



APPROVED
BY THE CITY COUNCIL

OCT 27 1998

OFFICE OF THE
CITY CLERK

11.2

AG 98-183
AG 98-184

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

TECHNICAL SERVICES
DIVISION

AG 98-185
~~2098-179~~

927 10TH STREET
SACRAMENTO, CA
95814-2702

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October 12, 1998

City Council
Sacramento, California

contract is void.
Item same back to
Council on ~~6-15-99~~
5-25-99

Honorable Members in Session:

SUBJECT: MEADOWVIEW CITY SERVICE COMPLEX (PN: BB41); ESTABLISHMENT OF A CAPITAL IMPROVEMENT PROJECT TO RELOCATE SOLID WASTE DIVISION OPERATIONS FROM THE 28TH STREET CORPORATION YARD

LOCATION AND COUNCIL DISTRICT:

2810-2814 Meadowview Road, Council District 8.

RECOMMENDATION:

This report recommends the City Council:

- Approve the attached resolution authorizing the City Manager to execute a Purchase Agreement with the State of California for a 27-acre parcel and an Option Agreement for a 5-acre parcel for land needed for the Meadowview City Service Complex (see Exhibit A for map);
- Ratify the Negative Declaration for the Meadowview City Service Complex project and adopt the Mitigation Reporting Plan (attached);
- Establish a Capital Improvement Project (CIP) for design and construction of the Meadowview City Service Complex;
- Amend the CIP budget by transferring \$2,000,000 from two Solid Waste CIP's for design and site preparation work;
- Authorize the City Manager to formally bid and award a contract for removal of toxic lead substances in an amount not to exceed \$460,000 of property escrow funds; and

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- Authorize the City Manager to execute a Consultant Services Agreement with Dreyfus-Blackford Architects for design of the Meadowview City Service Complex site and facilities, in the amount of \$875,650.

CONTACT PERSON: Yadi Kavekabi, Project Manager, 264-8432

FOR A COUNCIL MEETING OF: October 27, 1998

SUMMARY:

This report recommends that City Council take several actions related to providing the facilities needed to relocate Solid Waste operations, vehicle dispatching, and associated fleet maintenance activities from the 28th Street Corporation Yard by the Year 2001. These actions include land purchase, approval of project environmental documents, approval of toxic cleanup, approval to begin project design, and approval of fund transfer from the Solid Waste Fund.

BACKGROUND INFORMATION:

On May 3, 1994, Council considered future land use designations for the City Landfill at 28th Street. The issue being debated was the compatibility of the existing residential neighborhood to the south and the existing mixed-use area to the west with the City's landfill operations. By approving Resolution 94-264, Council resolved to: "Serve the public good by providing staff direction in long-term planning for the development of alternative solid waste facilities. The 28th Street Landfill will become 'Open Space/Park', be designated as Sutter's Landing Park, and all Solid Waste activities will be relocated no later than the Year 2001."

On February 27, 1996, Council approved Resolution 96-094 establishing a Capital Improvement Project (CIP) for the North Area Corporation Master Plan project. The Corporation Master Plan project consisted of:

- defining the City of Sacramento's long-range corporation yard space needs;
- developing options for distribution of all City corporation yard functions; and
- developing a plan for relocation of Solid Waste activities.

A project team consisting of representatives from Solid Waste, Maintenance Services, Utilities Field Services, Street Maintenance, Neighborhoods, Planning & Development Services, and other corporation yard user groups assisted with the Corporation Master Plan project. The consultant considered 26 optional plans. Each option was assessed for its cost-effectiveness and operational satisfaction.

The master plan option selected by the project planning team includes 4 key elements:

- Constructing a new 27-acre yard on the site of the former California Highway Patrol Academy, on Meadowview Road, for relocation of Solid Waste operations, administration and related fleet maintenance activities (no refuse transfer, disposal or recycling activities are planned for this Meadowview Road location);
- Slightly increasing the 24th Street Corporation Yard on an as-needed basis;
- Constructing an 8 to 10-acre north area yard for satellite operations of Utilities, Street Maintenance, Parks, and Fleet Maintenance, in the future; and
- Maintaining facilities at the future Sutter's Landing Park site for park maintenance and related storage.

This option meets future corporation yard requirements through the year 2035 and is one of the most cost-effective and operationally satisfactory plans of the 26 potential master plan options that were evaluated.

Project Description and Cost Estimate

The project consists of a new 27-acre corporation yard for Solid Waste operations, administration, and related fleet maintenance activities located at 2810-2814 Meadowview Road (see map attached). A preliminary cost estimate for design and construction of the Meadowview City Service Complex for Solid Waste operations is estimated at \$22,970,000.

Real Estate Requirements

The City of Sacramento needs to acquire a 27-acre parcel of land for the subject project. The land is owned by the State of California and has been used as the former California Highway Patrol Academy. The State is offering the parcel to the City for \$613,000. The State is also providing the City an option to purchase an adjacent 5-acre parcel, used by the Office of Emergency Services (OES), for an additional \$170,000. Staff is requesting that Council approve a resolution authorizing the City Manager to execute a Purchase Agreement for the 27-acre parcel and an Option Agreement for the 5-acre parcel with the State of California for land needed for the Meadowview City Service Complex. Terms of the Purchase Agreement include the following:

- Escrow to close within 60 days;
- Purchase price will be reduced by these costs already incurred by the City of Sacramento - \$25,000 for the State's share of the Phase II Environmental Assessment, \$4,408 for a survey of the property, and \$2,750 for the State's share of an independent appraisal fee;
- Prior to close of escrow, the State will locate and remove approximately four, 55-gallon drums allegedly buried on the site;
- \$460,000 of the City's purchase price will be held in escrow for the purpose of paying for cleanup of hazardous materials (the estimated cost of the lead cleanup is \$280,000);
- City to use the withheld funds to pay for cleanup of hazardous materials, both known and as yet undiscovered, to a level necessary to accommodate the intended future use of the site; and

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- State to indemnify City for any cost incurred by the City over and above the \$460,000 for the cleanup of any additional hazardous materials released or deposited on the property while under State ownership, except for gross negligence on the part of the City or its contractors.

The terms of the OES Option Agreement would include the following elements:

- Option may be exercised upon vacation by OES if there are no other state offices requesting use of the site. The purchase price of the optioned land will be \$170,000;
- The purchase price will be reduced by \$25,000 for the State's portion of a Phase II Environmental Assessment; and
- Same environmental considerations as included in the Purchase Agreement.

These two agreements are on file with the City Clerk. Council ratification of the Negative Declaration for the Meadowview City Service Complex is necessary to complete the land acquisition process.

Project Delivery

Staff has identified two project delivery processes:

1. Standard design, bid, and construction; and
2. Design/build negotiated fee-for-service.

Council has already directed staff to relocate all Solid Waste activities from the 28th Street Corporation Yard not later than the year 2001. Staff cannot meet the year 2001 deadline by following the standard design, bid, and construction process. The design/build option will allow for completion of the project by year 2001. This process should significantly reduce the project completion timeline by providing for concurrently sequenced design and construction phases. The overall project cost should be similar, regardless of the delivery process utilized. Staff will return to Council with a recommended process for constructing the project.

The project schedule anticipates beginning the preliminary design phase this month. In April 1998, staff circulated a Request for Qualifications to solicit design services for this project. Seven responses were received and three firms participated in a formal interview. The interview panel included 2 community representatives, 2 Solid Waste staff, 2 Architect/Engineers staff, and a Maintenance Services staff person. The interview panel selected the local firm of Dreyfus-Blackford Architects as the preferred consultant.

Staff is requesting that Council authorize the City Manager to enter into an agreement with Dreyfus-Blackford Architects to design the Meadowview City Service Complex site and facilities. The first design phase will be to turn the planning team's programming design concept into a preliminary design. The preliminary design will be reviewed by the planning team, the Meadowview community, and others. Staff will ensure that concerns and suggestions are properly addressed in the final design phase.

Toxic Cleanup

The Phase II environmental assessment revealed high levels of lead on the surface layer of the soil. The lead came from the former CHP rifle and pistol firing ranges. Further analysis and field tests have determined that the lead levels can be reduced to at least the level required for the City of Sacramento's industrial use. The cleanup process will involve sifting the lead from the soil and recycling the lead. The Phase II assessment found no existence of ground water contamination. According to the City's Toxic Coordinator, there is no risk of groundwater contamination due to the existence of lead. Removal of toxic lead substances from the site is scheduled to begin in November 1998. The City of Sacramento is coordinating the site cleanup with the State Department of Toxic Substances Control.

FINANCIAL CONSIDERATIONS:

The preliminary cost estimate for the Meadowview City Service Complex project is \$22,970,000. The initial funding needed to start project design, construct site sound walls, and complete general site preparation is \$2,000,000. Funding is to be provided from the Solid Waste Fund.

Funding for the balance of the Meadowview City Service Complex project has not yet been identified. A financially feasible option will be to issue revenue bonds that will be repaid by the Solid Waste Fund. Rate requirements to fund borrowing and all other costs of Solid Waste operations will require rate increases well within the range anticipated for other utility operations. Detailed funding options will be brought back for Council consideration prior to commencing the construction phase of the project.

ENVIRONMENTAL CONSIDERATIONS:

In accordance with the State Guidelines for implementation of the California Environmental Quality Act (CEQA) of 1970, the Planning Services Division, Office of Environmental Affairs, has reviewed the proposed Meadowview City Service Complex project and has determined that the proposed project will not result in a significant adverse impact on the environment. Therefore, a Negative Declaration has been prepared and applicable mitigation measures have been placed upon the proposal, which will reduce any impacts to a less-than-significant level. The mitigation measures address wildlife and transportation/circulation impacts.

The Negative Declaration's availability was advertised in a local paper and copies of the Negative Declaration were distributed to the adjacent residents. The Negative Declaration has circulated for a 30-day comment period from April 3 to May 4, 1998. One public comment was received from the State Department of Toxic Substances Control concerning coordination with their agency that should occur prior to site cleanup. The City is in the process of coordinating site cleanup with the Department of Toxic Substances Control. A traffic study was prepared for the Negative Declaration. A revised traffic study was prepared to evaluate the City's utilization of a transfer station facility for solid waste disposal. No new or increased impacts were identified in the revised traffic study.

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The Office of Environmental Affairs recommends that Council ratify the Negative Declaration and adopt the Mitigation Reporting Plan.

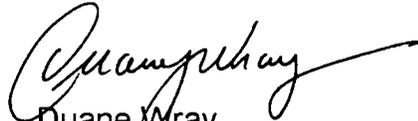
POLICY CONSIDERATIONS:

The actions being requested by staff are consistent with Council policy to relocate all Solid Waste activities from the 28th Street Corporation Yard by the Year 2001. In addition, Council is seeking ways to improve efficiency of City operations as a cost reduction measure. This project will allow for the collocation of Solid Waste administration, operations, and related fleet maintenance activities, which will improve the efficiency of Solid Waste operations.

MBE/WBE EFFORTS:

The Request for Qualifications (RFQ) for Architectural/Engineering Services was posted on the City of Sacramento's Internet site and announced on our bid line. The RFQ was sent to all known City-certified MBE/WBE's. Dreyfus-Blackford is a Hispanic owned firm and two sub-consultants on this team are minority or women-owned firms.

Respectfully submitted,



Duane Wray
Technical Services Manager

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR
City Manager

APPROVED:



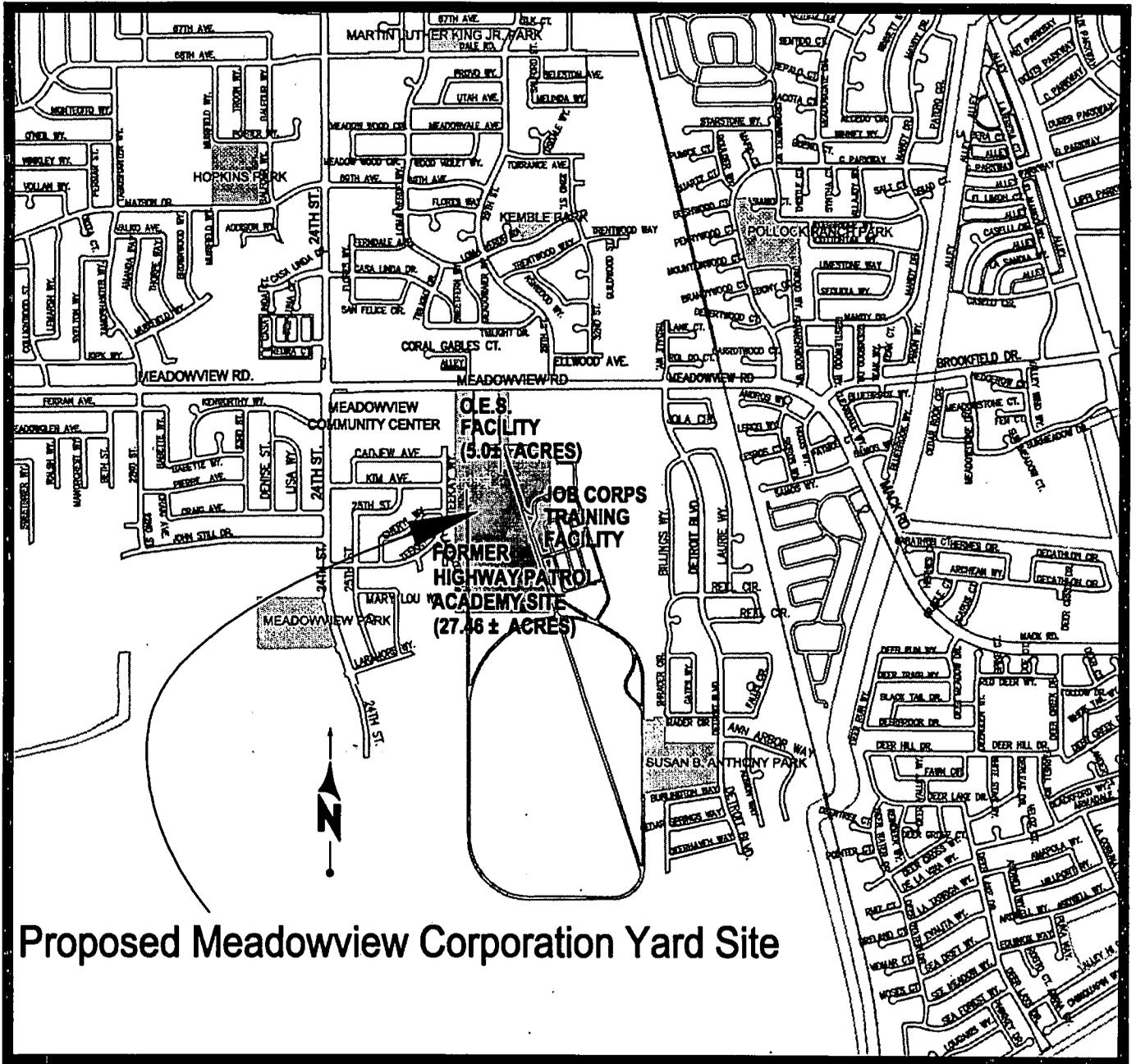
Michael Kashiwagi
Director of Public Works

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Exhibit A

Proposed Meadowview Corporation Yard Site

LOCATION MAP



Proposed Meadowview Corporation Yard Site

October, 1998

MITIGATION REPORTING PROGRAM

MEADOWVIEW CORPORATION YARD PROJECT (BA-91)

In January 1989, Assembly Bill 3180 went into effect requiring the City to monitor all mitigation measures included in this Negative Declaration. For this project, mitigation reporting will be performed by the City of Sacramento Utilities Department in accordance with the monitoring and reporting program developed by the City to implement AB 3180.

This Mitigation Reporting Plan is being prepared by the Department of Neighborhoods, Planning and Development Services, Office of Environmental Affairs, 1231 I Street, Suite 300, Sacramento, CA 95814 (916/264-7602), pursuant to the California Environmental Quality Guidelines Section 21081.

The Public Works Department will submit its completed Reporting Plan to the Environmental Services Division.

Project Number: BA-91

Project Name: Meadowview Corporation Yard Project

Project Location/Description: This project will include the acquisition of approximately 28 acres of land, demolition of some existing structures, rehabilitation of other existing structures, and the eventual development of the site for relocation of the City's 28th Street Corporation Yard and as an expansion of the City's 24th Street Corporation Yard. The ultimate facility will include approximately 50,000 square feet of office space, 196,000 square feet of shop space, 117,000 square feet of covered storage, 687,000 square feet of fleet parking area, and 200,000 square feet of staff parking.

PLANT AND ANIMAL LIFE

Mitigation Measure A - Burrowing Owl Protection/Relocation

MITIGATION:

- A-1. If avoidance is the preferred method of dealing with potential project impacts, then no disturbance should occur within 50 meters (approx. 160 ft.) of occupied burrows during the nonbreeding season of September 1 through January 31 or within 75 meters (approx. 250 ft.) during the breeding season of February 1 through August 31. Avoidance also requires that a minimum of 6.5 acres of foraging habitat be permanently preserved contiguous with occupied burrow sites for each pair of breeding burrowing owls (with or without dependent young) or single unpaired resident bird. The configuration of the protected habitat shall be approved by the Department of Fish and Game.
- A-2. Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies through non-invasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.
- A-3. To offset the loss of foraging and burrow habitat on the project site, a minimum of 6.5 acres of foraging habitat (calculated on a 100m {approx. 300 ft} foraging radius around the burrow) per pair or unpaired resident bird, shall be acquired and permanently protected. The protected lands shall be adjacent to occupied burrowing owl habitat and at a location acceptable to the Department of Fish and Game. Protection of additional habitat acreage per pair or unpaired resident bird may be applicable in some instances.
- A-4. When destruction of occupied burrows is unavoidable, existing unsuitable burrows shall be enhanced (enlarged or cleared of debris) or new burrows created (by installing artificial burrows) at a ratio of 2:1 on the protected lands site.
- A-5. If owls must be moved away from the disturbance area, passive relocation techniques shall be used rather than trapping. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternate burrows.

a) Passive Relocation -- With One-Way Doors

Owls should be excluded from burrows in the immediate impact zone and within a 50 meter (approx. 160 ft.) buffer zone by installing one-way doors in burrow entrances. One-way doors (e.g., modified dryer vents) shall be left in place 48 hours to insure owls have left the burrow before excavation. Two natural or artificial burrows shall be provided for each burrow in the project area that will be rendered biologically unsuitable. The project area shall be

monitored daily for one week to confirm owl use of burrows before excavating burrows in the immediate impact zone. Whenever possible, burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

b) Passive Relocation -- Without One-Way Doors

Two natural or artificial burrows shall be provided for each burrow in the project area that will be rendered biologically unsuitable. The project area shall be monitored daily until the owls have relocated to the new burrows. The formerly occupied burrows may then be excavated. Whenever possible, burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe shall be inserted into burrows during excavation to maintain an escape route for any animals inside the burrow.

- A-6. The project sponsor shall provide funding for long-term management and monitoring of the protected lands. The monitoring plan shall include success criteria, remedial measures, and an annual report to the Department of Fish and Game.

TIMING:

Prior to and During Construction

ENTITIES RESPONSIBLE FOR ENSURING COMPLIANCE

Neighborhoods, Planning and Development Services Department, Building Division, City of Sacramento
Department of Public Works, City of Sacramento
California Department of Fish & Game, State of California

MONITORING PROGRAM FOR THE PROTECTION/RELOCATION OF THE BURROWING OWLS

1. Prior to the issuance of a Notice to Proceed by the Department of Public Works and prior to issuance of any building or grading permit by the Building Division, the applicant shall demonstrate on the building plans that the appropriate avoidance buffer (160 or 250 feet, depending on time of season) has been provided. The applicant shall also provide verification from the Department of Fish and Game (DFG) that the appropriate amount of foraging habitat has been permanently preserved.
2. Prior to issuance of a Notice to Proceed by the Department of Public Works and prior to issuance of any building or grading permit by the Building Division, the applicant shall prepare a plan/program which demonstrates that Mitigation Measures A 2-6 as described above will be carried out.
3. The plan/program shall identify the timing of construction activities with respect to the burrowing owl nesting season, and it shall demonstrate that occupied burrows will not be disturbed during the nesting season unless approved by DFG.

4. The plan/program shall demonstrate that the applicant has acquired and permanently protected an adequate amount of burrowing owl foraging habitat to the satisfaction of DFG.

5. The plan/program shall identify the provision of new burrows on the permanently protected foraging habitat land or it shall identify the enhancement of existing burrows on the project site if the project site is to remain occupied by burrowing owls.

6. The plan/program shall identify the use of passive relocation techniques and shall be approved by DFG.

7. The plan/program shall identify the provision of funding for long term management and monitoring of the protected lands, and it shall identify the provision of an annual report to DFG.

VERIFICATION OF COMPLIANCE:

The required monitoring of this mitigation measure has been performed and the measure was found to be successfully implemented.

Signature: _____ Date _____

Title/Department: _____

Notes: _____

TRANSPORTATION/CIRCULATION
Mitigation Measure B - Traffic Improvements

MITIGATION:

- B-1. Prior to the employee number on the site reaching 465 persons (assumed to occur in the year 2000), or at such time that the City acquires the adjacent OES parcel and is prepared to provide a new driveway (and create a four-legged intersection) to the project site which aligns with the intersection of Coral Gables Court (whichever occurs first), that intersection shall be signalized and include the following features: Channelization at this intersection shall include a separate northbound left turn lane and a shared through and right turn lane. The northbound left turn lane would require 200 feet for vehicle storage and the westbound left turn lane would require 100 feet. These storage lengths would accommodate Cumulative year (2020) plus project traffic volumes.
- B-2. After the employee number on the site reaches 465 persons (assumed to occur in Year 2000), the intersection identified to have a significant cumulative impact from the project (Meadowview Road/Freeport Boulevard) shall be monitored and evaluated for funding in the City's Capital Improvement Program (CIP) and the necessary improvements shall be made when the need is determined, except where developments in the area have already improved the intersection.

In the instance where developments in the area are required to improve the intersection listed above, the City shall pay its fair share of the necessary improvements. At this time, the City's fair share amount is as 4% (\$9,520.00) of the total cost (\$238,000.00).

At this time it is anticipated that prior to the year 2020, the intersection of Meadowview Road/Freeport Boulevard will require the following improvements with buildout of the proposed project: the addition of northbound, southbound, eastbound and westbound left turn lanes (total of two) and exclusive eastbound and southbound right turn lanes. Both the northbound and southbound left turn lanes would require 280 feet for vehicle storage. The eastbound and westbound left turn lanes would require 340 and 120 feet respectively. Sufficient right-of-way appears to exist for these improvements under current conditions, without displacement of existing development. These improvements will improve LOS to C at this location with average vehicle delay of 23.2 seconds in the AM Peak hour, and will improve to LOS C with average vehicle delay of 23.7 seconds in the PM Peak hour.

TIMING:

Prior to and During Driveway Construction , and During Facility Operation

ENTITIES RESPONSIBLE FOR ENSURING COMPLIANCE:

Department of Public Works, City of Sacramento

MONITORING PROGRAM FOR THE TRAFFIC IMPROVEMENTS

A-1. Prior to the employee number on the site reaching 465 persons (assumed to occur in the year 2000), or at such time that the City acquires the adjacent OES parcel and is prepared to provide a new driveway (and create a four-legged signalized intersection) to the project site which aligns with the intersection of Coral Gables Court (whichever occurs first), the Department of Public Works shall verify that the project plans include the following features: Channelization at this intersection shall include a separate northbound left turn lane and a shared through and right turn lane. The northbound left turn lane would require 200 feet for vehicle storage and the westbound left turn lane would require 100 feet.

B-2. After the employee number on the site reaches 465 persons (assumed to occur in Year 2000) and the signalized intersection at Coral Gables is constructed, the intersection identified to have a significant cumulative impact from the project (Meadowview Road/Freeport Boulevard) will be monitored every three years, except where developments in the area have already improved the intersections. For those intersections that are cumulatively impacted by the Meadowview Corporation Yard, the City will determine and implement the improvements required to reduce the project impacts to a less-than-significant level.

The required improvements shall be evaluated for funding in the City's Capital Improvement Program (CIP) as a part of the annual Transportation Programming Guide process. The required improvements will be evaluated for their eligibility in the Transportation Programming Guide based upon the established eligibility criteria. Once the required improvements are determined to be eligible for inclusion in the Transportation Programming Guide, the improvements will be scored and ranked using the established Transportation Programming Guide project ranking criteria. Ultimately, the project will receive a high enough rank to warrant it as an actual Capital Improvement Project to be funded and implemented.

VERIFICATION OF COMPLIANCE:

The required monitoring of this mitigation measure has been performed and the measure was found to be successfully implemented.

Signature: _____ Date _____

Title/Department: _____

Notes: _____

APPROVED
BY THE CITY COUNCIL

OCT 27 1998

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 98-539

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION AUTHORIZING THE EXECUTION OF A PURCHASE
AND OPTION AGREEMENT TO ACQUIRE LAND NECESSARY
FOR THE MEADOWVIEW CITY SERVICE COMPLEX**

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

1. That the City Manager is hereby authorized and directed to execute an Agreement for Purchase of real estate for the amount of Six Hundred and Thirteen Thousand Dollars (\$613,000) for the fee simple interest in a portion of APN:053-0010-055 (known as the former California Highway Patrol property) with the State of California for land necessary for the South Area Corporation Yard Project (PN:BA41).
2. That the City Manager is hereby authorized and directed to execute an Option Agreement for purchase of real estate for the amount of One Hundred and Seventy Thousand (\$170,000) for the fee simple interest in the remaining portion of APN:053-0010-055 (known as the Office of Emergency Services) with the State of California for land necessary for the South Area Corporation Yard Project (PN:BA41).
3. That the City Manager is further authorized to execute such additional documents and to take such additional actions as necessary to implement the above-referenced Agreements.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

APPROVED
BY THE CITY COUNCIL

OCT 27 1998

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 98-540

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION RATIFYING THE NEGATIVE DECLARATION FOR THE
MEADOWVIEW CITY SERVICE COMPLEX AND ADOPTING
THE MITIGATION REPORTING PLAN**

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

Ratify the Negative Declaration and adopt the mitigation reporting plan for the Meadowview City Service Complex project.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 98-541

APPROVED
BY THE CITY COUNCIL

OCT 27 1998

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE
CITY CLERK

ON DATE OF _____

RESOLUTION ESTABLISHING A CAPITAL IMPROVEMENT PROJECT (CIP) FOR MEADOWVIEW CITY SERVICE COMPLEX AMEND THE CIP BUDGET, AUTHORIZING THE CITY MANAGER TO BID AND AWARD A CONTRACT FOR REMOVAL OF TOXIC LEAD, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT SERVICES AGREEMENT FOR DESIGN OF MEADOWVIEW CITY SERVICE COMPLEX (PN:BB41)

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

1. Establish a Capital Improvement Project for design and construction of Meadowview City Service Complex (PN:BB41).
2. \$2,689,758 be transferred to the Meadowview City Service Complex and Solid Waste contingency fund as follows:

415-500-YB41-4630	<\$879,841>
415-500-YB47-4820	<\$1,809,917>
415-710-7012-4999	\$689,758
415-500-BB41-4802	\$1,300,000
415-500-BB41-4820	\$700,000
3. The City Manager is authorized to formally bid and award a contract for removal of toxic lead substances, in an amount not to exceed \$460,000 of property escrow fund.
4. The City Manager is authorized to execute a consultant services agreement with Dreyfus-Blackford Architects for design of the Meadowview City Service Complex in the amount of \$875,650.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____