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DEPARTMENT OF
PUBLIC WORKS

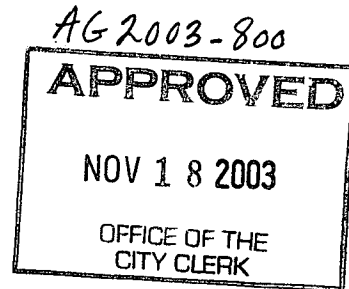
CITY OF SACRAMENTO
CALIFORNIA

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PROJECT DELIVERY DIVISION

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October 10, 2003



City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: NORTHGATE BOULEVARD MASTER PLAN (PN: TZ96) – APPROVE
CONSULTANT SERVICES AGREEMENT AND APPROPRIATE FUNDS**

LOCATION AND COUNCIL DISTRICT:

Northgate Boulevard between Garden Highway and Rosin Court - Council District 1 (see location map - Attachment A).

RECOMMENDATION:

This report recommends that the City Council adopt the attached resolution:

- Appropriating South Natomas Community Improvement Funds (SNCIF) in the amount of \$85,000 (795-710-7012) to the Northgate Boulevard Master Plan (PN: TZ96); and
- Authorizing the City Manager to execute a Consultant Services Agreement with RRM Design Group for consultant services for the Northgate Boulevard Master Plan (PN: TZ96) in the amount of \$185,265 from various fund sources.

CONTACT PERSONS:

Saed Hasan, Associate Civil Engineer, 808-7923
Hector Barron, Supervising Engineer, 808-2669

FOR COUNCIL MEETING OF:

November 18, 2003

City Council
Northgate Boulevard Master Plan (TZ96)
October 10, 2003

SUMMARY:

This report requests that the City Council authorize appropriating \$85,000 from SNCIF to Northgate Boulevard Master Plan (PN: TZ96). Also, this report requests that the City Council authorize and direct the City Manager to execute a Consultant Services Agreement with RRM Design Group in the amount of \$185,265 for the Northgate Boulevard Master Plan (PN: TZ96).

COMMITTEE/COMMISSION ACTION: None.

BACKGROUND INFORMATION:

Northgate Boulevard, between Garden Highway and I-80, is an older commercial strip that is the primary retail area for the Gardenland and Northgate neighborhoods. Many of the commercial parcels on Northgate Boulevard are vacant or undeveloped. The neighborhood has affordable housing but lacks essential compact form for a successful town center.

In August 2002, Dan Burden of Walkable Communities, Inc. published the Northgate Boulevard Neighborhood Report (Report) and in March 2003, the City published the Gardenland-Northgate Strategic and Neighborhood Action Plan (SNAP). The Report and the SNAP identified issues and concerns along Northgate Boulevard and the need for a Master Plan. Input from the community also supported preparation of a Master Plan to address beautifying and landscaping Northgate Boulevard, improving safety, reducing vehicular speed, providing safe and friendly features for pedestrians and bicyclists, and other measures to be identified during the development of the Master Plan. The Master Plan will include a land use assessment and Streetscape Master Plan for Northgate Boulevard. The approved Northgate Boulevard Master Plan will be the basis for future improvements and will address components necessary to commence design development and detailed construction documents once funding is appropriated.

Staff has completed the consultant selection process for consultant services. A Request for Proposal (RFP) for the Northgate Boulevard Master Plan (PN: TZ96) was advertised and eight firms responded. A consultant selection panel comprised of City representatives and a Sacramento Housing Redevelopment Agency (SHRA) representative, reviewed and rated the written proposals of the eight firms. The panel interviewed the top four ranked firms and RRM Design Group was selected as the top ranked firm.

It is anticipated that the Northgate Boulevard Master Plan will be completed in the fall of 2004.

City Council
Northgate Boulevard Master Plan (TZ96)
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FINANCIAL CONSIDERATIONS:

As of October 27, 2003, the Northgate Boulevard Master Plan Project (PN: TZ96) has an unobligated balance of \$96,811. Approval of the additional funding in the amount of \$85,000 from the South Natomas Community Improvement Funds (795-710-7012) will increase the total budget to \$183,082 and the unobligated balance to \$181,811.

The agreement with RRM Design Group will be encumbered from two funding sources, the City Planning Department's operating budget (101-480-4821-4258) and the Northgate Boulevard Master Plan Project (PN: TZ96). With the additional funding, there are sufficient funds to award the Consultant Services Agreement with RRM Design Group in the amount of \$185,265 as follows:

Source	Amount	Funding
Planning Department Budget	\$ 45,000	Fund 101-4821-4258
Northgate Boulevard Master Plan Project (PN: TZ96)	\$ 27,250	Fund 202
Northgate Boulevard Master Plan Project (PN: TZ96)	\$ 69,500	Fund 205
Northgate Boulevard Master Plan Project (PN: TZ96)	\$ 43,515	Fund 795
Total	\$ 185,265	

ENVIRONMENTAL CONSIDERATIONS:

Approval of the Consultant Services Agreement is not considered a project as defined by Section 15378 of the California Environmental Quality Act (CEQA) guidelines. The activity involves no physical construction and has no potential to cause a significant impact on the environment.

POLICY CONSIDERATIONS:

Approval of the Agreement with RRM Design Group is consistent with Title 3 of the Sacramento City Code and is consistent with the City's Strategic Plan goal to enhance and preserve neighborhoods.

City Council
Northgate Boulevard Master Plan (TZ96)
October 10, 2003


ESBD CONSIDERATIONS:

RRM Design Group has met the 20% goal for ESBE participation.

Respectfully submitted,


Francesca Lee Halbakken
Project Delivery Manager

RECOMMENDATION APPROVED:


ROBERT P. THOMAS
City Manager

Approved:


Thomas V. Lee
Deputy City Manager

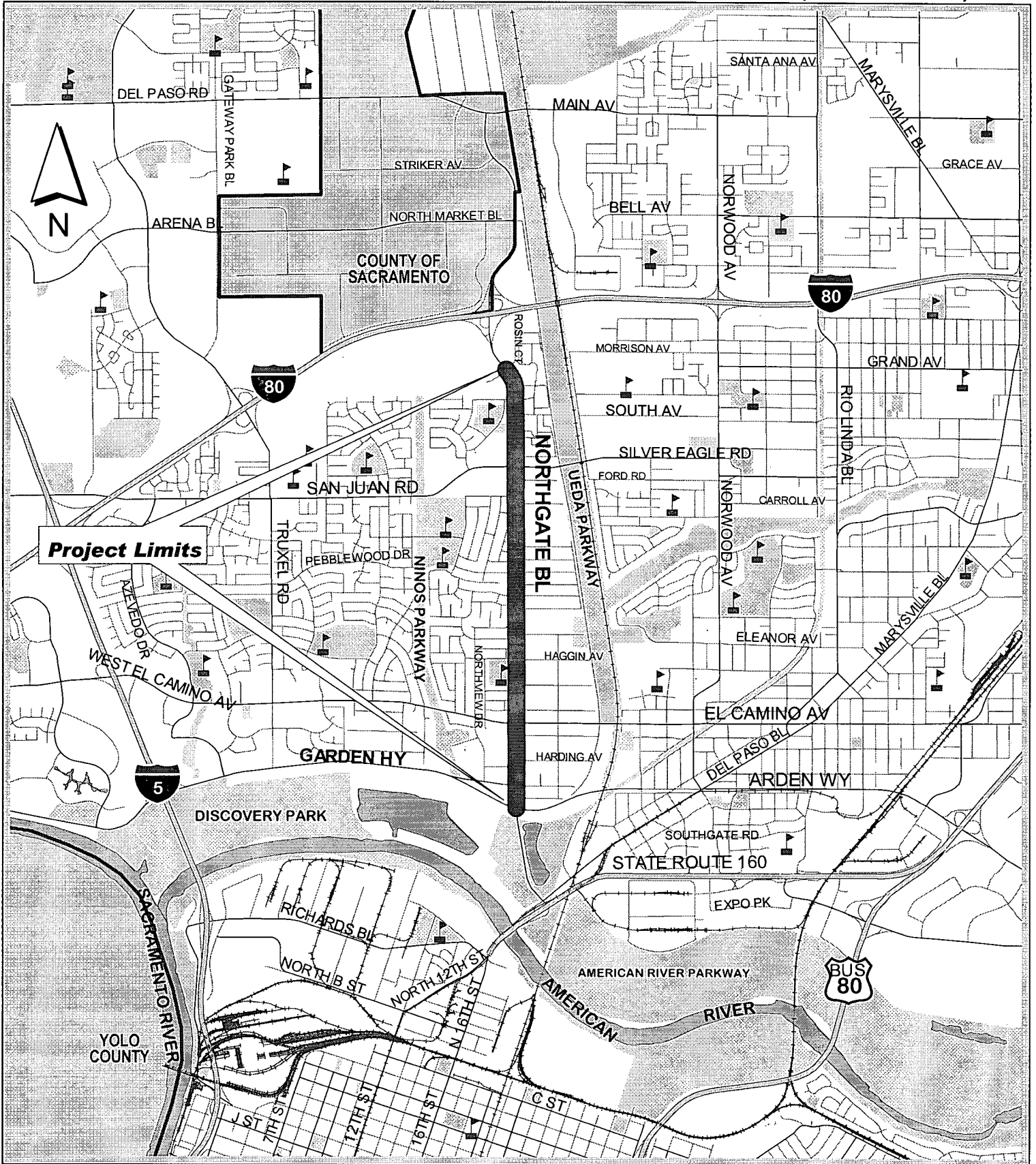
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P:\Active\TZ96-Northgate Master Plan\Council\Award Contract to RRM Design

Location Map for

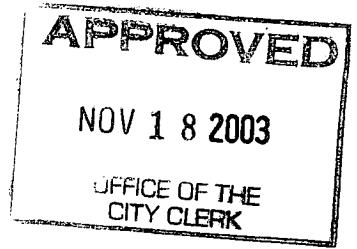
NORTHGATE BOULEVARD MASTER PLAN (PN: TZ96)



RESOLUTION NO. 2003-800

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____



NORTHGATE BOULEVARD MASTER PLAN (PN:TZ96) - APPROVE CONSULTANT SERVICES AGREEMENT AND APPROPRIATE FUNDS

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

- The FY 03/04 Capital Improvement Program budget is amended by appropriating \$85,000 (795-701-7012) to the Northgate Boulevard Master Plan (PN: TZ96).
- The City Manager is directed to execute a Consultant Services Agreement with RRM Design Group for consultant services to prepare the Northgate Boulevard Master Plan (PN: TZ96) in the amount of \$185,265 as follows:

Source	Amount	Funding
Planning Department Budget	\$ 45,000	Fund 101-4821-4258
Northgate Boulevard Master Plan Project (PN: TZ96)	\$ 27,250	Fund 202
Northgate Boulevard Master Plan Project (PN: TZ96)	\$ 69,500	Fund 205
Northgate Boulevard Master Plan Project (PN: TZ96)	\$ 43,515	Fund 795
Total	\$ 185,265	

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____