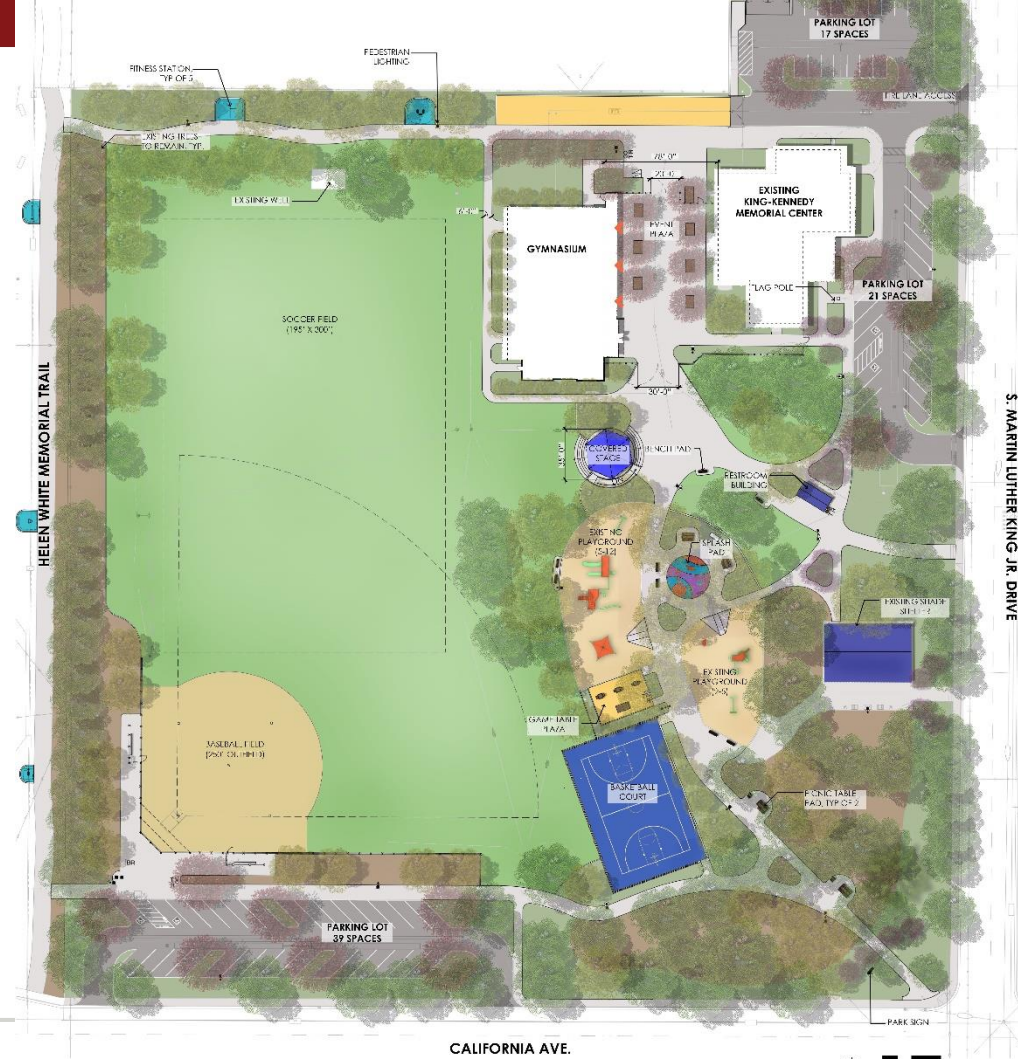


## Potential Public Impact/Issues

- The King-Kennedy Memorial Center will need to be closed during construction for public safety reasons which will lead to the West Modesto Community Collaborative needing to find another base of operation. This could temporarily limit recreational/social offerings in the neighborhood during construction.
  - Potential of construction noise and dust temporarily impacting the neighborhood.
  - Potential temporary road closures in the area during construction.
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# Project Costs

## Project Budget

Construction	\$ 10,996,103
Construction Contingency (8%)	\$ 879,689
Construction Management & Inspection Services	\$ 947,563
Construction Management & Inspection Services Contingency	\$ 94,756
Construction Administration – City Staff (1%)	\$ 109,963
Bid/Design Support During Construction (1.5%)	\$ 164,942
Engineering/Design/Admin (previously spent/committed)	\$ 850,000
<b>Total Cost</b>	<b>\$ 14,043,016</b>



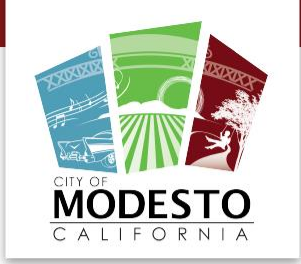
# Funding Sources

Funding Sources	
Statewide Parks Grant Funding	\$ 8,500,000
Community Development Block Grant (CDBG) Funding	\$ 350,000
Measure H (approved as part of the FY25-26 Budget)	\$ 7,870,000
<b>Total Funding</b>	<b>\$ 16,720,000</b>



## Recommended Committee Action

- Motion recommending the approval of the Plans and Specifications for the Dr. Martin Luther King, Jr. Park Renovation Project, accepting the Bid and Awarding a Construction Contract to Harris Builders, Inc., of Hilmar, CA, in the amount of \$10,996,103, authorizing \$879,689, in contingency (if needed), for a total payment amount not to exceed \$11,875,792, and forwarding to Council for approval.
  - Motion recommending the approval of an agreement with TRC Engineering, Inc, of Lathrop, CA, for Construction Management and Inspection Services for the Dr. Martin Luther King, Jr. Park Renovation Project in the amount of \$947,563, plus \$94,756 in additional services, if needed, for a total amount not to exceed \$1,042,319, and forwarding to Council for approval.
  - Motion recommending a First Amendment to the Agreement with Callander Associates Landscape Architecture, Inc., of Gold River, CA, for additional design support during the Construction Phase of the Project for the Dr. Martin Luther King Jr. Park Renovation Project, increasing the Agreement amount by \$20,000, to a new total amount not to exceed \$704,927, plus \$68,492 in additional services, if needed, for a total amount not to exceed \$773,419 and forwarding to Council for approval.
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Questions?

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Item # 2



# SAFETY AND COMMUNITIES COMMITTEE

**AWARD TO ALTA PLANNING AND DESIGN, INC.  
FOR THE DESIGN & DEVELOPMENT OF 9TH  
AND I STREET**

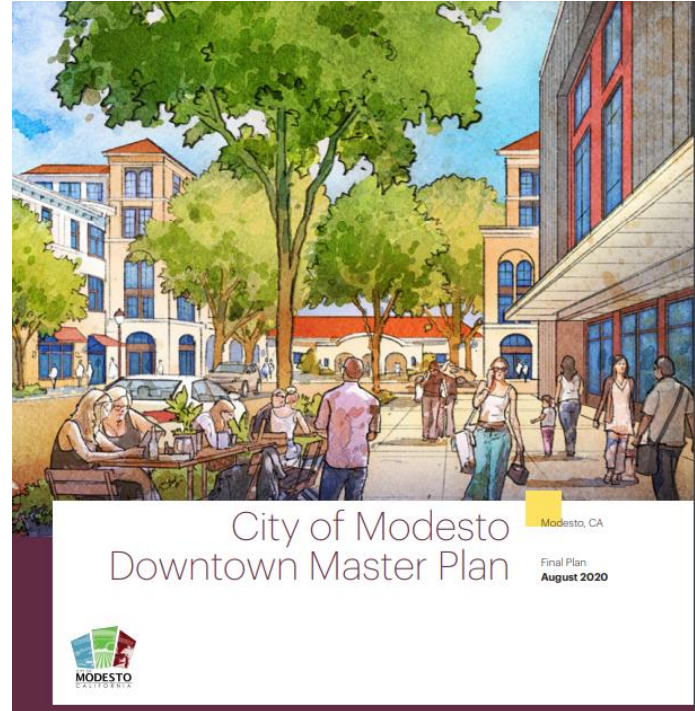
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Edgar Garcia  
Community Development Manager  
June 9, 2025



# Background – Downtown Master Plan

- In 2020, the City approved the City of Modesto Downtown Master Plan to develop downtown Modesto to its true potential.
- The Master Plan identifies key recommendations to improve the connectivity leading into and throughout downtown, including key recommendations for improvements to 9<sup>th</sup> Street, such as:
  - Bicycle network improvements
  - Pedestrian improvements
  - Transit improvements





# 9<sup>th</sup> Street Improvements

## Archway Commons – AHSC Award

- To help bring the Downtown Master Plan to life, the City leveraged an award in the amount of \$7.6 million in Affordable Housing and Sustainable Communities funding for the Second Phase of the Archway Commons for infrastructure improvements along 9<sup>th</sup> Street.
- In partnership with EAH this award developed 74 Units of Affordable Housing and included:
  - Improvements on 9th Street from Carpenter Road to L Street for 2.2 miles of Class I Bike Lanes that includes pedestrian sidewalk improvements.
- The City is currently in the process of releasing the bid for construction.





# 7<sup>th</sup> Street Village Background

## 7<sup>th</sup> Street Village – AHSC Award

- The City and Visionary Home Builders (VHB) used the Affordable Housing and Sustainable Communities (AHSC) guidelines and the City's Downtown Master Plan for a joint application that included:
  - Seventh Street Village
  - Transportation infrastructure improvements
  - Pedestrian routes along 9<sup>th</sup> and I Streets with Bike lanes
  - Improved sidewalks along 7<sup>th</sup> and 8<sup>th</sup> Street





# 7<sup>th</sup> Street Village Background

## 7<sup>th</sup> Street Village – AHSC Award

- On September 12, 2023, by Resolution No. 2023-421, Council accepted the \$33,010,880 AHSC award for the development of 7<sup>th</sup> Street Village of which \$9,000,000 is granted to the City for the transportation improvements including a Class I and Class IV Bike Path Project between 9th and 7th Streets supporting the implementation of the Downtown Master Plan.
- On November 13, 2024, the City issued Request for Proposals (RFP) No. 2425-28 for the design and development of the 9th and I Street improvements with a submission deadline of January 28, 2025.



### REGIONAL TRANSPORTATION

- A** Railroad Crossing
- B** Historic Train Station, ACE Station + Transportation Center
- C** Virginia Corridor Trail

### UPCOMING CITY PROJECTS

- D** Affordable housing complex
- E** 9th Street road diet + Class I two-way bike lanes
- F** J Street, pedestrian-focused corridor
- G** Class I two-way bike lanes extending to SE
- H** Roundabout
- I** City-owned parcel planned as place-making destination

### LANDMARKS

- 1** Historic Modesto Arch
- 2** Gallo Center for the Arts
- 3** Modesto Children's Museum
- 4** McHenry Museum
- 5** Stanislaus County Library
- 6** City Hall
- 7** Modesto Centre Plaza
- 8** Modesto Junior College - East Campus



# RFP Process: Design and Development of 9th and I Street

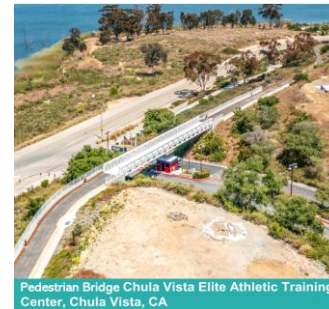
- Two proposals were received, and scored by a panel based on the criteria outlined in the RFP, including qualifications, relevant experience, proposed work plan, project understanding.
- Alta Planning and Design, Inc. was selected having demonstrated the highest level of experience and qualifications to successfully complete the project.
- This project encompasses the design, planning, and permit coordination for transportation improvements in alignment with the Downtown Master Plan, and the Affordable Housing and Sustainable Community Grant.





# Alta Planning and Design, Inc.

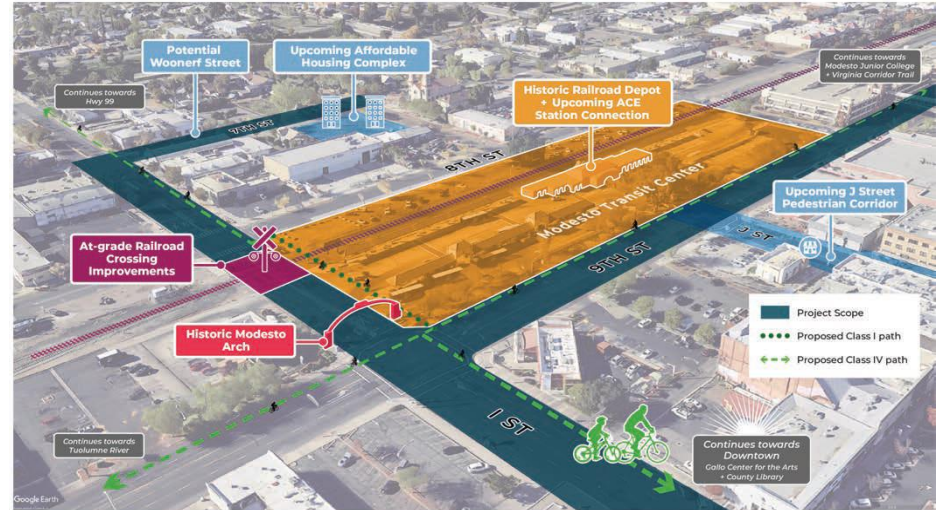
- Alta has familiarity with AHSC and has helped secure more than \$462 million in AHSC funds to develop projects throughout California.
- Alta considers project management, quality control, and stakeholder coordination as key components to success.
- Alta will provide project coordination services for the duration of the project from Concept through Final Plans, Specifications, and Estimates, Bid and Construction





# Scope of Work

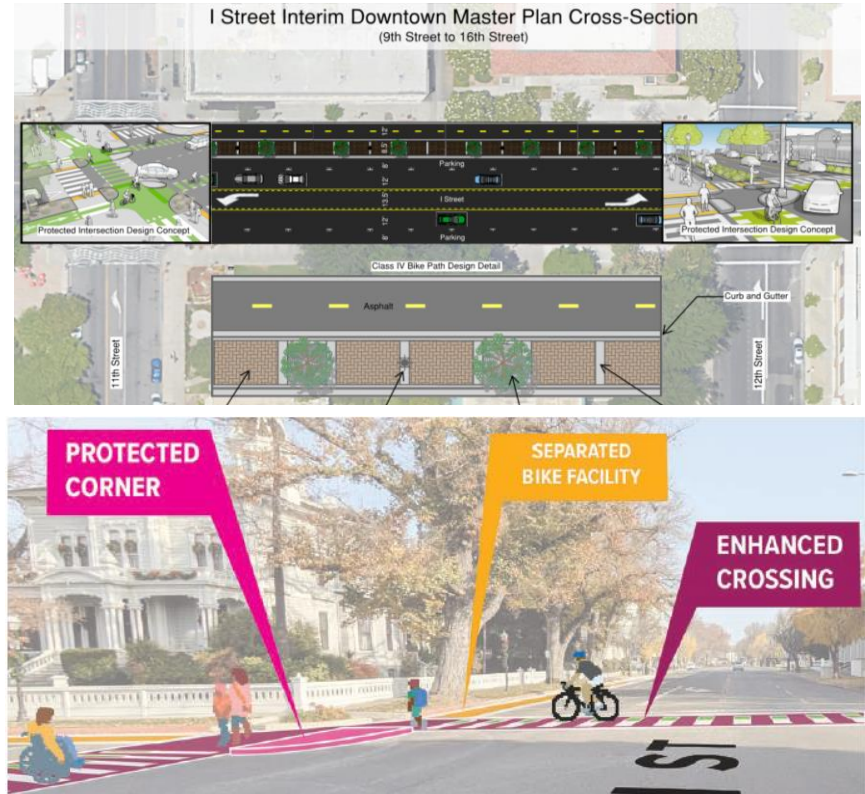
- Class I and IV Bike Paths along 9th and I Streets.
- Sidewalk enhancements including 1,000 linear feet of new and improved sidewalks.
- Transit upgrades including bulb-outs and bus shelters for StanRTA Route 21.
- Integration with the Virginia Corridor bike trail
- ADA upgrades, traffic signal modifications, and stormwater improvements.





# Bike and Pedestrian Improvements

- 1-mile of bike lanes connecting to an existing line
- Connect existing 9<sup>th</sup> street bike path to I Street
- Continue bike path along I Street for one-mile in length





# Sidewalk Improvements

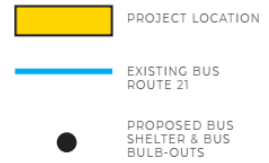
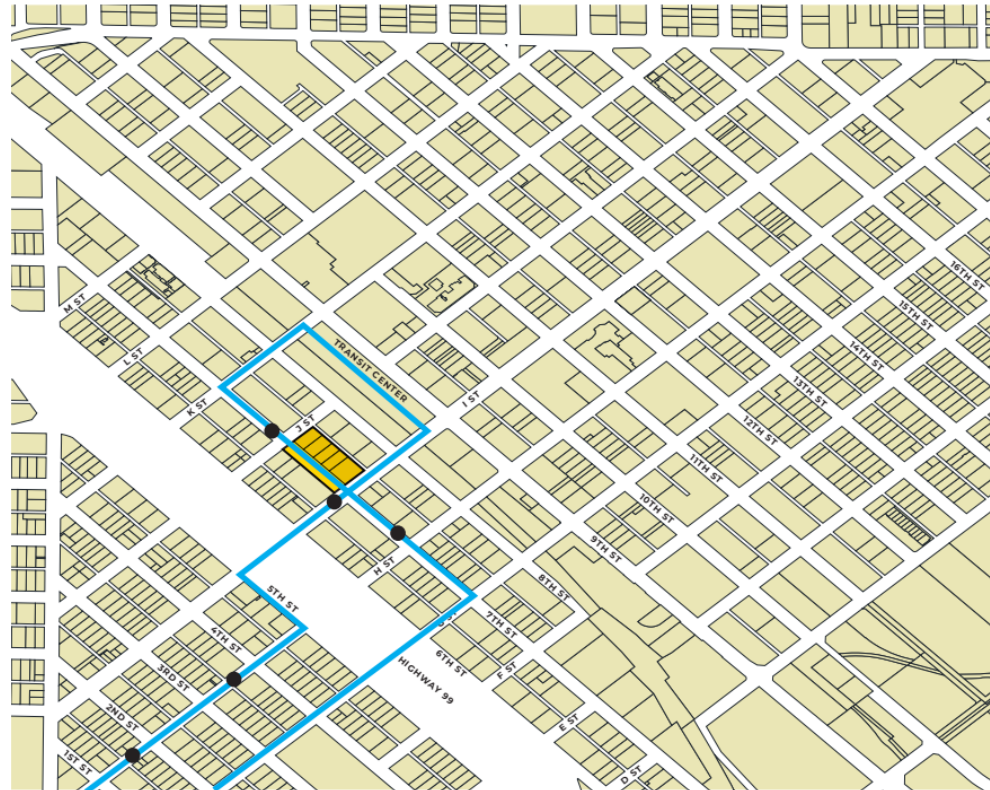
- 2,000 ft of Sidewalk improvements
- Orange/ Red: existing sidewalk and proposed improvements (1,000 sq feet)
- Purple: proposed improvements (1,000 sq feet)





# Transit Improvements

- 5 Improved bus stops on route 21





# Fiscal Impact

- The funding for the Design, Planning, and Permit Coordination for this proposal is budgeted under CIP# 101595 with Measure L funding.
- There is sufficient funding within this project for the Proposed contract with Alta Planning and Design, Inc and there is no impact to the General Fund.

Proposed Budget	
Item Description	Unit Price
Project Management	\$318,959
Data Gathering & Concept Design	\$708,601
35% Preliminary Engineering	\$490,944
Technical Plans and Reports (PS&E)	\$1,584,326
Develop Construction Bid Documents	\$343,032
Construction Management and Final Project Delivery	\$102,075
Additional Technical Assistance at City's Request	\$50,000
<b>Total</b>	<b>\$3,597,937</b>



## Next Steps – Project Schedule

### **Phase 1 (Carpenter to L Street)**

Construction Bid Release – Summer 2025  
Construction Bid Award – Fall 2025  
Construction Start – Fall-Winter 2025  
Construction Completion – Summer 2026

### **Phase 2 (L Street to I Street)**

Design RFP Award – Summer 2025  
Design Completion – Spring 2026  
Construction Bid Release – Fall 2026  
Construction Start – Fall/Winter 2026  
Construction Completion – Spring 2028



**Questions?**

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## Recommended Committee Action

Motion recommending an Agreement for the Design and Development of 9th & I Street to Alta Planning and Design, Inc., Oakland, CA for a total amount not to exceed \$3,597,937 and forwarding to Council for approval.

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