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APPROVED

OCT 30 2001

PLANNING AND BUILDING
SERVICES

CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY CLERK

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October 16, 2001

City Council
Sacramento, California

Honorable Members in Session:

Suppl. Ag 2000-584

**SUBJECT: PROFESSIONAL SERVICES SUPPLEMENTAL AGREEMENT TO CITY
MANAGER AGREEMENT NO. 2000-584 FOR ADDITIONAL TASKS
NECESSARY TO COMPLETE THE ENVIRONMENTAL IMPACT REPORT
FOR CITY HALL PROJECT**

LOCATION AND COUNCIL DISTRICT: City Hall, District 1.

RECOMMENDATION:

This report recommends that the City Council adopt a resolution that:

Approves the Supplemental Agreement to City Manager Agreement No. 2000-584, City Government Center Project EIR, in the amount of \$21,021.00. The original agreement amount is \$98,644.00. The total cost of the agreement will be \$119,665.

CONTACT PERSON: Grace Hovey, Associate Planner, 264-7601

FOR COUNCIL MEETING OF: October 30, 2001

SUMMARY:

From April 2000 through July 2001 staff has regularly updated the City Council on the City Hall project, the many related actions, and the directions for the preferred project design. As the result of the changes in the project, the scope of the environmental review activities were modified and increased. This resulted in the need to Supplement the EIR agreement.

City Council certified the City Hall EIR on September 19, 2001.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

In the 1999 – 2004 CIP Program, the City Council provided seed funds for a Civic Center Administration facility (BB81) that would consolidate office space and quantify the costs of building ownership. Recent actions include:

- On April 25, 2000, the City Council decided that moving the Mansion to the lots located on the northwest corner of 10th and H, constructing 380 vehicle parking spaces, and a 150,000 office building with new Council Chambers on the half block adjacent to City Hall was the preferred project. This decision was contingent upon environmental review.
- On July 17, 2000, the Notice of Preparation of a Draft Environmental Impact Report for the City Government Center Project (BB81) was issued for public comment.
- On August 29, 2000, the City Council awarded a design / development contract to David Taylor Interests, Inc..
- On November 14, 2000 the City Council modified the preferred project by increasing the size of the new building from 150,000 to 200,000 gross square feet. The City Council also established a Capital Improvement Project for exterior refurbishment, structural upgrading, and associated interior modifications for the Neoclassical City Hall. As part of this action, the City Council decided to move out occupants of City Hall during the 24-month construction period and move into the vacated Police Headquarters (old Bank of America).
- On December 12, 2000 the City Council further refined the preferred project to remove the annex buildings (includes fire station) and construct a 5-6 story “embracing” design just north of the Neoclassical City Hall.
- On April 12, 2001 the recommendation to include civic elements within the project was discussed. The City Council agreed that the City Hall project should include the suggested civic elements. The design team was directed to study the various civic elements and parking, and report back which of these fit within the recommended budget increase.
- On May 2, 2001, staff prepared a memorandum to the City Council Ad-Hoc Committee recommending that only one level of parking be constructed as part of the project.
- On June 15, 2001, The Draft EIR was issued for public comment.

On July 18, 2001 the City's Design review and Preservation Board met to review the EIR and comment. Their comments were summarized by Chris Elliot, Board Chairperson in a letter dated July 30, 2001 that was included and responded to in the Final EIR.

On September 19, 2001 City Council certified the EIR and approved the project.

Public Outreach Efforts

Staff has made public outreach efforts with various business and neighborhood groups including the Alkali Flat Project Area Committee, the Neighborhood Association Advisory Group, the Downtown Partnership, and several public open house meetings at the Central Library. At these meetings, the Project's general massing, location, size and general features were discussed; and the City's review process was outlined. Additional meetings were held to discuss traffic and parking issues and describe the details of the Project's design. Staff has met with the Design Review and Preservation Board on four occasions and is currently meeting with their Ad-Hoc committee to further develop civic design elements.

The Project has been identified as a key project for the ongoing improvement of the City services. The proposed project includes the construction of a 200,000 square foot office building north of City Hall fronting on H Street; the seismic upgrading and exterior repair of the historic City Hall original building; the relocation of the Youth Hostel, and demolition of the City Hall annex buildings (which includes a fire station, the Richardson, and Prom buildings).

FINANCIAL CONSIDERATIONS:

The Supplemental Agreement to City Manager Agreement No. 2000-584 for \$21,021.00 is funded by CIP BB81 which was approved by City Council under the 1999 – 2004 CIP Program.

POLICY CONSIDERATIONS:

Per Sacramento City Code, Chapter 58.02.202 and City Managers Memorandum, dated July 30, 1993, *Authority for execution of Contracts - Revision*, the City Council must approve contracts which total costs exceed \$100,000.00.

ENVIRONMENTAL CONSIDERATIONS:

This action does not constitute a project under CEQA per Guideline Section 15378(a)(2).

ESBD CONSIDERATIONS:

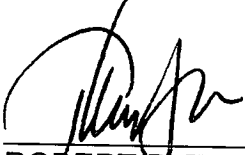
The project was announced on the Project Information Line and on the City's Internet site at www.cityofsacramento.org/bids. David Taylor Interests, Inc. is committed to meeting the City's ESBD goals through the project execution. Most of the engineering consultants for the pre-construction activities are ESBD certified.

Respectfully submitted,



GARY STONEHOUSE
PLANNING DIRECTOR

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
CITY MANAGER

APPROVED
OCT 30 2001
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 2001-720

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL PROFESSIONAL SERVICES AGREEMENT WITH ENVIRONMENTAL SCIENCE ASSOCIATES IN THE AMOUNT OF \$21,021.00 TO CONDUCT THE ADDITIONAL TASKS NECESSARY TO COMPLETE THE CITY HALL PROJECT EIR

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

1. The City Manager is hereby authorized to enter into a supplemental agreement in the amount of \$21,021.00 with Environmental Science Associates for the completion of tasks necessary to complete the City Hall Project EIR. This supplemental agreement brings the total cost of the Project EIR to \$119,665.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____