



COUNCIL AGENDA: 02-15-05

ITEM: 2.12

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen

SUBJECT: HIGHWAY 87 SANITARY SEWER
RECONSTRUCTION PHASE II

DATE: 01-26-05

Approved

Date

2/2/05

Council District: 3

RECOMMENDATION

Adoption of a resolution authorizing the City Manager to execute an agreement with the Santa Clara Valley Transportation Authority (VTA) for the purchase of a portion of the land, located at Younger Avenue, together with a Temporary Construction Easement (TCE) and a Temporary Access Easement (TAE) on an adjoining portion of the subject property in the total amount of \$168,180, and authorizing the Director of Public Works to execute any additional documents necessary to complete the transaction.

CEQA: Mitigated Negative Declaration, File No. PP03-12-378.

BACKGROUND

Caltrans, in cooperation with the City of San José, is upgrading Highway 87 to a six-lane freeway between Julian Street and Highway 101. This project requires the reconstruction of two sanitary sewers under Highway 87 and the Guadalupe River, located 300 feet south of Interstate 880. The work is to be completed in two projects under two separate utility agreements between Caltrans and the City.

On June 11, 2001, Council approved the two utility agreements. Caltrans completed the Phase I Project in 2001. The second phase will be constructed in this Phase II Project under the Utility Agreement No. 1390.1, dated June 18, 2002, in which Caltrans will reimburse the City of its associated cost including this land purchase.

This proposed project is located in the Guadalupe River Park to the south of Interstate 880, north of Hedding Street, west of Highway 87, and east of Ruff Drive within the City of San José (map attached). This project will construct twin 42-inch sanitary sewer siphons beneath the Guadalupe River and Highway 87, between Hedding and Interstate 880. The project also includes construction of new junction structures and manholes, modifications of existing structures, and

abandoning existing sewers. This project will replace the existing 54-inch diameter sewer under Highway 87 and existing 42-inch and 36-inch diameter siphons under the Guadalupe River.

Construction of the project is scheduled to begin in May 2005 with completion in January 2006.

ANALYSIS

The portion of the subject property to be acquired in fee is located in the northwest corner of the larger site, in close proximity to the Route 87/Interstate 880 intersection. The proposed sanitary sewer easement is a permanent easement acquired for the installation, use and maintenance of sanitary sewer facilities and is constructed underground. The proposed easement runs perpendicular to Highway 87 and parallel to Interstate 880 containing a total of 6,266 square feet. The location of the proposed permanent easement and temporary easement area is currently used as a storage yard. The TCE is located on top of the proposed sanitary easement and is roughly rectangular in shape. The total square footage of the TCE is 19,384 square feet. The TCE is for a term of six months, eight hours per day. In order to access the proposed easement areas, a TAE is required and it will cover the existing internal roadway accessed from West Younger Avenue which travels along the perimeter of the subject site. The TAE is approximately 25 feet wide by 2,100 total length which totals approximately 1.2 acres. A map showing the subject property is attached as Exhibit A.

On January 13, 2004, City staff submitted to the owner a just compensation offer of \$168,180.

PUBLIC OUTREACH

Not applicable.

COORDINATION

This memorandum has been coordinated with the City Attorney's Office, City Manager's Budget Office and the Departments of Planning, Building and Code Enforcement and Transportation.

COST IMPLICATIONS

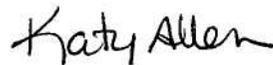
The amount of 168,180 is specified in the purchase agreement. In addition, there will be escrow and closing costs estimated at \$3,400. The total cost is anticipated to be approximately \$171,580. Cost implications associated with the sanitary easement construction project will be discussed in future Council memoranda concerning these improvements.

BUDGET REFERENCE

Fund #	Appn #	Appn. Name	RC #	Total Appn.	Amt. for Contract	2004-05 Adopted Capital Budget Page	Last Budget Action (Date, Ord.No.)
540	4273	Preliminary Engineering	108163	\$675,000	\$168,180	195	N/A
545	4271	Miscellaneous Rehabilitation Project	108163	\$5,344,000		182	10/12/04 Ord. No.27267
		Total		\$6,019,000	\$168,180		

CEQA

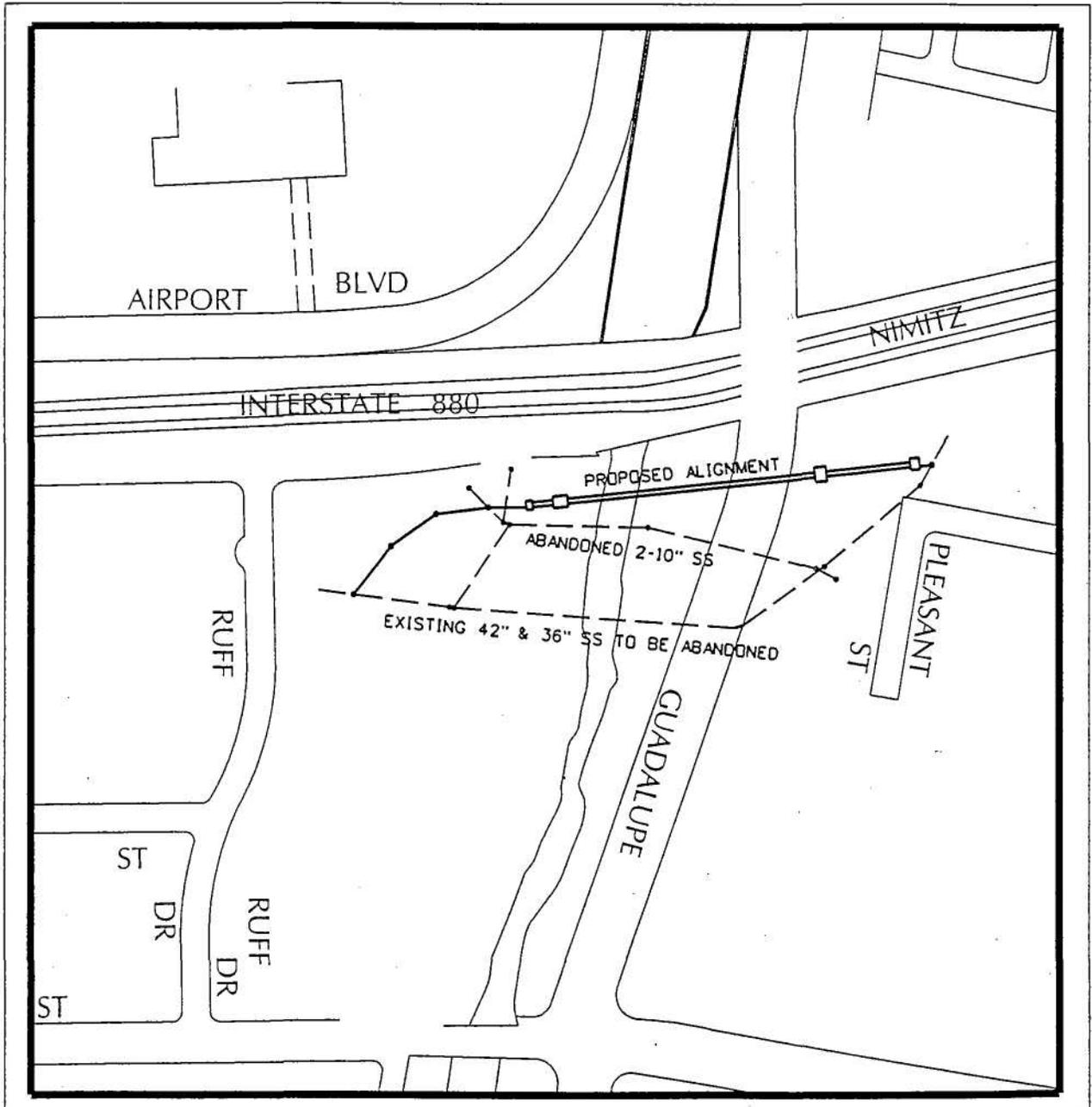
Mitigated Negative Declaration, File No. PP03-12-378.



KATY ALLEN
Director, Public Works Department

MK:hla
mk101905cc
Attachment

HIGHWAY 87 DETOUR II



LOCATION MAP
N.T.S.