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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

August 31, 1989

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

Budget and Finance
Sacramento, California

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

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 \$181,993 to complete an Environmental Impact Report (EIR) for this proposed 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 5 environmental consultants. Two firms chose not to respond and 3 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.

POLICY CONSIDERATIONS

It is existing City policy to contract private development project EIR's. 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 is not a city certified MBE/WBE vendor. Of the 5 consultants invited to propose on the projects, 2 are certified MBE/WBE vendors.

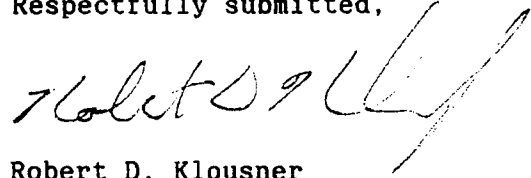
FINANCIAL INFORMATION

The Consultant cost to prepare the study is projected to be \$165,448. An additional contingency of \$16,545 is recommended to provide for additional analysis that may be required as the study progresses which would provide a potential total consultant cost of \$181,993. 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 prepare the EIR for Exposition Center.

Respectfully submitted,




Robert D. Klousner
Associate Planner

Recommendation Approved:



JACK CRIST
Deputy City Manager

Approved:



MICHAEL M. DAVIS, Director
Planning & Development Department

Person to contact to
answer Questions:

Robert D. Klousner
Associate Planner
449-2037

September 12, 1989
District 3



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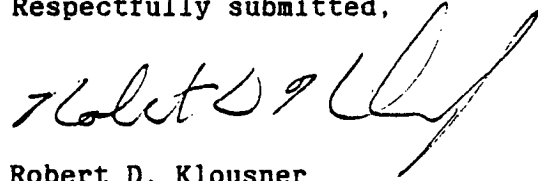
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Budget and Finance Committee
August 31, 1989
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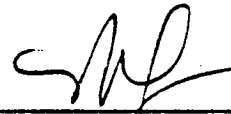
Robert D. Klousner
Associate Planner

Recommendation Approved:

Approved:



JACK CRIST
Deputy City Manager



MICHAEL M. DAVIS, Director
Planning & Development Department

Person to contact to
answer Questions:

Robert D. Klousner
Associate Planner
449-2037

September 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.

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 \$181,993.

MAYOR

ATTEST:

CITY CLERK

B: ARDEN. 181

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____