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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

December 5, 1989

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Budget and Finance
Sacramento, California

Honorable Members in Session:

Subject: Exposition Center EIR (P89-181)

SUMMARY

The City has received an application for the Exposition Center Development in the Arden-Arcade area. It is recommended that a contract be authorized with Sedway Cooke Associates for an amount not to exceed \$254,373 to complete an Environmental Impact Report (EIR) for this project.

BACKGROUND

An initial assessment of this development application has determined that an EIR is required. Current city policy is to have such studies prepared by outside consultants.

The project is the proposed development of 848,350 square feet of office use and 22,000 square feet of retail/commercial use on 15.75 ± acres at the intersection of Exposition Boulevard and Heritage Lane.

Environmental Services staff requested proposals from five environmental consultants. Two firms chose not to respond and three proposals were reviewed by the project manager (Environmental Services Division). Two vendors did not meet the requirements of the Request for Proposal; the one remaining is listed below.

<u>Consultant</u>	<u>Proposal Cost</u>
Sedway Cooke Associates	\$165,448

The Project Manager and the applicant recommend Sedway Cooke Associates which provided the only proposal. They have prepared a number of similar studies and can meet the City's and applicant's schedule for the project.

Prior to review by the City Council, it was determined that the scope of the project had increased significantly, and thus the City requested the consultant to resubmit a contract with the increased funding limit. This increase is in the amount of \$65,800, changing the contract amount to \$231,258. This increase will be heard by City Council on December 12, 1989.

POLICY CONSIDERATIONS

It is existing City policy to contract private development project EIRs. Staff have also been directed to prepare studies in a timely manner at the lowest possible cost to the applicant. The consultant selection process utilized will allow for a timely completion of an EIR at a reasonable cost to the applicant.

MBE/WBE CONSIDERATIONS

Sedway Cooke Associates is not a city certified MBE/WBE vendor. Of the five consultants invited to propose on the project, two were certified MBE/WBE vendors.

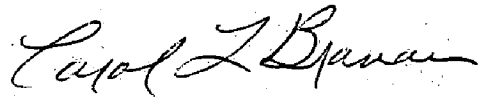
FINANCIAL INFORMATION

The consultant cost to prepare the study is projected to be \$231,258. An additional contingency of \$23,125 is recommended to provide for additional analysis that may be required as the study progresses which would provide a potential total consultant cost of \$254,373. This contract will be financed from a deposit by the developers. No additional appropriation of city funds is required.

RECOMMENDATION

It is recommended that the Budget and Finance Committee recommend that the City Council adopt the attached resolution providing contract authorization for Sedway Cooke Associates to prepare the EIR for Exposition Center. This report is scheduled to be heard by the Council at the December 12, 1989 meeting.

Respectfully submitted,



Carol Branan
Environmental Services Manager

Recommendation Approved:

Approved:



JACK R. CRIST
Deputy City Manager



MICHAEL M. DAVIS, Director
Planning & Development Department

Person to contact
to answer questions:

Lisa Pyzel
Associate Planner
449-2037

December 12, 1989
District 3

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**A RESOLUTION AUTHORIZING THE CITY
MANAGER TO EXECUTE A PROFESSIONAL
SERVICES CONTRACT WITH SEDWAY
COOKE ASSOCIATES TO PREPARE THE
EXPOSITION CENTER EIR (P89-181).**

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

The City Manager and City Clerk are hereby authorized and directed to execute on behalf of the City of Sacramento, a Professional Services Agreement with Sedway Cooke Associates to prepare the EIR for Exposition Center for an amount not-to-exceed \$254,373.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____