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DEPARTMENT OF  
PUBLIC WORKS

TRANSPORTATION DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 304  
915 I STREET  
SACRAMENTO, CA  
95814-2608

916-449-5307

ROBERT L. LEE  
TRANSPORTATION  
DIVISION MANAGER

April 11, 1989

Budget and Finance Committee  
Sacramento, California

Honorable Members In Session:

SUBJECT: Riverfront Park and Richards Boulevard Extension E.I.R.  
(TD21)

SUMMARY AND BACKGROUND

The item is being heard by the City Council this evening in an effort to execute the necessary actions and move the project forward. Completion of the E.I.R. may allow the City to be considered for State grants available for construction projects such as Richards Boulevard. The City Council report is attached for your information.

FINANCIAL DATA

See attached City Council item.

POLICY CONSIDERATIONS

N/A

MBE/WBE

N/A

RECOMMENDATION

It is recommended that the Committee forward the attached Resolution to the City Council which:

1. Amends 88/89 C.I.P. budget by increasing Riverfront Park and Richards Boulevard Extension E.I.R. from \$114,300 to \$160,000.
2. Increases revenues in the Capital Grants-Private Fund by \$42,000.
3. Appropriates \$42,000 from Captial Grants-Private Fund balance to the project.
4. Appropriates \$3,700 from the Major Street Contingency Reserve to the project.
5. Authorizes execution of an agreement with Geier and Associates for \$55,000.
6. Directs Finance Director to compensate Geier and Associates in an amount no to exceed \$49,280.
7. Directs City Manager to terminate agreement with Geier and Associates.

Respectfully submitted,



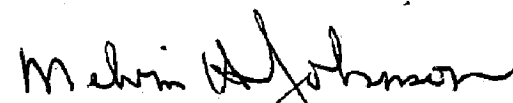
JAMES H. BLOODGOOD  
Supervising Engineer

RECOMMENDATION APPROVED:



JACK R. CRIST  
Deputy City Manager

APPROVED:



MELVIN H. JOHNSON  
Director of Public Works

April 11, 1989  
District No. 1

JB:sm  
CA7-76  
03.2789



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ROBERT L. LEE  
TRANSPORTATION  
DIVISION MANAGER

City Council  
Sacramento, California

Honorable Members In Session:

SUBJECT: Riverfront Park and Richards Boulevard Extension E.I.R.  
(TD21)

SUMMARY

It is recommended that the project budget for the preparation of an E.I.R. for Riverfront Park and the Richards Boulevard Extension be increased in the amount of \$45,700; this will raise the project cost from \$114,300 to \$160,000. The revenue estimates for the Capital Grants-Private Fund (248) will need to be increased by \$42,000. The remaining additional funding of \$3,700 will come the Major Street Contingency Reserve (209). The Consultant Services Agreement with Geier and Associates will be settled by providing them compensation for services completed in the amount of \$49,280. This item was heard before the Budget and Finance Committee earlier this afternoon.

BACKGROUND

In May of 1987 the Council authorized execution of a Consultant Services Agreement with LSA for the preparation of an E.I.R. for Riverfront Park and the Richards Boulevard extension. Riverfront Park is to be located on the existing landfill site after its closure and the Richards Boulevard extension will extend Richards Boulevard from its present terminus at State Route 160 (N. 12th/N. 16th Streets) to Business 80 (S.R. 51). After the contract was executed it was learned that the project team identified in the LSA proposal was being released in a corporate reorganization of the consultant firm. On August 31, 1987, the City Manager terminated the contract with LSA citing breach of contract violations.

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April 11, 1989  
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The project team was then hired by Economic and Planning Services (EPS). On September 9, 1987, the Public Works Department entered into an agreement with EPS for \$19,300 to continue the E.I.R. processing while a formal agreement could be prepared and forwarded to the Council for approval. During this work period EPS determined that its interest was in economic and fiscal matters and not in environmental studies. The firm requested that once its services had been provided in the agreement that it not be considered for further environmental work. In April of 1988, EPS finished the scope of their services.

The project team then formed a new firm, Geier and Associates. Staff pursued development of a contract with Geier and Associates for Council approval and the consultant embarked on preparing the E.I.R. although formal authorization had not occurred. The agreement was to be for \$55,000.

In October of 1988, the Draft E.I.R. was released. Staff was concerned that the document, while technically sound, was difficult to read and at times contradictory. It was thought that situation could be rectified in the final E.I.R. The public review period was extended and comments received indicated a greater than expected difficulty in reviewing the document. On January 14, 1989, Geier and Associates was notified to cease work on this project.

Staff believes that the technical data and information collected by Geier and Associates is sound but needs additional work. It is proposed that Geier and Associates be compensated for services provided and that the City take ownership of the information which will then be used by another consulting firm. The E.I.R. then can be modified, based on comments received, reformatted into an easier document to comprehend, and recirculated for public review. The Public Works Department is currently negotiating with Golder Associates, Inc., and publishing firms to implement this action.

#### FINANCIAL DATA

The budget for this study is \$114,300. Of this amount, Lenane Investments has contributed \$30,000, and the City has contributed \$84,300 (\$65,000 in Major Street funds and \$19,300 in Gas Tax funds). A total of \$32,738 remains in the project account and \$78,488 is needed to complete the project. This increases the project budget to \$160,000 and leaves a shortfall of \$45,700. Lenane Investments has agreed to fund 45% of the E.I.R. effort, or a total of \$72,000 requiring an additional contribution of \$42,000. To make up the remaining shortfall the City contribution will need to increase from \$84,300 to \$88,000. It is recommended that the required \$3,700 be appropriated from the Major Street Contingency Reserve. The balance of the Major Street Contingency Reserve is \$107,000 as per midyear review. Table 1 provides a summary of the proposed changes in the project budget.

TABLE 1  
PROJECT BUDGET SUMMARY

	<u>Proposed Budget</u>	<u>Previous Budget</u>	<u>Proposed Additional Funding</u>
City Contribution	\$88,000	\$84,300	\$ 3,700
<u>Developer Contribution</u>	<u>\$72,000</u>	<u>\$30,000</u>	<u>\$42,000</u>
Total	\$160,000	*\$114,300	\$45,700

\*Unencumbered Balance: \$32,738

The agreement prepared for Geier and Associates for preparation of the E.I.R. but not executed by the City was to be for \$55,000. The tasks completed represent 80% of the total, or \$44,000. In addition, Geier and Associates performed services beyond the scope of the agreement for additional park feasibility information and additional D.E.I.R printing charges totaling \$5,280 for a recommended total compensation of \$49,280.

Table 2 below summarizes the encumbrances and future expenses associated with this project.

TABLE 2  
ENCUMBRANCES AND FUTURE EXPENSES

Encumbrances to Date:

Omni-Means	\$ 39,180
LSA	1,952
Economic & Planning Services	19,900
Harding Lawson Associates	19,300
<u>Misc. Charges</u>	<u>1,230</u>
Sub Total	\$ 81,562

Future Expenses:

Geier and Assocs.	\$ 49,280
New Consultant	12,000
Environmental Printing & Publishing	17,000
<u>Misc. Charges</u>	<u>158</u>
Sub Total	\$ 78,438
Total	\$160,000

POLICY CONSIDERATIONS

N/A

MBE/WBE

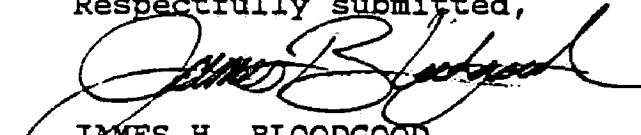
N/A

RECOMMENDATION

It is recommended that the attached Resolution be approved which:

1. Amends 88/89 C.I.P. budget by increasing Riverfront Park and Richards Boulevard Extension E.I.R. from \$114,300 to \$160,000.
2. Increases revenues in the Capital Grants-Private Fund by \$42,000.
3. Appropriates \$42,000 from Capital Grants-Private Fund balance to the project.
4. Appropriates \$3,700 from the Major Street Contingency Reserve to the project.
5. Authorizes execution of an agreement with Geier and Associates for \$55,000.
6. Directs Finance Director to compensate Geier and Associates in an amount not to exceed \$49,280.
7. Directs City Manager to terminate agreement with Geier and Associates.

Respectfully submitted,



JAMES H. BLOODGOOD  
Supervising Engineer


RECOMMENDATION APPROVED:

WALTER J. SLIPE  
City Manager

Contact Person to Answer  
Questions:

JAMES BLOODGOOD, SUPERVISING ENGINEER  
449-5307

APPROVED:



MELVIN H. JOHNSON  
Director of Public Works

April 11, 1989  
District No. 1

# RESOLUTION No.

Adopted by The Sacramento City Council on date of

RESOLUTION APPROVING INCREASING BUDGET FOR RIVERFRONT PARK AND RICHARDS BOULEVARD EXTENSION E.I.R., INCREASING BUDGET FOR CAPITAL GRANTS REVENUES, APPROPRIATING FUNDS FROM CAPITAL GRANTS AND MAJOR STREET FUND BALANCES, AUTHORIZING EXECUTION AND TERMINATION OF CONSULTANT SERVICES AGREEMENT WITH GEIER AND ASSOCIATES

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

1. The Project Budget of \$114,300 for the Riverfront Park and Richards Boulevard Extension E.I.R. (TD21) is hereby increased to \$160,000.
2. The revenue estimates in Capital Grants-Private Fund (248-500-TD21-3599) be increased by \$42,000 is hereby approved.
3. The appropriation of \$42,000 from Capital Grants-Private Fund (248) to the Project Budget (248-500-TD21-4802) is hereby approved.
4. The appropriation of \$3,700 from Major Street Contingency Reserve (209-710-7012-4999) to the Project Budget (209-500-TD21-4802) is hereby approved.
5. The City Manager and City Clerk are hereby empowered to enter into an agreement with Geier and Associates for \$55,000 to prepare an E.I.R. for the project.
6. The Director of Finance is hereby directed to compensate Geier and Associates in an amount not to exceed \$49,280.
7. The City Manager is hereby directed to terminate the agreement with Geier and Associates.

\_\_\_\_\_  
MAYOR

ATTEST: