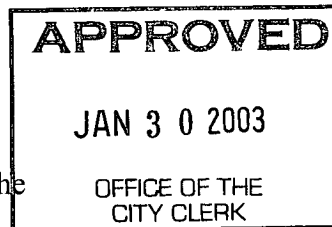




**Sacramento  
Housing &  
Redevelopment  
Agency**

January 15, 2003

2.3



Redevelopment Agency and City Council of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

**SUBJECT: BUDGET AUGMENTATION TO THE OAK PARK HISTORIC  
STREETLIGHT PROJECT (SM71)**

### **LOCATION & COUNCIL DISTRICT**

Oak Park: Area bounded by 33<sup>rd</sup> Street, 37<sup>th</sup> Street, 1<sup>st</sup> Avenue, and 4<sup>th</sup> Avenue  
Council District 5

### **RECOMMENDATION**

Staff recommends adoption of the attached resolutions on pages 10 and 11, which authorize the Executive Director or her designee to amend the Agency budget to transfer \$175,000 from the 1999 Oak Park Capital Improvement Revenue Bond (Broadway/Stockton Blvd Master Plan project) - to the Oak Park Historic Streetlight Project (SM71); and execute an amendment to an existing Individual Project Agreement (IPA) for the project.

### **CONTACT PERSONS**

Lisa Bates, Director, City Community Development, 440-1316  
Sarah Hansen, Redevelopment Program Manager, 440-1399, x1415

**FOR COUNCIL MEETING OF** - January 30, 2003

### **SUMMARY**

This report recommends augmenting the existing Oak Park Historic Streetlight project budget by \$175,000 for additional scope of work. The project includes the installation of 115 streetlights on the Broadway corridor in Oak Park and an alternate project on 37<sup>th</sup> Street (Attachment I – Map). This report also recommends that the Executive Director be authorized to amend an existing IPA (Attachment II - IPA) between the City of Sacramento (City) and Redevelopment Agency of the City (Redevelopment Agency) to complete the project.

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency and City Council  
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### PAC/RAC/TAC ACTION

At its meeting on December 4, 2002, the Oak Park Project Area Committee adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Davis, Hearne, Hoorazar, Johnson, Marion, Moore, Parker, Sumpter, and White

NOES: None

ABSENT: Williams

### COMMISSION ACTION

At its meeting on January 15, 2003, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Amundson, Burns, Burruss, Castello, Faust, Harland, Hoag, McCarty,  
Piatkowski, Simon

NOES: None

ABSENT: None

### BACKGROUND

The Oak Park Historic Streetlight project includes the installation of 107 streetlights on Broadway from Alhambra to Martin Luther King, Jr. Boulevard, and in the historic core of Oak Park with the following boundaries – 33<sup>rd</sup> Street to 36<sup>th</sup> Street and 1<sup>st</sup> Avenue to 4<sup>th</sup> Avenue. (Map – Attachment I) The streetlights will be historic, pedestrian level fixtures that are painted black to match the existing fixtures located near the U.S. Bank building at 3<sup>rd</sup> Avenue near 35<sup>th</sup> Street.

In October 1999, City Council approved \$1 million in General Funds to establish a Streetlight Matching Program (SM66), which funds streetlight installation in residential and commercial areas that have either inadequate or no streetlights. In October 2000, the City issued a request for neighborhoods to submit projects under the Streetlight Matching Program.

Of the 13 applications submitted, eight were awarded a City match of \$125,000, of which one was the Broadway corridor in Oak Park. The original project, approved and funded by Council

## **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

Redevelopment Agency and City Council  
January 15, 2003  
Page 3

in February 2002, included installing historic streetlights in a nine-block area of the Commercial District; specifically 33<sup>rd</sup> to 36<sup>th</sup> streets and 1<sup>st</sup> to 4<sup>th</sup> avenues.

When the Public Works Department began the design process for the project, the Police Department and Redevelopment Agency staff recommended that 37<sup>th</sup> Street from 1<sup>st</sup> Avenue to Broadway also be included as a means to address crime and safety issues on 37<sup>th</sup> Street. This additional scope will add 20 additional historic streetlights to the area.

In November 2002, bids were received for the original and increased scope. The lowest bid for the increased project scope results in a total project cost of \$900,000, which is \$175,000 higher than the existing budget of \$725,000. Staff recommends funding the additional project scope. If approved, Public Works staff estimates that they will award the project contract by the end of the first quarter of 2003 with construction completed by the end of spring 2003.

### **FINANCIAL CONSIDERATIONS**

The Oak Park Streetlight project with additional scope is approximately \$900,000. Currently \$725,000 exists in the project (\$600,000 from Oak Park CIRB funds and \$125,000 City General Fund). This report recommends that the current project (SM71) be augmented by \$175,000 so that the entire project can be awarded based on bids received. Staff recommends that \$175,000 be appropriated from 1999 Oak Park Capital Improvement Revenue Bond funds (Broadway/Stockton Blvd Master Plan project).

### **POLICY CONSIDERATIONS**

The Oak Park Historic Streetlight project is consistent with community development goals for the Oak Park Redevelopment Area Implementation Plan. The project meets the following objective in the Oak Park Redevelopment Area Implementation Plan: Build streetscape improvements on the commercial corridors and in other commercial and residential districts.

This report is also consistent with the City's Strategic Plan goal to enhance and preserve the neighborhoods. The proposed action supports the Guiding Principle of that goal which states that priority should be given to infrastructure and facility projects that elevate areas of the City to a baseline level.

### **ENVIRONMENTAL REVIEW**

The proposed project is exempt from further environmental review pursuant to the Agency's Environmental Procedures, Section 7-3.1 and the California Environmental Quality Act ("CEQA"), Guidelines Section 15301(c) exempting repair, maintenance or minor alteration of existing public right-of-way streetscape improvements from further review, as well as the Agency's Environmental Procedures, Section 7-3.2 and CEQA, Guidelines Section 15302(c) exempting replacement or reconstruction of existing utility systems and/or facilities involving

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

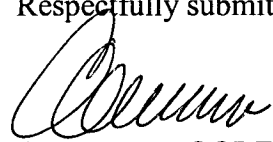
Redevelopment Agency and City Council  
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Page 4

negligible or no expansion of capacity from further environmental review. National Environmental Policy Act does not apply.

**M/WBE CONSIDERATIONS**

M/WBE considerations are not applicable to this project.

Respectfully submitted,



ANNE M. MOORE  
Executive Director

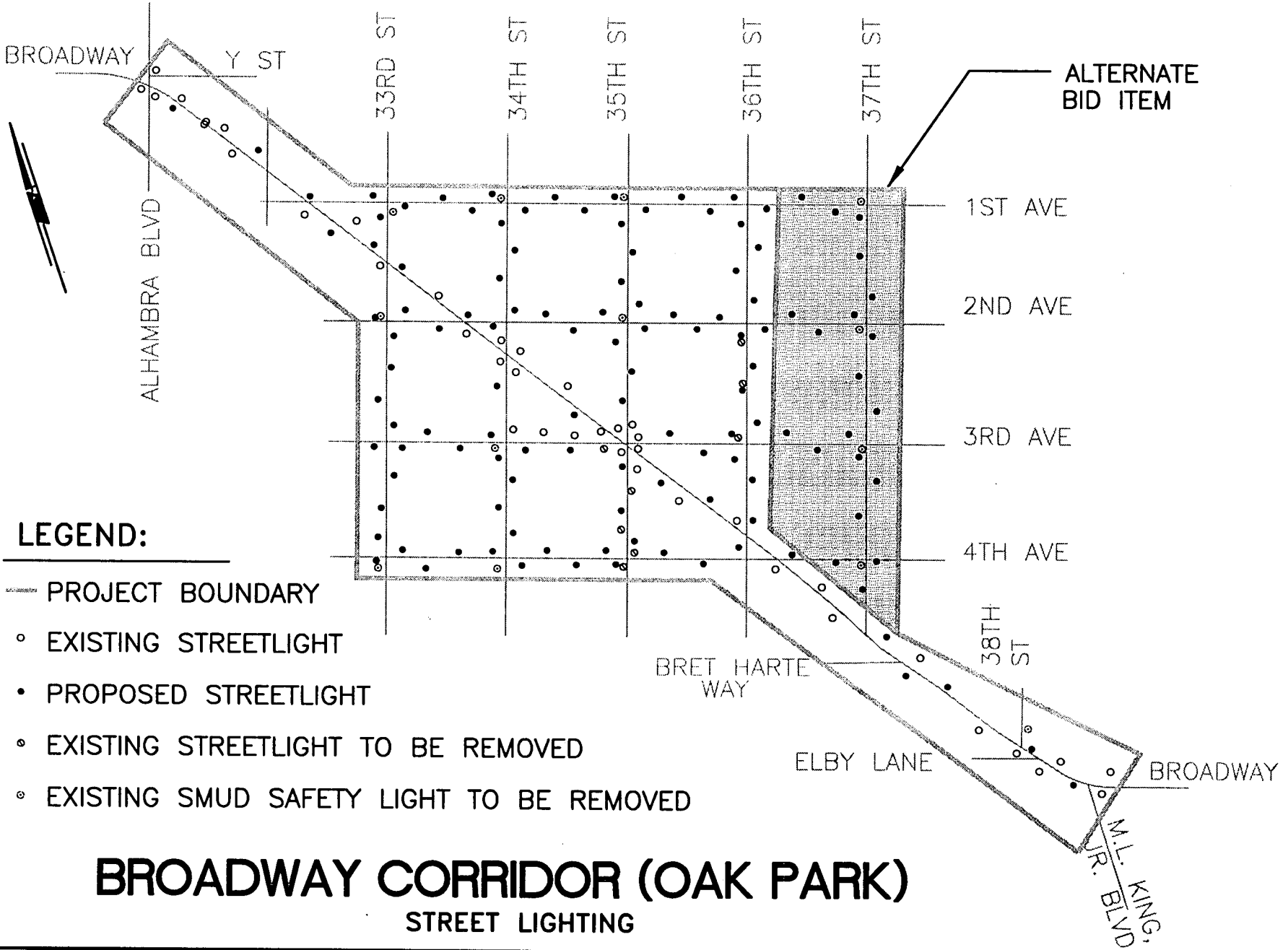
Transmittal approved,



ROBERT P. THOMAS  
City Manager

TABLE OF CONTENTS:

- 1) Attachment I: Map – pg. 5
- 2) Attachment II: IPA – pg. 6
- 3) City of Sacramento Resolution – pg. 10
- 4) Redevelopment Agency Resolution – pg. 11



**LEGEND:**

- PROJECT BOUNDARY
- EXISTING STREETLIGHT
- PROPOSED STREETLIGHT
- ◉ EXISTING STREETLIGHT TO BE REMOVED
- ◊ EXISTING SMUD SAFETY LIGHT TO BE REMOVED

**BROADWAY CORRIDOR (OAK PARK)**  
STREET LIGHTING

**INDIVIDUAL PROJECT AGREEMENT  
REGARDING PROVISION OF SERVICES BY THE CITY OF SACRAMENTO**

**RECITALS**

A. The City of Sacramento ("City") and the Sacramento Housing and Redevelopment Agency, the Redevelopment Agency of the City of Sacramento and the Housing Authority of the City of Sacramento (collectively, "Agency") entered into a Master Project Agreement on December 18, 2001.

B. In accordance with the Master Project Agreement, the following selected "Agency" desires to have the City provide the services named in Section 4 below.

Selection marked by X	Agency
	The Redevelopment Agency of the City of Sacramento
	The Housing Authority of the City of Sacramento
X	Sacramento Housing and Redevelopment Agency

C. The Master Project Agreement authorizes the City Manager and Agency's Executive Director to enter into Individual Project Agreement for provision of City services to be paid for by funds allocated in the Agency's budget or in the City's Community Development Block Grant (CDBG) budget that is administered by the Agency.

D. The Agency shall use the following "Source of Funds" to pay for City's services"

Source of Funds	
	\$125,000 from Housing Development funds from the 1999 Oak Park Tax Exempt CIRBs;
	\$600,000 from the Broadway/Stockton Master Plan Funds from the 1999 Oak Park CIRB
	\$60,000 in Franklin Blvd tax increment funds;
	\$80,000 in 2001 CDBG funds allocated to the Franklin Boulevard Urban Design Plan

**AGREEMENT**

**NOW THEREFORE**, Agency and the City agree as follows:

1. The "Effective Date" of this Agreement is the following:

Effective Date:	April 2002
-----------------	------------

2. "Attachments" for this Contract are the following, which are incorporated in this Contract as if included in full in the body of this document:

ATTACHMENT NO.	DESCRIPTION OF ATTACHMENT (Attachments marked N/A or stricken are not included)
Attachment 1	Attachment 1: Contract Provisions (This Contract is <i>invalid</i> without the Contract Provisions attachment)
Attachment 2	Attachment 2: "CDBG and Other Federal Requirements" or this contract is invalid. (

CITY AGREEMENT NO. 2001-224-7

3. The City shall provide the following services by its named departments or divisions ("City Department") on or before the stated completion dates:

Department/Division	Task	Completion Date	Compensation
	<p align="center"><b>Street lighting on Broadway Corridor bounded by 33<sup>rd</sup> to 36<sup>th</sup> Streets and 1<sup>st</sup> to 4<sup>th</sup> Avenues and along Broadway from Alhambra Boulevard to Martin Luther King Jr. Boulevard</b></p>		
Public Works	<p><b>SHRA Contribution:</b>            Construction: Installation of new streetlights on Broadway Corridor, including:            134 Ornamental Streetlights (conduits &amp; conductors)                Total Construction costs = <b>\$484,700</b>            Labor: Costs associated with implementation of the project including, environmental, accounting, design administration, projects drafting, construction administration, construction inspection, project closeout, and labor compliance.                Total Labor costs = <b>\$42,500</b>                Contingency: <b>\$72,800</b>  <u>Total Project Cost is \$725,000</u>  <u>City Contribution is \$125,000</u></p>	Dec 31, 2002	\$600,000
	<p align="center"><b>Total SHRA Project Cost on Broadway Corridor</b></p>		<p align="center">\$600,000</p>
	<p align="center"><b>Street Lights on Stockton Blvd. &amp; 14<sup>th</sup> Avenue</b></p>		
Public Works	<p><b>SHRA Contribution:</b>            Construction: Installation of new streetlights on Stockton Blvd. &amp; 14<sup>th</sup> Ave, including:            43 Post Top Streetlights (conduits &amp; conductors)            Service 3 Pedestals                Total Construction costs = <b>\$60,500</b>            Labor: Costs associated with implementation of the project including, environmental, accounting, design administration, projects drafting, construction administration, construction inspection, project closeout, and labor compliance.                Total Labor costs = <b>\$31,250</b>              Contingency: <b>\$33,250</b>  <u>Total Project Cost is \$250,000</u>  <u>City Contribution is \$125,000</u></p>	May 31, 2003	\$125,000
	<p align="center"><b>Total SHRA project cost on Stockton Blvd and &amp;14<sup>th</sup> Ave.</b></p>		<p align="center">\$125,000</p>

	<b>Street lights in East Side of North City Farms- Sutterville Road on the North, Fruitridge Road on the South, Highway 99 on the East, and Franklin Blvd on the West.</b>		
Public Works	<p><b>SHRA Contribution:</b>  Construction: Installation of new streetlights in the East Side of North City Farms neighborhood, including:  42 streetlights (conductors, conduits) - \$80,000 in CDBG funds will be applied to this line item  3 Service pedestals  Removal of 2 pedestals  Total Construction costs = <b>\$59,500</b>  Labor: Costs associated with implementation of the project including, environmental, accounting, design administration, projects drafting, construction administration, construction inspection, project closeout, and labor compliance.  Total Labor costs = <b>\$34,000</b>  Contingency: <b>\$46,500</b>  <b>Total Project Cost is \$265,000</b>  <b>City Contribution is \$125,000</b></p>	Dec 31, 2003	\$140,000
	<b>Total SHRA project cost on East Side of North City Farms</b>		<b>\$140,000</b>

4. Agency shall pay City the forgoing compensation for the respective services. In any event, Agency shall pay not more than the following amount as the total compensation for all services rendered by City under this Agreement:

<b>Total compensation for all services:</b>	<b>\$865,000</b>
<b>Source of Funds:</b>	<p>\$125,000 from Housing Development funds from the 1999 Oak Park Tax Exempt CIRB (OP Broadway 670 330 3516);  \$600,000 from the Broadway/Stockton Master Plan Funds from the 1999 Oak Park CIRB (OP Stockton 670 330 4062);  \$60,000 in Franklin Blvd tax increment funds (670 148 4208); and  \$80,000 in 2001 CDBG funds allocated to the Franklin Boulevard Urban Design Plan (670 271 3916).</p>
<b>Payment Schedule:</b>	Monthly based on actual expenses and work completed.

5. The respective parties shall also fulfill the following special provisions:

<b>Special Provisions</b>
N/A

6. The City shall comply with all laws, rules and regulations applicable to the services rendered and the use of the funds from the Funding Source.
7. The City Department shall submit monthly status reports on the services funded by Agency that shall include the name and telephone number of the City Department's contact person.
8. This Agreement may only be amended in writing, duly executed by the City and the Agency.
9. Neither Agency, nor any of its officers or employees, shall be responsible for any damage or liability occurring by reason of anything done or omitted to be done by City under this Agreement. It is also understood and agreed that



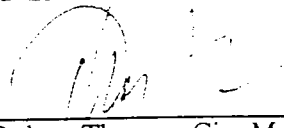
pursuant to Government Code Section 895.4, City shall fully indemnify, defend and hold Agency harmless from any liability imposed for injury to persons or property occurring by reason of anything done or omitted to be done by City under or in connection with any work, authority or jurisdiction delegated to City under this Agreement.

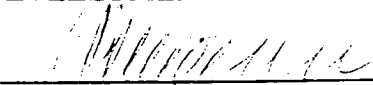
10. Neither City, nor any of its officers or employees, shall be responsible for any damage or liability occurring by reason of anything done or omitted to be done by Agency under this Agreement. It is also understood and agreed that, pursuant to Government Code Section 895.4, Agency shall fully indemnify, defend and hold City harmless from any liability imposed for injury to persons or property occurring by reason of anything done or omitted to be done by Agency under or in connection with any work, authority or jurisdiction delegated to Agency under this Agreement.
11. This Agreement may be terminated by either party upon written notice to the other party, effective thirty (30) days following receipt of such notice by the other party. In any event, this Agreement shall terminate upon the expiration of upon completion of all obligations of the parties.


IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

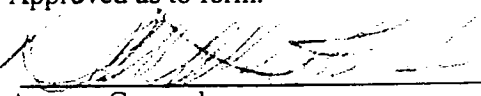
**CITY OF SACRAMENTO**

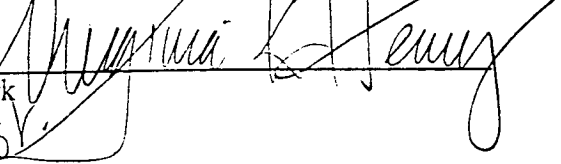
**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

By:   
Robert Thomas, City Manager

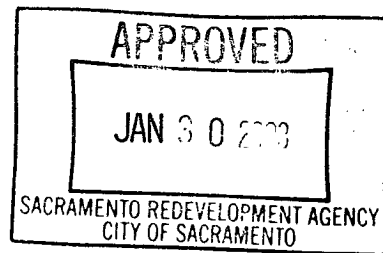
By:   
Anne M. Moore, Executive Director

Approved as to form:  
  
City Attorney

Approved as to form:  
  
Agency Counsel

Attest:  
  
City Clerk

CITY  
AGREEMENT NO. 2001-224-7



RA

**RESOLUTION NO. 2003-009**

**ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**

ON DATE OF

**AUTHORIZATION TO AUGMENT THE OAK PARK HISTORIC LIGHTING PROJECT BUDGET AND AMEND THE EXISTING INDIVIDUAL PROJECT AGREEMENT**

WHEREAS, the Council of the City of Sacramento has determined and the Redevelopment Agency of the City of Sacramento finds that there is no other feasible alternative source of funding available for the installation of streetlights on 37<sup>th</sup> Street in the Oak Park Redevelopment Area.

WHEREAS, the installation of streetlights is an appropriate redevelopment activity that is consistent with the Broadway/Stockton Boulevard Urban Design Plan and Oak Park Redevelopment Area Implementation Plan.

WHEREAS, the proposed expenditure is an appropriate expenditure because it will benefit and improve the Oak Park Redevelopment Project Area and further the goals of the Streetscape and Urban Design Plans by improving lighting and safety inside the project areas.

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

Section 1. Hereby finds and determines the above recitals to be true and correct.

Section 2. This project is exempt from further environmental review pursuant to the Agency's Environmental Procedures, Section 7-3.1 and the California Environmental Quality Act ("CEQA"), Guidelines Section 15301(c) exempting repair, maintenance or minor alteration of existing public right-of-way streetscape improvements from further review, as well as the Agency's Environmental Procedures, Section 7-3.2 and CEQA, Guidelines Section 15302(c) exempting replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity from further environmental review. National Environmental Policy Act does not apply.

Section 3. The amendment to the Oak Park Historic Streetlight Project Individual Project Agreement (IPA) between the Redevelopment Agency of the City of Sacramento and the City of Sacramento, Department of Public Works for \$175,000 is approved.

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

Section 4. The Executive Director is authorized to amend the IPA with the City of Sacramento for \$175,000 using 1999 Oak Park Capital Improvement Revenue Bond funds. The Executive Director or her designee is authorized to take all such actions, and execute such instruments as may be necessary to implement the Individual Project Agreement.

Section 5. The Executive Director or her designee is authorized to transfer \$175,000 from the Broadway/Stockton Master Plan project (1999 Oak Park Tax Exempt Capital Improvements Revenue Bond (CIRB's) to the Broadway Corridor Streetlight project – SM71.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_ (11)



**RESOLUTION NO. 2003-027**

**ADOPTED BY THE SACRAMENTO CITY COUNCIL**

ON DATE OF

**OAK PARK REDEVELOPMENT AREA STREETLIGHT INSTALLATION  
CONTRACT FOR SERVICES AND FUNDS**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. The City Council of the City of Sacramento finds that there is no other feasible alternative source of funding available for the installation of streetlights on 37<sup>th</sup> Street located in the Oak Park Redevelopment Area.

Section 2. The City Manager is hereby authorized to enter into an Individual Project Agreement with the Redevelopment Agency of the City of Sacramento for the installation of Streetlights in the Oak Park Redevelopment Area.

Section 3. The City Manager is hereby authorized to amend the Capital Improvement Program budget by appropriating \$175,000 in 1999 Oak Park Capital Improvement Revenue Bond funds to the Broadway Corridor Streetlight project – SM71.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_ (12)