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DEPARTMENT OF  
PUBLIC WORKS

ENGINEERING DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 300  
915 I STREET  
SACRAMENTO, CA  
95814-2608

916-449-5307

THOMAS M. FINLEY  
ENGINEERING DIVISION  
MANAGER

December 2, 1986

Budget and Finance Committee  
Sacramento, California

Honorable Members In Session:

SUBJECT: North Natomas Infrastructure Financing Plan

SUMMARY

The North Natomas Community Plan requires the preparation of an "Infrastructure Design Report and Financing Study". This report recommends waiver of the consultant selection procedure and approval of a Consulting Services Agreement with Ralph Andersen and Associates for the preparation of the financing plan.

BACKGROUND

The adopted North Natomas Community Plan requires the development of an "Infrastructure Design Report and Financing Study." The Community Plan recognizes that a detailed financing plan must be developed to assure the public facilities required by the Community Plan are fully funded and actually provided. The Community Plan specifies that this study will be made for the entire Community Plan area. The adopted plan further specifies that the financing plan must be completed prior to the approval of any Final Subdivision Map or PUD, or building permit pursuant to the Community Plan. The sports complex was exempted from this requirement.

In an effort to facilitate the completion of the North Natomas Infrastructure Financing Plan, the development community has proposed the firm of Ralph Andersen and Associates, Sacramento, be retained by the City to perform the study. Staff has reviewed the proposed scope of work, and the qualifications of Ralph Andersen and Associates, and concurs with the concept proposed.

In general, the consultant will examine the costs of the various public facilities in North Natomas, analyze the available means of financing those facilities, and propose specific means of funding those public facilities. The report will also include a cost allocation of these public facilities among the various property owners. The completion date for the final report is May 11, 1987.


FINANCIAL

There is no financial impact on the City. The private sector will advance funds for the study and then be reimbursed through the financing mechanisms developed. The contract shall not exceed \$110,000. The budget resolution will be furnished at the Committee meeting.


RECOMMENDATION

It is recommended that the Committee approve waiver of the consultant selection procedure and the Consulting Services Agreement and direct staff to forward it to Council for adoption.

Respectfully submitted,

  
THOMAS M. FINLEY  
Engineering Division Manager

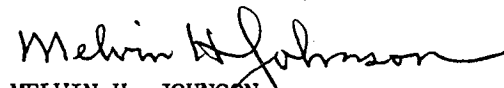
Recommendation Approved:

  
JACK R. CRIST  
Deputy City Manager

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Attachment

Approved:

  
MELVIN H. JOHNSON  
Director of Public Works

December 2, 1986  
District No. 1