



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



7

May 12, 1987

Budget & Finance Committee of
the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: "K" Street Mall Repair from 7th to 4th Street

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution approving plans and funding for the repairs.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR,
Executive Director

TRANSMITTAL TO COMMITTEE:

Jack R. Crist

JACK R. CRIST
Deputy City Manager

Attachment



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



May 4, 1987

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: "K" Street Mall Repair from 7th to 4th street

SUMMARY

This report recommends approval of plans to repair subsidence problems and to eliminate pedestrian hazards on the "K" Street Mall between 4th and 7th Street, approves the final bid documents (plans, specifications, contract forms), authorizes the Executive Director to call for bids, authorizes the Executive Director to award the construction contract and authorizes the use of \$400,000 of Downtown Tax Increment Funds for financing of the project.

BACKGROUND

During initial development of the subject area of the "K" Street Mall and subsequent impactions caused by major developments surrounding the Mall, including the construction of Interstate 5, the Mall has been subjected to continual shifts of the subterranean base. No specific factor can be identified as the single cause of the subsidence problem. Speculation ranges from improper backfilling and compaction during various phases of development, different backfilling techniques some of which could have failed, no common quality control of each different backfilling operation, passage of water through subsurface material and the dewatering of Interstate 5. Any one of these factors or combination thereof could

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have accelerated through the walking surface causing extensive damage to the surface improvements and in some cases imposing hazards to Mall users. At the present time, liability exposure exists and without attention, places the Agency, City and Mall Retailers in a potentially unfavorable position.

Due to the severity of this problem the Agency has contracted with C.G. MacNS a local engineering, design and structural analysis consultant to investigate the problem. Initial surface evaluation identifies seven (7) significant areas and many other less significant areas where repair work is recommended. They include a large area of the Mall south of I. Magnin's, the sidewalk directly east of Macy's along 5th Street, settlement to the west of Macy's between Macy's and the City parking structure, the expansion joints adjacent to the 5th Street overpass, a strip directly in front of Layne Bryant, the expansion joint across the Mall at Carl's Jrs. and a section of concrete near the north entrance of Macy's. The MacNS Report records a series of different approaches to repair of each of these specific areas which varies dependent upon the surface, sub-surface and structural conditions at each locations. The most significant work will have to be done in front of I. Magnin's, where serious subsidence is occurring and considerable excavation and backfill must take place (The attached report and budget summarizes the proposed treatments at each sub-location). It should also be noted that while some of the proposed solutions are more than superficial in nature and that while the results should stabilize the improvements there for some time to come, no guarantees of permanence can be made given the uncertain nature of the underlying fills, structural interfaces, etc.

Timing of the repairs will be coordinated so as to start after the Jazz Festival and be completed to the extent possible before the November Christmas rush. Access through the Mall will be available at all times. The Downtown Plaza Associates staff has been fully briefed on the proposed repairs and is in concurrence, as has City Public Works and Regional Transit.

You should be aware that implementing these recommendations are complicated by variations of ownership. Frankly, prior responsibility for repair of surfaces over the Mall have never totally been defined to our satisfaction. The Mall surface over the 5th Street underpass including the sidewalks running north and south between "J" and "L" Streets on both sides of 5th Street is currently City owned. The balance of the Mall running east and west from 4th to 7th Street is owned by the Redevelopment Agency. Several

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agreements for the maintenance of the area have been developed between the Redevelopment Agency and City Parks and Community Services Division. Generally they are divided into: 1) a general cleaning, landscaping and sprinkler maintenance agreement and 2) individual Project Agreements (I.P.A.'s) executed for more specific repair work. These latter include inspecting the Mall for hazards including subsequent patching of cracks, resurfacing existing problem areas, removing and replacing damaged bricks and the acquisition and warehousing of replacement bricks. The Redevelopment Agency to date has funded all costs for maintenance and repair, excluding cleaning, landscape and sprinkler maintenance.

Since both the City of Sacramento and Redevelopment Agency own portions of the Mall between 4th to 7th Street, and since responsibilities have not been fully delineated, it is obvious that we must go beyond the present maintenance and repair agreements, and develop a simple clear-cut approach to the Mall's management.

It is therefore recommended that the Agency fund the cost to implement the recommendations as outlined in the C.G. MacNS' Report. The Agency would finance the cost through tax increment funds with no obligation to the City and will be responsible for oversight of the construction. However, because the City is much better equipped to deal with such contracts, all future maintenance and ongoing repair for the entire area would be administered by the City with billings to the Agency for the portion owned by the Agency. If this report is approved, staff will develop the necessary documents to formalize this agreement.

FINANCIAL DATA

The Consultant's estimate for the entire repair project is \$358,000.00 (see attached budget). However, in order to provide for potential high bids and additional unforeseen circumstances, we are requesting that a budget of \$400,000.00 be established for this project. Currently, \$127,058.00 remains in the previously established project account. We are therefore requesting that an additional \$272,942.00 be transferred in the K Street Mall Repair line item and that the Developer Assistance Fund be reduced by a like amount, from its current balance of \$651,885.00 to \$378,943.00.

ENVIRONMENTAL IMPACT

On April 1, 1987, the "K" Street Mall repair project was reviewed and found exempt pursuant to CEQA regulations.

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POLICY IMPLICATIONS

The actions proposed in this staff report are consistent with the previously approved policy and there are no policy changes being recommended.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of May 4, 1987, the Redevelopment Agency of the City of Sacramento adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Glud, Moose, Pettit, Sanchez, Sheldon, Simon, Simpson, Wooley,
Yew, Amundson
NOES: None
NOT PRESENT TO VOTE: Wiggins
ABSENT: None

RECOMMENDATIONS

Staff recommends adoption of the attached resolution which authorizes the Executive Director to execute "K" Street Mall repairs from 7th to and including the area above 5th Street underpass to 4th Street, approves the final plans prepared by C.G. MacNS Engineering, authorizes solicitation of bids, authorizes the award of contract with the lowest responsible bidder (up to the authorized funding level) and approves the use of Tax Increment Funds.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE, City Manager

Contact Person: John Molloy, 440-1357

ID 49-g

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

May 12, 1987

AUTHORIZING "K" STREET MALL REPAIR FROM 7TH TO 4TH STREET

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY
OF SACRAMENTO:

Section 1: The Executive Director is authorized to take the necessary actions to obtain necessary repairs in the area of the "K" Street Mall repairs from 7th to and including the area above 5th Street underpass to 4th Street.

Section 2: The Executive Director is authorized to review and approve the final plans prepared by C.G. MacNS Engineering for such repairs.

Section 3: The Executive Director is authorized to solicit bids for such repairs.

Section 4: The Executive Director is authorized to award the contract for such repairs to the the lowest responsible bidder in a contract amount not to exceed the authorized funding level.

Section 5: The Executive Director is authorized to approve the use of Tax Increment Funds for such repairs in the amounts set forth in the staff report filed with this resolution.

CHAIR

ATTEST:

SECRETARY

WPP48(L)

C.G. MacNS

ENGINEERING DESIGN AND ANALYSIS

April 7, 1987



MR. KEN STROTH, Assistant Director
Sacramento Housing and Redevelopment Agency
630 "I" Street, 2nd Floor
Sacramento, CA. 95814

Dear Mr. Stroth:

I am submitting this letter to summarize my findings and observations regarding the proposed repairs of K Street Mall Plaza (under design by this firm). These findings and observations have been periodically presented to the Agency in a series of briefings and oral reports and in written communications.

GENERAL

The sites identified for repair under this contract are the worst and most obvious of observable occurrences of distress in the Plaza area. They are, however, not the only problems. Viewed collectively it is my conclusion that the problems are a consequence of passage of water through sub-surface materials - including fluctuations in ground water levels. Such water passage or movement results in consolidation of the underlying materials which manifests itself as surface layer settlement and cracks in the rigid surface finish layer. Dense underlying materials are less susceptible to consolidation; therefore I believe that the underlying material is not dense or contains significant major voids (or leaks into void spaces like basements or buried pipes). Some information provided to me by other consultants has indicated that structural backfill by prior contractors may be (in part) comprised of construction debris and highly porous materials. To the extent that unconsolidated sub-surface materials exist in the area and given the customary fluctuating groundwater environment in the whole downtown area (tied closely to hydrologic cycles and river stages), it is my conclusion that similar phenomena may occur frequently at other locations in the Plaza area.

The corrective work covered by this contract is intended only to deal with the currently acute points of distress. In general, surfacing will be removed, underlying materials consolidated to the extent possible from the upper surface, and surfacing materials replaced. (In two situations alternatives will include removal and replacement

of fill material and consolidation grouting without surface removal.) The solutions obviously make no changes in the basic causative factors and should not be expected to do more than alleviate the surface manifestations (settlement and cracking), thus reducing hazard. New joint, where appropriate, will be waterstopped, but entrance of surface waters within a matter of only a foot or more away will not be changed. A full corrective program for the Plaza would involve extensive evaluation and consolidation of sub-surface materials and backfill, replacement of weak or unsuitable materials, perhaps incorporation of a sub-surface drainage system, and redesign of the surfacing materials in an extensive area of the Plaza.

SITE-SPECIFIC

* Maintenance Work - To realize a moderate reduction of project cost, the following work was recommended (in a letter dated March 12, 1987) to be accomplished as routine maintenance:

1. Repair of the sink hole behind Carl's Jr.
2. Replacement of broken DIs in the Mall
3. Sealing of leaks in Mall planters

* Magnin's - Between the front of Magnin's and the parking lot ramp structure extensive settlement and surface distress is occurring. The proposed solution is removal and replacement of surfacing and structure backfill to the depth of the underground parking structure. Working space will be severely restricted and safety and stability precautions will significantly affect cost. The current estimate for this work item is \$171,000.

* Macy's East - The sidewalks adjacent to Macy's and south from the Bank of America is severely disrupted by tree root growth. After field inspections and staff briefings, it was decided that the best solution would be full removal of the existing sidewalks and reconstruction in a narrower configuration after root pruning. The current estimate for this work item is \$35,000.

* Macy's West - Settlement of the Plaza between the Macy's sub-structure and the public garage has disrupted the paving in an area surrounding several large buried utility vaults. The correction of this site (as recommended by the Agency's geotechnical consultant) will be to augment and strengthen the settling backfill by a procedure called "lens grouting". "Lens grouting" is a proprietary procedure and will be accomplished by the proprietor under a "sole source" subcontract required by the construction specifications. Once the foundation materials are stabilized, the surface slabs will be re-leveled by hydraulic jacking. The current

estimate for this work item, including a generous allowance for the "sole source" subcontract, is \$82,000.

* 5th Street Underpass - Structure backfill adjacent to the rigid underpass structure (both East and West sides) has consolidated, resulting in significant differential settlement. Correction involves removing broken slabs, compacting the sub-base to the maximum depth possible, and reconstructing slabs with a waterstopped joint. The current estimate for this work item is \$48,000.

* Layne Bryant - To correct a potential trip hazard at the entrance to Lane Bryant, a 7'-6" x 18'-6" slab will be removed and replaced at an estimated cost of \$4500.

* Macy's Front - To correct a potential trip hazard in front of Macy's, a 10' x 16' slab will be removed and replaced at an estimated cost of \$4500.

* Carl's Jr. Front - An open joint extending fully across the Mall at Carl's Jr. will be re-constructed with a waterstopped joint. An adjacent slab of overall width of 8 feet will be replaced. The current estimate for this work item is \$13,000.

As indicated in the above referenced letter of March 12, the total estimated cost of the work is \$358,000.

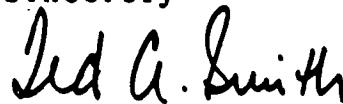
SCHEDULE

Implementation of this project is recommended to be programmed as follows:

4/17/87	Completion of design
5/15/87	Advertise for bids
6/16/87	Open bids
6/23/87	Authorization to award
10/30/87	Complete construction

The proposed schedule will permit completion of the repair work before any significant Fall rains might interfere with completion. The measures being implemented by this contract should tend to the amelioration of public liability.

Sincerely



Ted A. Smith
Vice President

