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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

December 18, 1989

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Budget and Finance
Sacramento, California

Honorable Members in Session:

Subject: River Tower EIR (P89-186)

SUMMARY

The City has received an application for the River Tower Development in the Central City area. It is recommended that a contract be authorized with The Keith Companies for an amount not to exceed \$82,194 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 479,055 square feet of office use and 11,273 square feet of retail/commercial uses on 0.91± acres at the northeast corner of 12th Street and I Street.

Environmental Services staff solicited proposals from five environmental consultants. Two firms chose not to respond and three proposals were reviewed by the project manager (Environmental Services Division). These proposals are identified below.

<u>Consultant</u>	<u>Proposal Cost</u>
EIP Associates	\$98,455
PAD Associates	\$123,439
ESA	\$97,537

The applicant requested that none of these proposals be accepted due to cost, and that the applicant have the opportunity to independently select a consultant that would be mutually agreeable to the City and the developer. The applicant then proposed The Keith Companies, who has submitted a Statement of Qualifications and a proposal for \$74,722. The City has accepted this proposal, as The Keith Companies meets the City's qualifications, has prepared a number of similar studies and can meet the City's and the applicant's schedule for the project. The City will administer the consultant contract.

The applicant requested to be allowed to pay this deposit in three equal installments. After consideration of the tasks required and the time required for each task, staff generated the following payment schedule:

<u>Task</u>	<u>Consultant Budget</u>	<u>Installment</u>	<u>Due Date</u>
1. Project Initiation	\$1,000	\$37,264.67	November 29, 1989
2. Prepare ADEIR	\$55,920	\$37,264.67	February 7, 1990
3. Prepare Final EIR	\$17,802	\$37,264.67	April 11, 1990

This schedule of payments corresponds to the scheduled commencement of each task, and includes payment of monies for staff time scheduled to be spent on the project.

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.

MBE/WBE CONSIDERATIONS

The Keith Companies is not a city certified MBE/WBE vendor. Of the five original consultants invited to propose on the project, PAD and Nichols-Berman are certified MBE/WBE vendors; however, Nichols-Berman chose not to propose.

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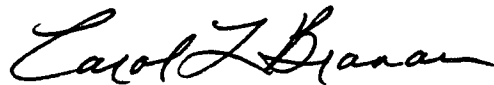
FINANCIAL INFORMATION

The consultant cost to prepare the study is projected to be \$74,722. An additional contingency of \$7,472 is recommended to provide for additional analysis that may be required as the study progresses which would provide a total consultant cost of \$82,194. This contract will be financed from a deposit by the developers and there will be no impact to the General Fund. 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 The Keith Companies in the amount of \$82,194 to prepare the EIR for River Tower.

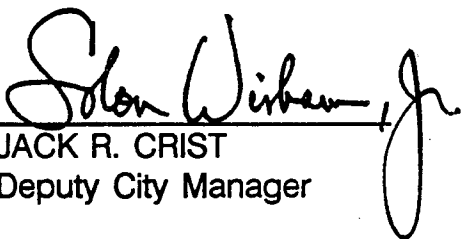
Respectfully submitted

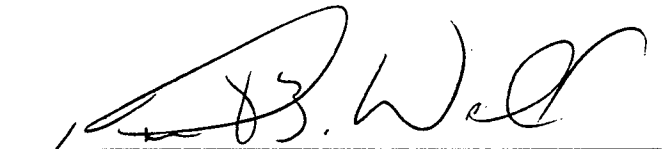


Carol Branan
Environmental Services Manager

Recommendation Approved:

Approved:

For: 
JACK R. CRIST
Deputy City Manager


MICHAEL M. DAVIS, Director
Planning & Development Department

Person to contact
to answer questions:

Lisa Pyzel
Associate Planner

January 2, 1990
District 1

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**A RESOLUTION AUTHORIZING THE CITY
MANAGER TO EXECUTE A PROFESSIONAL
SERVICES CONTRACT WITH THE KEITH
COMPANIES TO PREPARE THE RIVER
TOWER EIR (P89-186).**

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 The Keith Companies to prepare the EIR for River Tower for an amount not-to-exceed \$82,194.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____