



CITY OF CORONADO

CITY COUNCIL STAFF REPORT

Receive an Update on Downtown Beautification Project and Provide Direction as Needed; Authorize an Amended Task Order in the Amount of \$458,363 with Psomas for Design of the Downtown Beautification Project Phase 2, a Task Order in the Amount of \$23,400 with Hoch Consulting for Constructability Reviews of Construction Documents, and Appropriate an Additional \$198,413 from the RMRA Fund (203)

RECOMMENDATION

Authorize the City Manager to: (1) execute an amended task order in an amount not-to-exceed \$458,363 with Psomas for the design and construction document production of the Downtown Beautification Project Phase 2, (2) execute a task order in an amount not-to-exceed \$23,400 with Hoch Consulting for constructability reviews of construction documents, and (3) appropriate an additional \$198,413 from the RMRA Fund (203).

BACKGROUND

Over the past three decades, the City of Coronado has undergone significant downtown transformation driven by dedicated efforts to enhance economic vitality as well as the village atmosphere. Key initiatives guided by collaborative efforts involving citizens and organizations have shaped the downtown landscape: the Coronado Business Area Development Plan (1993), the Orange Avenue Corridor Specific Plan (2003) and the Wayfinding Signage Program (2015). Major projects have included Adella Plaza (2000), Downtown Enhancement Project Phase 1 (DTEP1) (2001) and Phase II (DTEP2) (2002) and the Rotary Park expansion (2009).

On April 6, 2021, Discover Coronado presented their Orange Avenue Beautification Report to the City Council. The report included a broad set of potential improvements to Orange Avenue to enhance the quality of life for residents and the experience of visitors. City Council directed staff to review Discover Coronado's proposal and return to Council with a menu of options for further consideration. On March 1, 2022, staff returned to Council with the categorized project ideas from the Discover Coronado report into short-, mid-, and long-term projects and a matrix showing potential timing and associated implementation steps. City Council reviewed the menu of items and provided consensus direction on high priority improvements to Orange Avenue.

On January 16, 2024, staff presented downtown beautification options to City Council including "Full Scope Enhancements" or "Street Furnishings Only" for Orange Avenue's 100 block, 800 block or 100 block through RH Dana Place. Specific items included as options were sidewalks, terrazzo at the Village Theater, tree grates, historic light posts, decorative lighting, benches, trash and recycling cans, bicycle racks, news racks, utility box public art, crosswalks, signs, and traffic light faces.

Council delegated to the Capital Improvement Program Subcommittee the review and development of recommendations for implementing Full Scope Enhancements for Orange Avenue's 100 and 800 blocks and Street Furnishing Only for Orange Avenue's 100 through 1300 blocks to RH Dana Place. Based on input from the Subcommittee, the 100 block of Orange Avenue was recommended to be deferred to a later time with the remaining segments being separated into two phases. Phase 1 would consist of the replacement and addition of street furnishings along the Orange Avenue sidewalks on both sides of the street from First Avenue to RH Dana Place, excluding the 800 block. Phase 2 would consist of a more

intensive rehabilitation of both sides of Orange Avenue's 800 block. This ultimately was approved by the City Council on May 21, 2024, as part of the Fiscal Year (FY) 2024-25 CIP.

On September 12, 2024, the City issued task order 25-POS-069 for \$56,465 to Psomas for engineering services under the City Manager's contracting authority to initiate professional surveying services of Orange Avenue from the 100 block to RH Dana Place. The survey supported the preparation of construction documents for Phases 1 and 2 of the Downtown Beautification Project.

On April 15, 2025, City Council authorized a task order modification for design of the Downtown Beautification Project Phase 1. Upon initiating the design of Phase 1, additional survey work was performed by the project team and a conceptual design was developed. The conceptual design was submitted to Caltrans for review to confirm compliance with the current Caltrans maintenance agreement. Several items have continued to be researched in accordance with past Council direction; design direction is being given to the project team as follows unless otherwise directed by Council (see Attachment 1 for additional detail):

- 1) Benches in the project's scope will include a circular cutout centered on the back support. Existing benches in the downtown area consist of donated benches with rectangular cutouts for plaques, Coronado Rotary Club benches with circular cutouts for medallions, and benches with no cutouts. Standardizing the City's benches with a circular cutout will allow for either a City of Coronado Logo medallion or donor medallions.
- 2) Trash and recycling receptacles will be composed of a green body and green bonnet. Recycling receptacles will be identified by a white vinyl logo on top of the bonnet dome and "Think Before You Throw" signage on the front of the body. The white vinyl logos will be the three chasing arrows recycling symbol and the word "RECYCLING" three times around the top perimeter of the rim. The "Think Before You Throw" signage will further differentiate the two types of receptacles and specifying which items are appropriate for recycling.
- 3) Additional trash and recycling receptacles are required in the downtown area from Memorial Day through Labor Day. Rather than continuing to use the 35-gallon rolling carts provided by EDCO, approximately thirty 45-gallon dome-top receptacles, stamped with the City of Coronado logo on two sides will be purchased. Staff is currently confirming EDCO will pick up the City's supplemental receptacles in September, store them at an EDCO facility, and redeploy them each May. If Staff is unable to reach this agreement with EDCO, additional options will be provided to Council for further direction.
- 4) The furnishing color selection for the wrought iron sides of the benches, trash receptacles, and recycling receptacles will be RAL 6028 Pine Green rather than the previously selected Juniper Green as it is a closer match to "Coronado Green". The six news racks in the project scope will be painted to match RAL 6028 Pine Green.

Per City Council's authorization, on April 16, 2025, the City issued a task order modification for an additional \$210,185 to Psomas for Phase 1 design and construction documentation.

Phase 2, a more intensive rehabilitation of both sides of the 800 block, includes removal and replacement of declining or missing trees, refurbishing existing tree grates or replacing missing tree grates, installation of new trash and recycling cans, installation of new benches, installation of new bike racks, refinishing existing news racks, installation of irrigation, replacement of sidewalk, replacement of curb, addition of gutter, and the installation of fourteen historic light poles. The 600 block will also include the installation of sixteen historic light poles. The newly installed light poles will include transformers and outlets to allow for wrapping of the light poles with decorative string lights. Transformers and outlets will also be added to the existing light poles from Ninth Street to RH Dana Place. The purchase, installation and maintenance of the decorative string lights is not included in the Downtown Beautification Project.

Also included in Phase 2 is the replacement of the terrazzo which extends from 828 Orange Avenue to the northern end of the Village Theater. Included in the design phase is a Geotechnical Report to ensure proper substrate preparation prior to installation of new terrazzo. The construction documents will require preservation of the existing compass and contain two options for the extent of the terrazzo replacement. The base option will be to replace only the terrazzo in front of the Village Theater and the remaining area will be replaced with concrete sidewalk. The second option will be an additive alternate to replace full extent of the existing terrazzo. Both options will be included in the bid documents and Staff will present its recommendation to Council when requesting authorization to award the construction contract.

ANALYSIS

A modification to the Psomas task order 25-POS-069 is proposed to account for Phase 2 design services. The modification will include stakeholder meetings, creation of project construction drawings and technical specifications, assistance during plan approval and bidding, and a cost estimate. The City has prepared an amended task order which has been signed by Psomas for Downtown Beautification Phase 2 design services (Attachment 2). For quality assurance and quality control of the construction documents prepared by Psomas, a task order with Hoch Consulting for constructability reviews is proposed. The City has prepared a task order for one of the City’s Construction Management firms, Hoch Consulting, for Downtown Beautification Phase 2 constructability reviews (Attachment 3).

FISCAL IMPACT

This project is included in the Fiscal Year 2025-26 Capital Improvement Program with an initial allocation of \$550,000. To date, design costs have been funded by \$500,000 from the General Fund (40070000) and \$50,000 from the TransNet Fund (21030000), with expenditures totaling \$266,650. An additional appropriation of \$198,413 from the Road Maintenance and Rehabilitation (RMRA) 203 Fund is requested to complete the design of Phase 2 of the Downtown Beautification Project. If portions of the work are determined to be eligible during the design process, staff will seek reimbursement from the \$50,000 previously appropriated from TransNET.

PROJECT BUDGET		
1	Capital Improvement Program Project Budget	\$550,000
2	(Less) Professional Survey (Phase 1 and Phase 2)	\$(56,465)
3	(Less) Phase 1 Design and Construction Documents	\$(210,185)
4	Total Remaining Budget	\$283,350
PROPOSED DESIGN EXPENSES		
5	Phase 2 Design and Construction Documents	\$458,363
6	Phase 2 Constructability Reviews	\$23,400
7	Subtotal - Phase 2	\$481,763
8	Additional Appropriation Required	\$198,413

The project account numbers are TransNet 21030000-98983-23001 and Capital Fund 40070000-98983-23001.

ALTERNATIVE

The City Council could elect to direct staff to go through a Request for Qualifications process to select a design consultant or could choose to not authorize the execution of a design contract at this time. Either of these selections would postpone the completion of this project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This action is not subject to CEQA.

PUBLIC NOTICE

No public notice is required for this item.

ATTACHMENTS

1. Downtown Beautification Project Furnishing Elements
2. Psomas Task Order #25-PSO-069, Modification #3
3. Hoch Task Order #26-HOC-001-A

Submitted By: Public Services and Engineering/ Ruby Carr