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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

927 10th STREET
SUITE 300
SACRAMENTO, CA
95814-2702

TECHNICAL SERVICES
DIVISION

PH 916-264-8300
FAX 916-264-7903

December 3, 1999

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: AWARD OF DESIGN SERVICES CONTRACT TO GORDON H. CHONG & PARTNERS FOR PARKING LOT C CONSTRUCTION (PN:VD71) IN THE NOT-TO-EXCEED AMOUNT OF \$807,120; REIMBURSEMENT OF CERTAIN PROJECT EXPENDITURES FROM FUTURE BOND PROCEEDS

LOCATION AND COUNCIL DISTRICT:

805 14TH Street; Council District 1.

RECOMMENDATION:

This report recommends that:

1. The City Council approve \$807,120 in appropriations transfer within the Parking Fund.
2. The City Council award the Parking Lot C Construction Design Services contract to Gordon H. Chong & Partners for the not-to-exceed amount of \$807,120.
3. The Sacramento City Finance Authority ("SCFA") adopt the attached resolution for reimbursement of expenditures advanced from City funds from bond proceeds for all projects anticipated to be funded by bonding at this time. As board members for the Authority, City Council is empowered to act on behalf of the SCFA.

CONTACT PERSON: Kirk Thompson, Project Manager, 264-8431

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Award of Design Contract to Gordon H. Chong & Partners
December 3, 1999

FOR COUNCIL MEETING OF: December 14, 1999

SUMMARY:

Gordon H. Chong & Partners, along with two other design teams, responded to the Request for Qualifications (RFQ) for the Parking Lot C Construction project.

The selection committee consisted of members from the Sacramento Light Opera Association, Design Review/Preservation Board, Downtown Partnership, and staff from the Downtown Department and Public Works Department.

The selection committee ranked the proposals as follows:

1. Gordon H. Chong & Partners
2. International Parking Design, Inc.
3. Watry Design Group

Staff has completed the negotiation with Gordon H. Chong & Partners. The total contract is a not-to-exceed amount of \$807,120.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

The City Council took the following actions:

- A Parking Study was presented to Council in May 1998 regarding current and future parking needs in the downtown area.
- Council directed staff to further study parking demand and present a long-term parking strategy for downtown. On July 27, 1999, Council approved the construction of a parking garage on the City's existing surface Lot C.
- On September 21, 1999, the City Council approved Resolution 99-533. This resolution authorized the City Manager to establish a Capital Improvement Project for design and construction of Parking Lot C, suspend the competitive bidding process, and to release a Request for Proposal (RFP) for contractor of Parking Lot C.
- The Sacramento City Financing Authority approved Resolution 99-004 for official intent of the authority to reimburse certain expenditures from proceeds of indebtedness for the design and construction of a multi-level parking garage at the corner of 14th and H Streets.

FINANCIAL CONSIDERATIONS:

The preliminary construction cost estimate for this parking garage project is \$14,559,005. This estimate will be clarified based on schematic design and the final contractor RFP documents.

Staff anticipates that funding will come from bonds issued and to be repaid by off-street parking revenues.

Funding for the start-up of the project was previously allocated for \$382,935. The funding required to develop the project design prior to bond issuance is \$807,120 for a total appropriation to date of \$1,190,055. Appropriations are available in Parking Fund Contingency and in appropriations previously approved in the Capital Improvement Program Budget to fund replacement of the Parking Division's Revenue Control System. The System is anticipated to be funded from bond proceeds, therefore freeing appropriations for the System at this time. The attached resolution transfers the \$807,120 with \$307,120 from Parking Fund Contingency and \$500,000 from the Revenue Control System Project budget.

The attached Resolution of the Sacramento Financing Authority will allow the reimbursement of expenditures made in advance of bond issuance for the Revenue Control System. Adoption will add to the list those projects specifically identified as subject to reimbursement. It is emphasized that this Resolution is "permissive" to allow us the ability to reimburse cost advanced from potential bond proceeds. It would not obligate the City in any way to finance such costs if other funding is available.

ENVIRONMENTAL CONSIDERATIONS:

This project was mentioned in the California EPA Office Building Environmental Impact Report. In accordance with the California Environmental Quality Act (CEQA), the City has circulated a Notice of Preparation. A Draft EIR and Final EIR are being developed.

POLICY CONSIDERATIONS:

Award of the contract for the Parking Lot C project to Gordon H. Chong & Partners is consistent with Sacramento City Code, Title 58.

ESBD CONSIDERATIONS:

Gordon H. Chong & Partners has stated that they will meet or exceed the required

City Council
Award of Design Contract to Gordon H. Chong & Partners
December 3, 1999

participation goals. Staff has involved the Office of Small Business Development to encourage ESBE participation.

Respectfully submitted,



Duane J. Wray
Technical Services Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

APPROVED:



Michael Kashiwagi
Director of Public Works

P:\Job Number Projects\5884 Lot C Replacement - Prelim Design\Lot C Council\Chong Contract Report As Revised By Budget.doc

RESOLUTION NO. 99-721

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____



**RESOLUTION AUTHORIZING THE AWARDING OF
A DESIGN SERVICES CONTRACT
TO GORDON H. CHONG & PARTNERS
FOR CONSTRUCTION OF PARKING LOT C
(PN:VD71)**

1. The City Manager is hereby authorized to adjust the appropriations of the Parking Fund by increasing appropriations of the Lot C project (PN:VD71) by \$807,120 and by decreasing appropriations of the Revenue Control System (PN:VD56) by \$500,000 and of Parking Fund Contingency by \$307,120.
2. The City Manager is hereby authorized to award the Design Services Contract for the construction of Parking Lot C to Gordon H. Chong & Partners in a not-to-exceed amount of \$807,120.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

APPROVED
DEC 14 1999
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 99-007

ADOPTED BY THE SACRAMENTO CITY FINANCING AUTHORITY

ON DATE OF _____

**RESOLUTION OF OFFICIAL INTENT OF THE SACRAMENTO CITY FINANCING
AUTHORITY TO REIMBURSE CERTAIN EXPENDITURES FROM PROCEEDS OF
INDEBTEDNESS**

WHEREAS, the Sacramento Financing Authority (the "Authority") intends purchase a replacement of the Revenue Control System in the Off-Street Parking Operation of the City of Sacramento (the "Project");

WHEREAS, the Authority expects to pay certain expenditures (the "Reimbursement Expenditures") in connection with the Project prior to insurance of indebtedness for the purpose of financing costs associated with the Project on a long term basis;

WHEREAS, the Authority reasonably expects that debt obligations in an amount not expected to exceed \$75,000,000 will be issued and that certain of the proceeds of such debt obligations will be used to reimburse the Reimbursement Expenditures; and

WHEREAS, Section 1.150-2 of the Treasury Regulations requires the Authority to declare it's reasonable official intent to reimburse prior expenditures for the project with proceeds of subsequent borrowing;

**NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE
SACRAMENTO CITY FINANCING AUTHORITY DECLARES AS FOLLOWS:**

Section 1. The Authority finds and determines that the foregoing recitals are true and correct.

Section 2. This resolution is made solely for purposes of establishing compliance with the requirements of Section 1.150-2 of the Treasury Regulations. This resolution does not bind the Authority to make any expenditure, incur any indebtedness or proceed with the Project.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 3. The Authority hereby declares its official intent to use proceeds in indebtedness to reimburse itself for Reimbursement Expenditures.

Section 4. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this _____ day of _____, 1999.

Chairman

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____