



2017 APWA Silicon Valley Project Awards

Morgan Hill Downtown Parking Structure

CITY OF MORGAN HILL



Harris & Associates

1. Discuss the use of good planning, design and construction management techniques to complete project on schedule, budget, and regulatory requirements.

The Morgan Hill Downtown Parking Structure Project was the centerpiece of a \$25M investment the City made into its downtown using redevelopment bond proceeds. To fast-track the parking structure, design/build procurement was determined to be the best delivery approach. Harris and City staff stepped through site acquisition, permitting, preliminary design up to the 30% milestone and issued separate RFQs and RFPs for a design/build contract resulting in selecting a team in December 2014. This was the first major project in the City’s history to use the design/build procurement.

2. Discuss the degree to which the project enhances a public service or facility.

One of the chief goals of the City’s 2009 Downtown Specific Plan was to increase residential units and requiring taller buildings with mixed uses. City staff selected the project site in order to serve retail and restaurants businesses in downtown along with commuters using the nearby Caltrain station.

The parking structure project also included constructing a 4,000 SF retail space along with a public plaza as part of the “place-making” for the Downtown Program. The roof of the structure is also designed to be periodically used for functions and gatherings.

3. Highlight community relations or actions to minimize public inconvenience, safety precautions to protect public lives and property, provision of observation areas, guided tours, or means of improving relations between the agency and the public.

During the preliminary design phase, there was significant outreach effort with the City Communications Manager and contract Program Manager holding public meetings with the downtown business association, residents, festival associations and the community-at-large. During construction, city staff issued weekly updates on construction activities and lane closures, which kept the public and all stakeholders involved and up-to-speed on the progress and mitigated any issues proactively.

4. Highlight environmental concerns and actions for mitigation, enhancement, or avoidance during project development or construction.

The largest environmental concern for this project was storm water runoff, which was a challenge because of the very limited space and project footprint. The civil engineer designed an on-site bio-swale system to handle storm water runoff.

In addition, due to the several restaurants and apartments abutting the project site, noise and dust control were a high concern and required extra precautions. Solid construction fencing was placed along the property line and the construction manager advised residents and restaurant manager of the activities that may impact them in a timely manner.



5. Discuss accomplishments under adverse conditions including, but not limited to, weather, soil, traffic, site conditions, space, time budget, or other conditions over which there was to control.

Due to the small footprint of the project site and the parking structure abutting restaurants, homes and apartments, significant measures were put in place to control dust and noise. Construction delivery needed to be routed to reduce impacts to downtown businesses and clear and frequent communications about impacts were made in a timely manner to keep project progress.

Construction of the parking structure also included undergrounding the overhead utilities and upgrading the water, storm and sewer facilities along the adjacent streets. Minimizing access impacts for residents and businesses was a high priority.

6. Discuss any additional considerations deemed of importance to the public works agency such as quality control, safety, value engineering, construction innovations, and money-saving techniques.

City staff took great care during the preliminary design to ensure the parking structure fit into the surrounding neighborhood and didn't look like a "generic" parking garage. Frank Fuller, noted urban designer and architect, worked closely with City staff on the building details and façade elements that resulted in a showcase building. Several elements of public art were also incorporated, including work from Gordon Huether, world-class artist based in Napa; a tarantula that celebrates the spiders from the local hills and a large wall that depicted "poppy jasper", a quartz stone that's only found in the Morgan Hill area.

7. Provide a well-written three paragraph (300 word) summary of the greatest project attributes and why this project should receive a 2017 Project of the Year Award.

The Morgan Hill Downtown Parking Structure Project was the centerpiece of a \$25M investment the City made into its downtown using redevelopment bond proceeds. This \$13.3 million, 275-stall, three-level parking structure was performed through design/build delivery and was the first major project in the City's history to use the design/build procurement process.

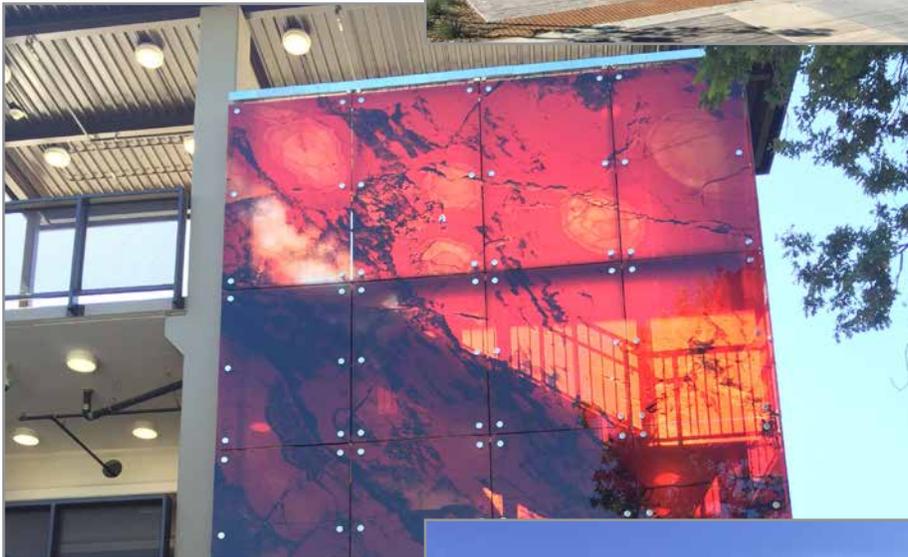
The project site was carefully selected in order to serve retail and restaurants businesses in the City's downtown area, as well as serve commuters using the nearby Caltrain station. The parking structure included 4,000 SF of retail space and a public plaza, conforming with the City's 2009 Downtown Specific Plan to increase residential units and require taller buildings with mixed uses. The significant outreach efforts for the project, including holding public meetings with various community organizations and timely updates on construction activities, kept the public and all stakeholders involved up-to-speed on the progress and mitigated any issues proactively. All concerns, including environmental concerns for storm water runoff, close proximity of the project site to adjacent buildings, homes, and businesses were swiftly addressed and led to a successful project delivery.

This major milestone project for the City not only added retail and public space, but the additional parking created sets the forward-thinking City up to accommodate future demands on parking in the downtown area due to additional expansion and planning efforts.

8. Provide the name of public agency staff that can speak on behalf of the project's accomplishments. Provide name, title, and telephone number.

Karl Bjarke, Public Works Director
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037
(408) 778-6480

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Project Photo Gallery

CONSTRUCTION STAGE



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Lead story: Soon-to-open parking garage expected to change downtown

Garage plays role in getting investment in downtown's future

Published in the March 16- 29, 2016 issue of Morgan Hill Life

By Marty Cheek

Months before workers moved the first shovel-load of dirt to begin construction on the downtown parking garage, "The Tarantula" proved a point of contention for the \$12-million project. Some residents feared the 12-foot artistic representation of a Henry W. Coe State Park spider might make people too terrified to come downtown. Others balked at the \$165,000 price tag.

On the morning of March 3, as a small group of locals held their phone cameras up for photos and video, workers on a construction crane installed The Tarantula on the Fourth Street side wall of the nearly completed garage. The delicate red metal legs of the giant entomological jewel, a work of public art made with hundreds of vintage vehicle headlights by world renown artist Gordon Huether, seemed to claw toward the rooftop. Among the 25 or so citizens watching were some who were pleased with the appearance of the new arachnid art — and some who felt otherwise.



Photo by Robert Airoidi
Brad Seabourne with F & H Construction installs the spider art on the south wall of the new parking garage.

The Tarantula, as well as a "poppy jasper" glass wall also by Huether that will soon be installed on the Third Street side of the garage, are key components to the successful inclusion of the three-story, 275-space parking structure into the downtown. And the garage itself will play an important role in making the downtown more visitor friendly, with hopes that more residents and out-of-towners will visit the city's central district and patronize the many restaurants and retail stores.



Photo by Robert Airoidi

"The spider, in addition to some of the other public art in downtown, helps to catalyze the culture of downtown," said John Lang, economic coordinator for Economic Development for the city. "Public art is a way to engage the community — you can like it, you can hate it, but it's a way to engage the community. It creates community dialogue. People will be talking about The Tarantula."

As the city of Morgan Hill put together its Downtown Placemaking Investment Strategy a couple of years ago, it brought in an art consultant to get art grants and get artists interested in Morgan Hill and create an engagement in arts and culture, said Edith Ramirez, principal planner for Economic Development for the city. The consultant encouraged a mini-grant program to accent the downtown with locally-produced art as well as pushing that an artist be involved in the parking garage team to create interesting artistic components to the structure. The contract finally went to the lowest bidder, Lodi-based F&H Construction.

"They happened to have a strong partnership with Gordon Huether, who is an internationally recognized public artist. They had worked with him before, so they brought him in as part of this team," Ramirez said. "F&H brought an incredible artist to the table with an incredible vision for art for this facility."

The emergence of new public art work such as The Tarantula, the poppy jasper glass wall, the deer family sculpture and other recent additions to the downtown is creating a sense of place and uniqueness that will draw more visitors to Morgan Hill, said John McKay, a Planning Commissioner and president of the Morgan Hill Downtown Association. The Third Street Plaza now being installed immediately outside the garage adjacent to Huntington Restaurant & Sports Pub will also open that area to more use, with whimsically designed tables and benches and WiFi access, he added.

<http://morganhilllife.com/lead-story-soon-open-parking-garage-expected-change-downtown/>

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The screenshot shows a news article on the Morgan Hill Times website. The article is titled "UPDATED: Tarantula art piece mounted on Fourth Street parking garage" and is dated Tuesday, March 8, 2016. The author is Scott Forstner. The article features a main image of a large red-legged tarantula sculpture mounted on a building facade. There are also several smaller inset images showing the sculpture being installed and the finished product. The article text discusses the sculpture's cost, the community's mixed reactions, and the details of the parking garage project. The website header includes the newspaper's name, navigation links, and a search bar.

MORGAN HILL
THE TIMES

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UPDATED: Tarantula art piece mounted on Fourth Street parking garage

Story [Comments \(2\)](#) [Image \(2\)](#) [Print](#) [Font Size](#)

Posted: Tuesday, March 8, 2016 6:00 am
Scott Forstner • Staff writer | [3 comments](#)

Scott Forstner Posted on Mar 8, 2016
With little fanfare for its arrival early Thursday morning, Morgan Hill's newest downtown centerpiece—yes the Fourth Street parking garage tarantula—was hoisted via crane from the back bed of a truck and ever so gently placed onto the three-story wall of the downtown structure.

About a dozen residents came out to see the public art piece with their own eyes after viewing images and sketches of Napa artist Gordon Huether's arachnid creation paid for via use-it-or-lose-it redevelopment funds—and debating its worth at public meetings and social media sites.

"I think it's beautiful. I love the color. It's so cool," said Judy Viegas, an administrative analyst in the City of Morgan Hill's Community Services Department. "This is exciting for our city."

Installing the red-legged tarantula, which spans 16 feet in diameter with limbs made out of waterjet cut aluminum and a body of headlights that light up and glow at night, was no easy task for construction workers. One in particular was tasked with finagling the spider onto a mounting pipe that protruded out high on the parking structure wall and then tilting it while the crane operator helped keep it in place.

"I actually think it's really cool," said Ali DeStasio, who works at Dr. Crowe's medical office in the downtown. "I was looking forward to seeing it in person. It actually is cooler than I thought it would be and I'm excited to see it lit up."

A green electric extension cord could be seen dangling from the wall and eventually will hook up to the tarantula to supply power to its LED lights inside the various headlights that make up the body.

But not everyone in town is a fan of the tarantula, mostly due to its six-figure cost.

"It's 200 grand and I think honestly the money could've gone into infrastructure or other things," said Dan Steen, a local resident since 1987 who was the first one out taking pictures with his camera as it was mounted. "To me, it seems out of place in our downtown. Aesthetically, it doesn't match up with the rest of the downtown."

Morgan Hill native Jim Sergi, 58, shared similar sentiments about the spider's place in the downtown.

"200 thousand spent on a spider and no animal control service in Morgan Hill is a disgrace to the community," said Sergi, who called for the resignation of all those involved in commissioning the public art piece for the downtown. "I think the artwork is terrible."

Mixed reviews—including some unfiltered comments about the tarantula selection—from some community members sprung up as soon as the city unveiled the idea several months back. But downtown business owner Nancy Reynolds, who, along with husband Chris, runs the Candy Parlor, was impressed with the tarantula statue that symbolized the species indigenous to the Morgan Hill area.

"I think it's awesome," said Reynolds, who explores other cities and appreciates their public art pieces. "I think it fits in our downtown pretty well."

The parking structure, which is yet to open, consists of 270-plus parking spaces to serve downtown residents and future visitors. The \$8.6-million construction contract with F&H Construction is funded by leftover Redevelopment Agency bond proceeds. The city purchased the property for the garage last year for \$2.1 million from developer Rocky Garcia, also with leftover RDA cash.

The project is located between Third and Fourth streets, behind Huntington Station, Trail Dust and Toto Trattoria restaurants.

The contract also includes about \$425,000 worth of public art. Along with the 12-foot spider sculpture, the city commissioned a 20-foot-by-12-foot glass depiction of poppy jasper, a mineral found only in Morgan Hill for the Third Street side of the garage.

Despite the outcry over the cost of the artwork seen on social media and heard at the installation site and various other places around town, the city got a bargain on the garage's public art, according to Morgan Hill Economic Development Manager Edith Ramirez.

When the city sent out a request for proposals from qualified contractors for the project in late 2014, they specifically asked for a public art component, Ramirez said. Thus all three contractors included public art proposals with their garage plans, and F & H submitted the lowest bid. None of the submitted bids included local artists in the process.

Ramirez added F & H Construction negotiated the public art budget before they bid the project. Not only was their bid the lowest, but their public art proposal was the largest of the three bidders, Ramirez noted.

"They offered a wall of poppy jasper art glass to enclose the plaza stairwell and the tarantula as their public art component," Ramirez said. "The city did not choose the art. And, had the city gone with a different contractor, the total cost for the garage would have been more."

The garage project also includes about 4,000 square feet of retail and commercial space on the side facing Third Street, which will also feature a public plaza of benches, tables and wide walkways underneath a sprawling oak tree just outside the parking structure.

The entrance and exit for vehicles to the structure will be on Fourth Street.

Scott Forstner is a general assignment reporter who covers education and other community issues for the Morgan Hill Times. Reach him at (408) 963-0122 or via email at sforstner@morganhilltimes.com

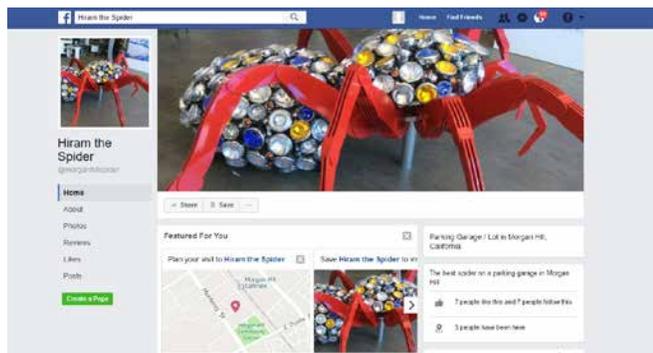
http://www.morganhilltimes.com/news/community/updated-tarantula-art-piece-mounted-on-fourth-street-parking-garage/article_eb7e38fc-e17e-11e5-a168-e3f77e3929d0.html

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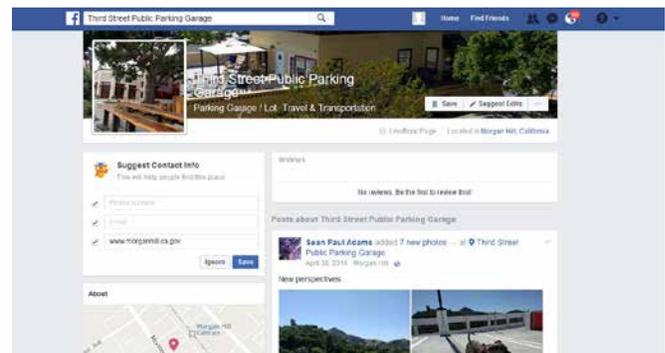


http://www.morganhilltimes.com/news/downtown-garage-now-open/article_fd392d4c-163d-11e6-9794-73e7efa58ad7.html

Additional Links

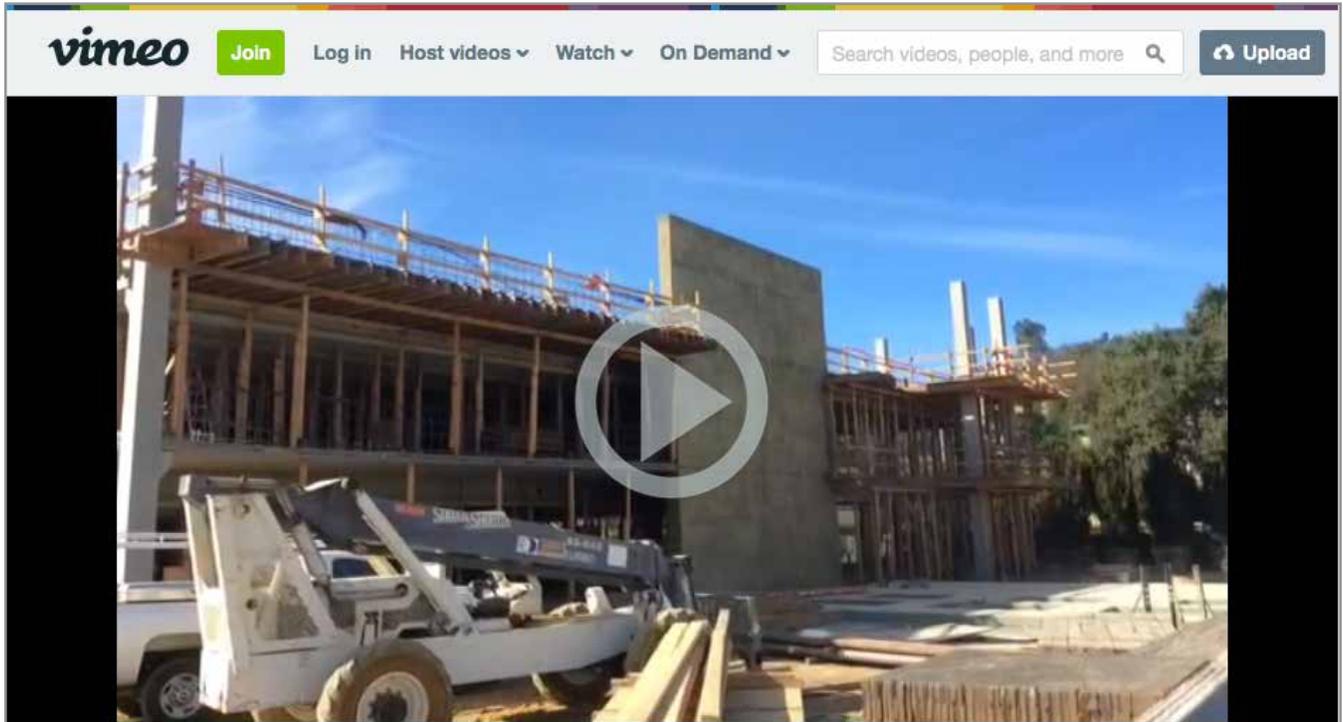


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<https://www.facebook.com/pages/Third-Street-Public-Parking-Garage/1620447098280119>

Construction Video



<https://vimeo.com/137654606>



CITY OF MORGAN HILL
Engineering Division
Community Development Department

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MORGAN HILL SUCCESSOR AGENCY CITY GARAGE LOCATION



Architect: Engineers: Parking: Signage:



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 DOWNTOWN MORGAN HILL
 PARKING STRUCTURE
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