

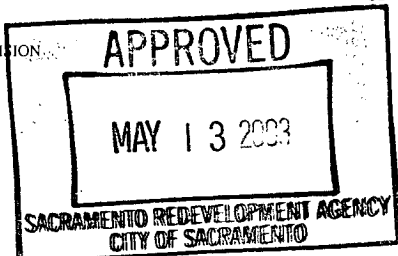
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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

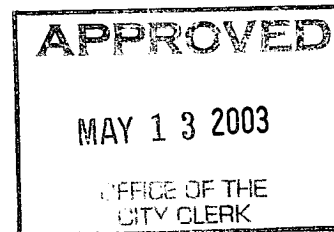
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PROJECT DELIVERY DIVISION



April 25, 2003

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City Council
Redevelopment Agency of the City of Sacramento
Sacramento, CA

Honorable Members in Session:

CG 2003-085
CG 2003-086

**SUBJECT: INTERMODAL TRANSPORTATION FACILITY PROJECT (PN: CF41) -
APPROVE CONSULTANT AGREEMENT WITH SMWM/ARUP AND
APPROPRIATE FUNDS**

LOCATION AND COUNCIL DISTRICT:

Vicinity of 5th and I Streets, Council District 1 (See Location Map, Attachment A).

RECOMMENDATION:

Staff recommends the City Council adopt the attached resolution:

1. Authorizing the City Manager to execute the consultant agreement (on file with the City Clerk's Office) for start-up architectural and engineering services on the Intermodal Transportation Facility (ITF) with Simon Martin-Vegue Winklestein Moris/Arup Joint Venture (SMWM/Arup) for a not to exceed amount of \$111,623;
2. Authorizing the City Manager to execute Program Supplement No. M089 (on file with the City Clerk's office) for federal funding for the project;
3. Appropriating \$600,000 in Federal Demonstration Funds to the Intermodal Transportation Facility (PN: CF41);
4. Authorizing an increase in the revenue and expenditure budget of the Intermodal Transportation Facility (PN: CF41) of \$301,000; and

5. Authorizing the City Manager to enter into an Individual Project Agreement (IPA) with the Redevelopment Agency of the City of Sacramento (Agency) in the amount of \$301,000 for architectural and engineering services for the Intermodal Transportation Facility.

Staff recommends the Agency adopt the attached Redevelopment Agency of the City of Sacramento resolution which:

1. Authorizes the Executive Director to enter into an Advance Repayment Agreement with the Redevelopment Agency of the City of Sacramento, in a form approved by the Agency Counsel and the City Attorney's Office, that allocates \$301,000 in Merged Downtown Redevelopment Area Lot A Sales (630-355-3071) to the Richards Boulevard Redevelopment Project Area (630-136-0001); and
2. Authorizes the Executive Director to increase the Richards Boulevard Development Assistance project budget account (630-136-0001) by \$301,000 to be funded by the Advance Repayment Agreement and transfers \$301,000 of available fund balance from the Lot A Sales account.

CONTACT PERSONS: Hinda Chandler, Associate Architect, 264-8422
Nicholas Theocharides, Principal Engineer, 264-5065

FOR THE COUNCIL MEETING OF: May 13, 2003

SUMMARY:

This report recommends the selection of a design and engineering consultant team for the development of the ITF. The consultant will provide planning, design and engineering services; develop phasing and implementation plans; and facilitate collaboration among transportation operators, public groups, developers and the City.

COMMITTEE/COMMISSION ACTION: None.

BACKGROUND:

On May 22, 2001, Council approved the Principles of Agreement for the Sacramento Intermodal Station and the surrounding land development that incorporated short and long-term objectives for future planning of the Intermodal Station. On October 1, 2002, Council approved the issuance of a Request for Qualifications (RFQ) for a consultant team. Earlier this year, 8 submittals were received and screened by a 15-member selection panel comprised of representatives from:

- Transportation operators (Union Pacific, Amtrak, Capital Corridor Joint Powers Authority, Greyhound and Regional Transit);
- City Departments and State agencies (Council District 1, Mayor's Office, City Manager's Office, Public Works, Planning, and Caltrans);

- Business groups (Sacramento Downtown Partnership and Capitol Station District); and
- Community representatives (Save Our Rail Depot and a downtown resident).

The panel selected the SMWM/Arup consultant team as top-ranked based on criteria including experience with similar projects, design capability and skills, proposed team and work plan, Disadvantaged Business Enterprise participation, and reference checks.

The project will proceed under separate consultant agreements pertaining to each of the following three phases envisioned for the work:

- Phase 1 – Master Planning and Concept Development
- Phase 2 – Environmental Support
- Phase 3 – Design Implementation

For Phase 1, which is projected to take approximately 6 months, two consultant agreements are proposed: a start-up consultant agreement in the amount of \$111,623, which will be locally-funded and will enable work to proceed on a parallel timeline with private development activities; and a second consultant agreement in the amount of \$828,351, which will be federally funded with a City match. The start-up agreement is recommended for Council approval at this time. The second agreement will be brought to Council for action after Caltrans reviews the consultant's accounting practices.

FINANCIAL CONSIDERATIONS:

The ITF has a current budget of \$25,000. The approval of the Program Supplement for \$600,000 and the appropriation of \$301,000 from the Richards Boulevard Redevelopment Project Area (630-136-0001) will increase the total budget to \$926,000 and the unobligated balance to \$901,000. This is sufficient to approve the agreement for start-up architectural and engineering services with SMWM/Arup in the amount of \$111,623.

Since the ITF is also envisioned to be a catalyst for redevelopment, it is critical that its design begin at this time when other development work is occurring. At present, there is not sufficient tax increment funding in the Richards Boulevard Redevelopment Project Area to support the projected expense of \$301,000 for the ITF. Consequently, staff is recommending that an Advance Repayment Agreement be completed that loans the Richards Boulevard Redevelopment Project Area \$301,000 from the Merged Downtown Redevelopment Project Area in a form approved by Agency and City Attorney's office.

ENVIRONMENTAL CONSIDERATIONS:

The approval of a Professional Services Agreement is not considered a project as defined by Section 15378 of the California Environmental Quality Act guidelines. The recommended action involves no physical construction and has no potential to cause a significant impact to the environment.

POLICY CONSIDERATIONS:

The actions proposed in this report are consistent with the City's Strategic Plan goal to improve and diversify the transportation system.

ESBD CONSIDERATIONS:

Since the project is federally funded, the solicitation of the RFQ for the Intermodal Transportation Facility was consistent with Disadvantaged Business Enterprise Participation (DBE) requirements instead of ESBD considerations. All firms submitting proposals met the goal of 25% DBE subconsultant participation.

Respectfully submitted,


Francesca Lee Halbakken
Project Delivery Manager

RECOMMENDATION APPROVED: Approved:


 ROBERT P. THOMAS
City Manager



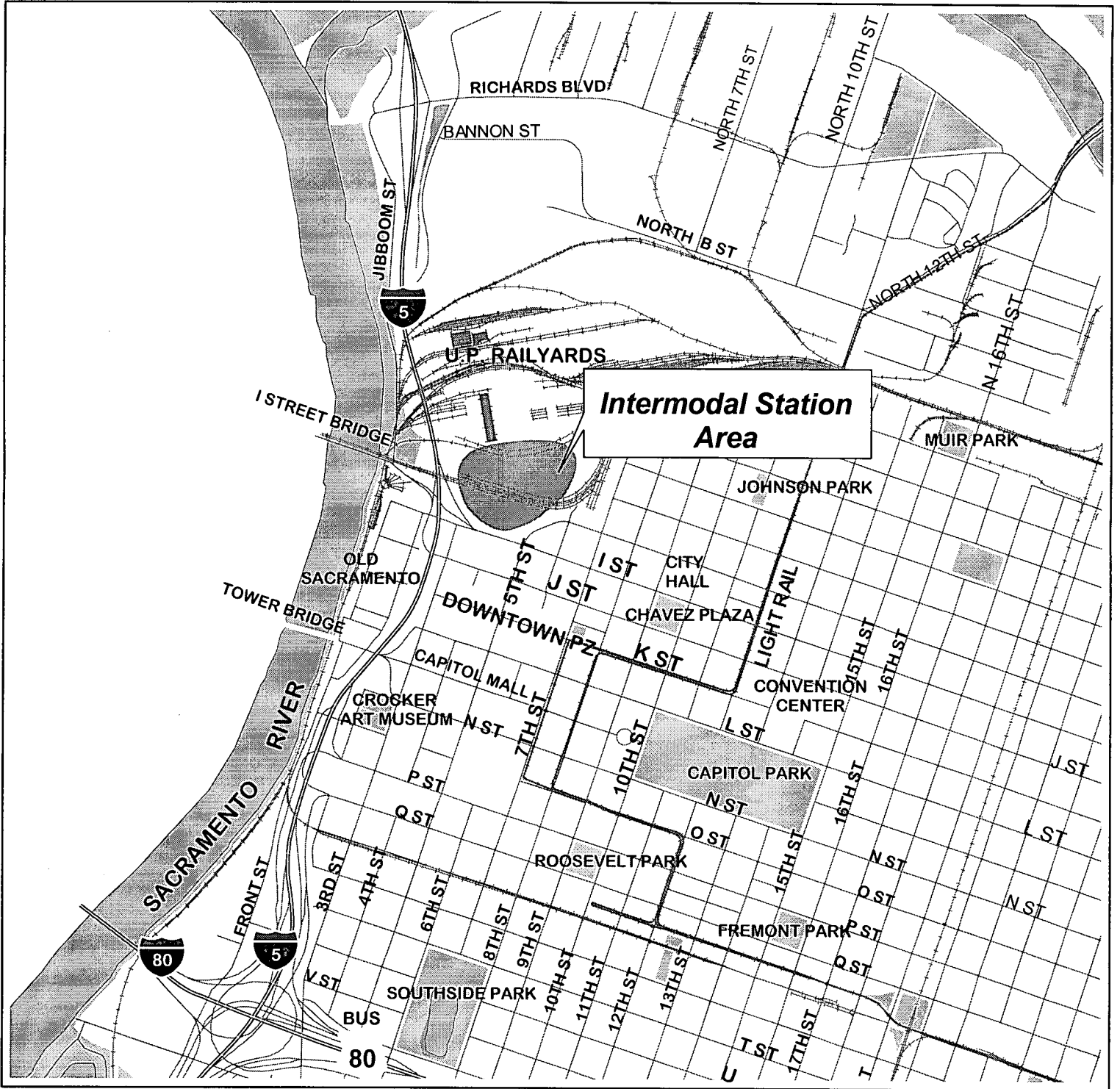

 Thomas V. Lee
Deputy City Manager

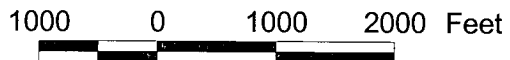
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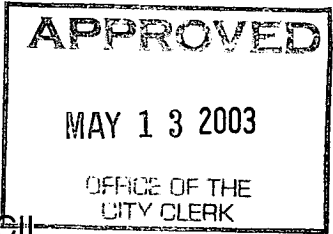
- 1) Attachment A, Location Map, page 5
- 2) Resolution, page 6
- 3) Agency Resolution, page 7

Location Map for INTERMODAL TRANSPORTATION FACILITY CONSULTANT AGREEMENT (PN:CF41)



Map Contact: S. Tobin
Date: MARCH, 2003





RESOLUTION NO. 2003-288

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION APPROVING CONSULTANT AGREEMENT AND APPROPRIATING FUNDS FOR THE INTERMODAL TRANSPORTATION FACILITY (PN: CF41)

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

1. The City Manager is hereby authorized to execute a consultant agreement with Simon Martin-Vegue Winklestein Moris/Arup Joint Venture (SMWM/Arup) in the amount of \$111,623 as the initial contract for design and engineering services for the project.
2. The City Manager is hereby authorized to execute the Program Supplement for federal funding.
3. The Capital Grant Revenue and Expenditure Budget for the Intermodal Transportation Facility (PN: CF41) be increased in the amount of \$600,000 to reflect federal funding received for the Preliminary Engineering Phase of the project in accordance with the Program Supplement with budget adjustments as needed.
4. The FY2002-2003 Capital Improvement Program budget is amended by appropriating \$301,000 from the Richards Boulevard Development Project Area (630-136-0001) funds to the Intermodal Transportation Facility Project (PN: CF41) with budget adjustments as needed.
5. The City Manager is hereby authorized to enter into an Individual Project Agreement with the Redevelopment Agency of the City of Sacramento in the amount of \$301,000 for architectural and engineering services for the Intermodal Transportation Facility Project (PN: CF41).

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



RESOLUTION NO. RA 2003-030

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

**RESOLUTION APPROVING RECOMMENDATIONS REGARDING
APPROPRIATION OF FUNDS FOR THE INTERMODAL
TRANSPORTATION FACILITY PROJECT**

**BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
THAT:**

Section 1: The Executive Director is authorized to enter into an Advance Repayment Agreement with the Redevelopment Agency of the City of Sacramento that allocates \$301,000 in Merged Downtown Redevelopment Area Lot A Sales to the Richards Boulevard Redevelopment Project Area.

Section 2: The Executive Director is authorized to increase the Richards Boulevard Development Assistance project budget account (630-136-0001) by \$301,000 to be funded by the Advance Repayment Agreement and by the transfer of \$301,000 from the available fund balance of the Lot A Sales account.

Section 3: The Executive Director is authorized to enter into an Individual Project Agreement (IPA) with the City of Sacramento in the amount of \$301,000.

Section 4: The Redevelopment Agency of the City of Sacramento hereby finds and declares that the finance activities described herein to provide additional funding are exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines 15262.

Secretary

Chair

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____