



## REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
[www. CityofSacramento.org](http://www.CityofSacramento.org)

Consent Report  
July 15, 2008

Honorable Mayor and  
Members of the City Council

**Title:** Supplemental Agreement No. 4: Wood Rodgers Consulting for the Fulton Avenue Development Project (B18333000)

**Location/Council District:** 3701 Fulton Avenue/Council District 2

**Recommendation:** Adopt a Resolution 1) authorizing the City Manager to execute Supplemental Agreement No. 4 with Wood Rodgers for planning, engineering and surveying services, and 2) authorize the expenditure of \$112,287, which brings the cumulative contract with Wood Rodgers to \$723,147 for the Fulton Avenue Development project (B18333000).

**Contacts:** Dean Peckham, Economic Development Senior Project Manager, 808-7063  
James R. Rinehart, Economic Development Manager, 808-5054

**Presenters:** Not applicable

**Department:** Economic Development

**Division:** Citywide

**Organization No:** 4453

### Description/Analysis

**Issue:** As a result of the increased engineering & construction services associated with the redevelopment of the former Sacramento Trapshoot Club property, now known as the Fulton Avenue Development, the scope of services for Wood Rodgers has expanded. The project has now moved into the final construction phase. The cost for Wood Rodgers additional planning, engineering and surveying services is \$112,287.

**Policy Considerations:** The Fulton Avenue Development project is consistent with the City of Sacramento Strategic Plan goals to expand economic development throughout the City and achieve sustainability and livability.

Per City of Sacramento Code, Chapter 58.02.202 and the City Manager's memorandum dated July 30, 1993 (Authority for Execution of Contracts – Revision), the City Council must approve contracts where cumulative costs (including supplemental agreements) exceed \$100,000.

**Environmental Considerations:** The City Council approved the project on December 14, 2006. The portion of the project that is the subject of this supplemental agreement complied with the provisions of the California Environmental Quality Act (CEQA). This supplement to the contract for planning, surveying, and engineering services does not meet the definition of a "project" as defined in the CEQA Guidelines, Section 15378. Therefore, approval of the supplemental agreement is not subject to the provisions of CEQA.

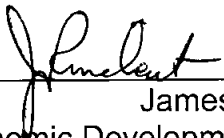
**Rationale for Recommendation:** In order to complete the Fulton Avenue Development project it is necessary to have Wood Rodgers perform additional consulting services related to the final construction stage.

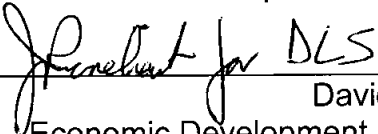
**Financial Considerations:** The Fulton Avenue Development project (B18333000) has a budget of \$9.4 million which includes a "bridge loan" in the amount of \$6.4 million approved by City Council on May 23, 2006 as part of the Community Reinvestment Capital Improvement Program (CRCIP), \$500,000 in pre-development funding, and a CIP fund transfer in the amount of \$2.5 million on March 4, 2008. There is currently \$840,000 available in the project budget to complete the project.

While the cumulative contract expenditures associated with the Wood Rodgers contract exceed \$100,000, this request is within the approved budget. Following is a summary of Wood Rodgers Consulting contract expenditures for the Fulton Avenue Development project to date:

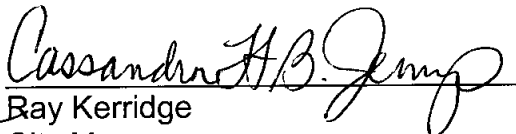
<b>Project Expenditures</b>	<b>Date</b>	<b>Amount</b>
Wood Rodgers Contract	02/23/06	\$ 98,000
1 <sup>st</sup> Amendment	08/18/06	\$ 44,860
2 <sup>nd</sup> Amendment	01/04/07	\$131,500
3 <sup>rd</sup> Amendment	03/27/07	336,500
4 <sup>th</sup> Amendment (Proposed)	07/15/08	\$112,287
<b>Total</b>		<b>\$723, 147</b>

**Emerging Small Business Development (ESBD):** Wood Rodgers is not registered as small businesses.

Submitted by:   
James R. Rinehart  
Economic Development Manager

Approved by:  for DLS  
David Spaur  
Economic Development Director

Recommendation Approved:

  
for Ray Kerridge  
City Manager

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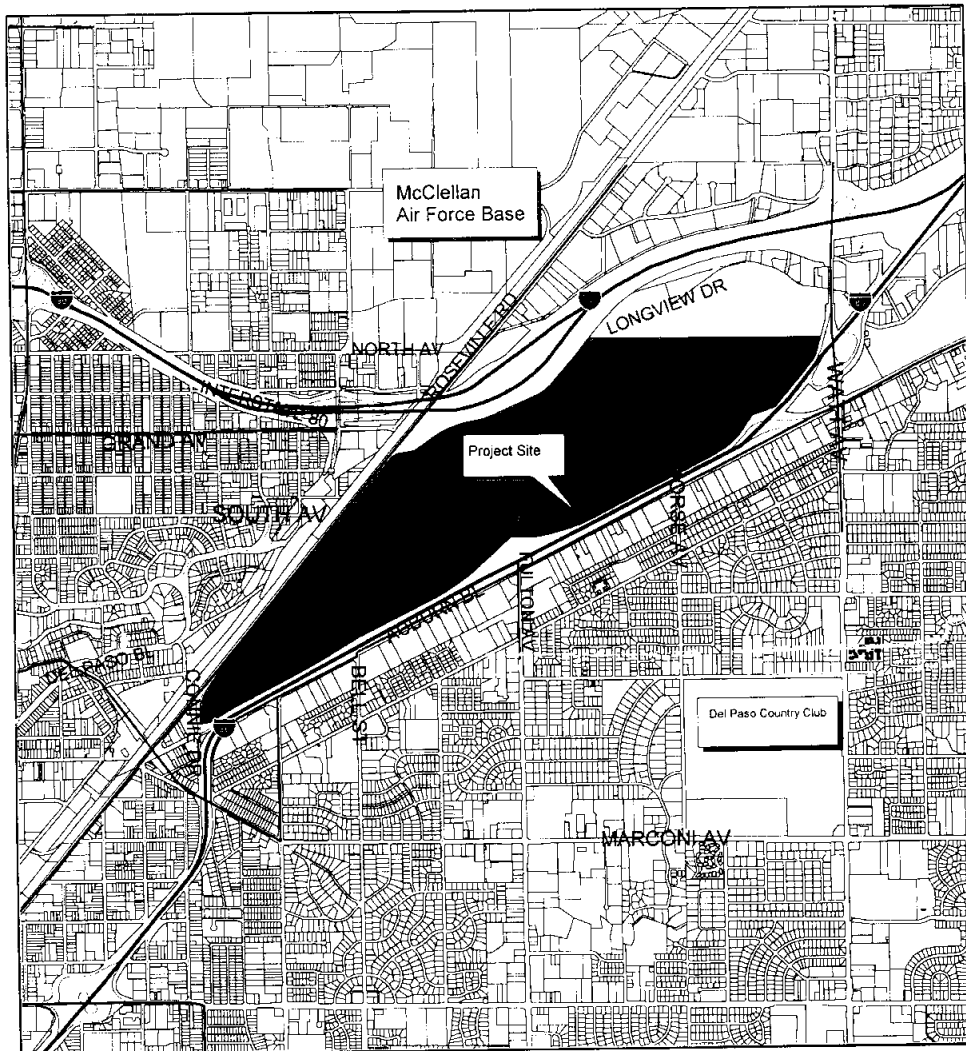
**Attachments**

- 1 Pg 3 Background
- 2 Pg 5 Location Map
- 3 Pg 6 Supplemental Agreement #2
- 4 Pg 7 Resolution: Wood Rodgers Agreement

**BACKGROUND**


- A. On May 23, 2006 City Council authorized the issuance of approximately \$150 million in 2006 bonds for the Community Reinvestment Capital Improvement Program (CRCIP) priority projects which included a \$6.4 million bridge loan for the Fulton Avenue Development project.
- B. On June 5, 2007 the City Council approved the ground lease between the City and Rapton Investment Group, LLC (Resolution 2007-341).
- C. In November 2007 (Resolution 2007-792) Marques Pipeline was awarded the contract for the construction of the public infrastructure (Phase II).
- D. On March 4, 2008 (Resolution 2008-119) the City Council approved the fund transfer of various CIP's to the Fulton Avenue Development CIP.
- E. On March 4, 2008 (Resolution 2008-120) the City Council approved Change Order #1 with Marques Construction in the amount of \$380,872.
- F. As a result of the increased engineering & construction services associated with the redevelopment of the former Sacramento Trapshoot Club property, the scope of the contract with Wood Rodgers has increased to accommodate additional planning engineering and surveying services associated with the final phase of construction.

**LOCATION MAP**



0.1 0 0.10.20.30.4 Miles



 City of Sacramento  
Development Services  
February 3, 2006

**Vicinity Map**  
**Fulton Avenue**  
**Development**  
**P06-012**



**RESOLUTION NO.**

Adopted by the Sacramento City Council

**AUTHORIZING THE CITY MANAGER TO EXECUTE SUPPLEMENTAL AGREEMENT NO. FOUR WITH WOOD RODGERS, INC. FOR THE FULTON AVENUE DEVELOPMENT PROJECT.****BACKGROUND**

- A. The City had leased 21± acres of Del Paso Park to the Sacramento Trapshoot Club since approximately 1915. The lease expired on September 30, 2004 and the Trapshoot Club operated on the premises under a month to month agreement until the lease was terminated on June 30, 2006.
- B. In 2002, the City Council directed staff to examine potential alternatives for the “highest and best” uses for the site that would offer a compatible and productive use of the property.
- C. In February 2006, the City entered into a professional services agreement with Wood Rodgers for planning, engineering and surveying services. The original contract amount was \$98,000.
- D. On May 23, 2006, City Council authorized the issuance of approximately \$150 million in 2006 bonds for the Community Reinvestment Capital Improvement Program (CRCIP) priority projects which included a \$6.4 million bridge loan for the Fulton Avenue Development project.
- E. In August 2006, the City entered into the first supplemental professional services agreement with Wood Rodgers for planning, engineering and surveying services. This agreement was for the amount of \$44,680.
- F. In January 2007, the City entered into the second supplemental professional services agreement with Wood Rodgers for planning, engineering, and surveying services. This agreement was for the amount of \$131,500.
- G. On May 1, 2007, Council approved Resolution #2007-254 awarding the grading contract to Teichert Construction for the Fulton Avenue Development.
- H. On June 5, 2007 the City Council approved the ground lease between the City and Rapton Investment Group, LLC (Resolution 2007-341).
- I. In November 2007, (Resolution 2007-792) Marques Pipeline was awarded the contract for the construction of the public infrastructure (Phase II).
- J. On March 4, 2008, (Resolution 2008-119) the City Council approved the fund transfer of various CIP's to the Fulton Avenue Development CIP.
- K. On March 4, 2008, (Resolution 2008-120) the City Council approved Change Order #1 with Marques Construction in the amount of \$380,872.

- L. As a result of the increased engineering & construction services associated with the redevelopment of the former Sacramento Trapshoot Club property, the scope of the contract with Wood Rodgers has increased to accommodate additional planning engineering and surveying services associated with the final phase of construction

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

- Section 1. The City Manager is authorized to execute Supplemental Agreement No. 4 with Wood Rodgers, Inc. for planning, engineering and surveying services. This agreement shall be funded from the Trapshoot Clean-Up Project, CIP B18333000, in an amount not to exceed \$112,287.