



APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

FEB 9 1982



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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

January 18, 1982

Redevelopment Agency of the
City of Sacramento
Sacramento, California

CITY MANAGER'S OFFICE
RECEIVED
FEB 3 1982

Honorable Members in Session:

SUBJECT: Temporary Riverfront Dockage in Old Sacramento

SUMMARY

Agency staff is pursuing the rehabilitation of the existing concrete pier structure that is located north of the Tower Bridge and south of "L" Street, and the development of a temporary seasonal docking facility which will also utilize the land area immediately north of the pier and west of the flood wall. It is proposed that this facility be designed by the Agency and constructed by a proposed riverboat tour operator with private funds.

BACKGROUND

Subsequent to prior meetings, by letter dated September 28, 1981, Mr. C. Peter Reynolds, Vice President and General Manager, Exploration Holidays and Cruises (E.H.C.), Seattle, Washington, has proposed that E.H.C. undertake the contractual obligations necessary for the construction of a pier or wharf structure using Agency plans. The proposal is to rehabilitate the existing concrete pier structure in order to develop a temporary and interim docking facility which will utilize the land area immediately north of the pier and west of the flood wall.

City Engineering and Agency staff have inspected the pier and the proposed area of use and have determined that the proposed rehabilitation is feasible and could be done with relatively little expense. Dependent upon the extent of the rehabilitation, the necessary construction might be accomplished for under \$20,000.

Mr. Reynolds has indicated his company's interest, desire and ability to complete such improvements as necessary in the shortest possible time in order to commence tour service in February 1982. While that schedule is no longer feasible, the facility could easily be completed and be in place prior to E.H.C.'s proposed fall scheduled tours. E.H.C.'s spring tours to Old Sacramento are apparently still scheduled but with the proposed use of an alternate West Sacramento location for docking. It is E.H.C.'s expressed goal to dock directly in Old Sacramento.

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While E.H.C.'s letter makes reference to exclusive or priority use of the moorage, this is understood to be seasonal and only for those hours the vessel would be in Old Sacramento. It is proposed that the rest of the time the facility would be open to the general use of boaters and the public on whatever basis the City sees as being appropriate. E.H.C. has expressed a willingness to negotiate a docking fee or "head tax" with the City for its use of the facility.

E.H.C. has requested that they be granted the salvage of any improvements they construct if it is necessary to remove this facility in order to construct the permanent Old Sacramento Riverfront improvements. Staff is generally opposed to the proposed salvage request until it has been specifically determined what this might include. It may be beneficial to the Agency to retain the improvements.

The details of the proposed construction include a new deck surface on the existing pier, new railings, a rampway along the east face of the floor wall for access to the pier, a semi-removable stairway or gangway down to the existing beach area, a permanent walkway and landing area on the beach, required dolphins and piles, and necessary lighting and life safety equipment. The fact that all major elements except the stairway, ramp and dolphins exist on the site minimizes the number of approvals required.

It had been thought that this would possibly make a February 1982 date realistic to meet. However, plans still must be prepared, submitted and approved. Necessary "as-built" data needed for the preparation of plans has not been obtainable due to the high river level. It is still projected that a relatively short approval time will be required. Based upon information from the Raley Corporation, they recently experienced a simultaneous thirty (30) day "turn around" approval through both the Corps of Engineers and State Lands for their docking facility across from Old Sacramento. E.H.C. expects the Agency to secure the necessary approvals and permits. State Lands has informed the Agency that an agreement for use between E.H.C. and State Lands is required, but none is required with the Agency.

E.H.C. proposes a fast schedule of construction which they would do through a negotiated contract which would be faster than a bidding process as would be required for the City or Agency.

The E.H.C. proposal would provide the most immediate form of river access to Old Sacramento. Should an agreement be reached, E.H.C. would construct the facility per an Agency design, allow public use of the facility they construct, and possibly pay the City for its use of the facility.

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FINANCIAL DATA

It is estimated that the preparation of the necessary construction documents for the rehabilitation of the concrete pier and the construction of the other related improvements can be accomplished for under \$5,000 and be paid by tax increment funds. Depending upon the extent of rehabilitation, the construction as proposed by E.H.C. might be accomplished and paid for by E.H.C. for under \$20,000. E.H.C. would secure a contractor and contract directly for this work. The Agency would monitor the construction.

There is no projection of revenue to the City from a possible dockage fee or "head tax". Earlier discussions with other proposed riverboat tour operators had utilized the figure of twenty-five cents (\$.25) per passenger as a possible figure. Based upon this amount and an 88-passenger capacity and a tentative schedule of 49 dockings, the "head tax" for E.H.C. would amount to a maximum of \$1,078.00. The \$.25 amount was originally considered for tour operations making more frequent dockings on a year-round basis and capable of carrying several hundred people. This figure may not be an appropriate or adequate amount to offset maintenance cost for the dock. A docking fee with any user is considered negotiable. It has not been determined if a lease fee will be required by State Lands, what amount it might be, or by whom it would be paid. To date, identified Agency costs is the \$5,000 estimated for preparation of construction documents. Funds for this are proposed to come from Project No. 4 tax increment funds.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of February 1, 1982, the Sacramento Housing and Redevelopment Commission adopted a motion recommending the above action. The votes were recorded as follows:

AYES: Fisher, Knepprath, Luevano, A. Miller, B. Miller,
Walton
NOES: None
ABSTAIN: Coleman, Teramoto
ABSENT: None
VACANCY: One

RECOMMENDATION

Staff recommends that the Interim Executive Director be directed to prepare the necessary construction documents and that a construction cost be estimated upon the actual proposed improvements.

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It is recommended that staff continue to negotiate and conclude an agreement with E.H.C. for its participation in the rehabilitation of the Old Sacramento concrete pier and the construction of the other related and necessary improvements. The completed agreement will be reviewed and approved by the Agency.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slipe Jr.

for: WALTER J. SLIPE, City Manager

RESOLUTION NO. 82-009

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

February 9, 1982

AUTHORIZING NEGOTIATION OF CONTRACT
FOR TEMPORARY RIVERFRONT DOCKAGE
IN OLD SACRAMENTO

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY
OF SACRAMENTO:

Section 1. The Executive Director is authorized to pursue negotiations with Exploration Holidays and Cruises of Seattle, Washington, for the rehabilitation of the concrete pier in Old Sacramento north of the Tower Bridge and south of L Street, and the development of temporary seasonal docking facilities at that location.

Section 2. The Executive Director is not authorized to execute such a contract without additional authorization from this Board.

CHAIRMAN

ATTEST:

William H. Flynn

SECRETARY

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CITY OF SACRAMENTO

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