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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

May 7, 1980

CITY MANAGER'S OFFICE
RECEIVED
MAY 7 1980

Housing Authority of the
City of Sacramento
915 I Street
Sacramento, CA 95814

Honorable Members in Session:

SUBJECT: Selection of Architects for Oak Park
Housing Projects

SUMMARY

By the attached resolution, you authorize (1) negotiation of an architectural contract with the firm of McGuire, Eatough and Fong to prepare plans for the 24 unit housing complex to be built between 35th and 36th Streets and 4th and 5th Avenues, and (2) tentative selection of an architect for the townhouse project on the west side of 35th Street between 4th and 5th Avenues, following the City's architectural selection procedure.

The selection of architects for these projects would be in lieu of a turnkey approach to development.

BACKGROUND

Numerous meetings have been held by the Oak Park PAC and the Housing and Redevelopment Commission including three joint committee sessions to discuss the merits of the architectural contract procedure and the turnkey procedure (under which a selected developer retains his own architect, constructs the project and sells the completed development to the Housing Authority). The advantages and disadvantages of each method were discussed in great detail, with both the PAC and the Commission eventually approving the above recommendation.

In early 1978, a selection committee interviewed eight architectural firms which had been narrowed down from 24 proposals. From these interviews three firms were rated

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EXECUTIVE DIRECTOR
WILLIAM G. SELINE

P.O. Box 1834
SACRAMENTO, CA 95809
630 I STREET
SACRAMENTO, CA 95814
(916) 444-9210

APPROVED
SACRAMENTO HOUSING AUTHORITY

Date 5/13/80

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and recommended to be used for the next three housing authority projects which were tentatively proposed to be the Alkali Flat elderly project, the 35th-36th Street Oak Park project and the Stockton Blvd. - 21st Avenue project. Dreyfuss and Blackford were recommended for the first project to be funded (the Alkali Flat project), and McGuire, Eatough and Fong were recommended for the second project (35th-36th Street project). The Stockton Blvd. project has been abandoned.

The PAC and the Housing and Redevelopment Commission have recommended the architectural contract procedure, instead of the turnkey procedure, as it was felt that there could be more input and quality control on design and construction by these two bodies by using this method. The fact that an architect had previously been recommended for the 35th-36th Street project also influenced their decision.

The PAC also recommended that the same architect selected for the west side of 35th Street should be employed for the design of units for the scattered sites project which HUD currently has under consideration. However, the Housing and Redevelopment Commission has recommended that this decision be delayed until the HUD project is approved.

FINANCIAL DATA

Both architectural contracts will be brought back to you for final approval. The architectural fees will be based upon a HUD approved fee schedule, which varies with the cost of the project.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of May 5, 1980, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The vote was recorded as follows:

AYES: Luevano, A. Miller, Serna, Teramoto, B. Miller

NOES: Fisher

ABSENT: Coleman, Walton, Knepprath

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

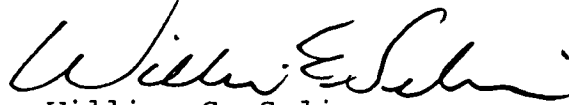
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RECOMMENDATION

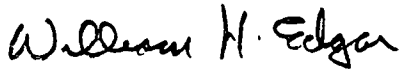
It is my recommendation that you adopt the attached resolution.

Respectfully submitted,



William G. Seline
EXECUTIVE DIRECTOR

TRANSMITTAL TO COUNCIL:



by WALTER J. SLIPE, City Manager

Contact Person: Robert E. Roche

OAK PARK PROJECT AREA COMMITTEE, INCORPORATED

3425 SACRAMENTO BOULEVARD
SACRAMENTO, CA. 95817
457-6525

May 5, 1980

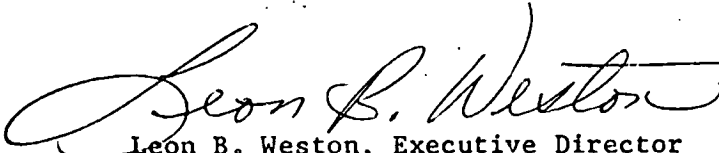
TO: Bob Roach, Deputy Director
Sacramento Housing & Redevelopment Agency

FROM: Oak Park Project Area Committee

SUBJECT: 35th STREET and SCATTERED SITE HOUSING PROPOSALS FOR
OAK PARK AREA

The Oak Park PAC Board on May 1, 1980, at a special meeting pertaining to the above subject voted to recommend the following:

- a. East Side of 35th Street - utilize the architectural selection method and use the previously recommended firm McGuire, Eatough, and Fong.
- b. West Side of 35th Street and scattered sites - utilize the architectural selection method and use one architectural firm for both projects. This method should prevent having to pay a large architectural fee for the scattered site project.


Leon B. Weston, Executive Director
Oak Park P.A.C.

LBW/fdd
cc: Ad files

RESOLUTION NO. 1796

Adopted by the Housing Authority of the City of Sacramento

May 13, 1980

AUTHORIZING NEGOTIATION OF ARCHITECTURAL
CONTRACT WITH MCGUIRE, EATOUGH AND FONG
FOR 35th-36th STREET 5th AVENUE HOUSING
PROJECT, AND APPROVING ARCHITECT SELECTION
PROCEDURE FOR WEST SIDE OF 35th STREET,
4th-5th AVENUE TOWNHOUSE PROJECT

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY
OF SACRAMENTO:

1. For the design of the 35th-36th Street, 5th Avenue
Housing Project, the Executive Director is authorized to negotiate
an architectural services contract with MCGUIRE, EATOUGH and FONG,
subject to later approval of the contract by the governing body.

2. For the design of the Townhouse Project located on
the West side of 35th Street between 4th and 5th Avenues; the
Executive Director is authorized to tentatively select an archi-
tect in accordance with the procedure used by the City of Sacra-
mento for selection of architects. Final selection of the archi-
tect will be made by the governing body.

Chairperson

ATTEST:

William E. Selmi
Secretary

APPROVED
SACRAMENTO HOUSING AUTHORITY

Date 5/13/80

