



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



6

June 2, 1987

Budget & Finance Committee of
the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Capitol Mall Parking Site Work Program and Project
Budget

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency and City Council of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolutions approving the Work Program and Budget for Lot "A".

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COMMITTEE:

Jack R. Crist

JACK R. CRIST
Deputy City Manager

Attachment



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



May 27, 1987

Redevelopment Agency of the
City of Sacramento
City Council of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Capitol Mall Parking Site Work Program and Project Budget

SUMMARY

During the past year, City staff has determined that the municipal parking garage at Capitol Mall (Lot "A") is in need of \$1.0 to \$2.0 million worth of repair. Based upon these potential costs and the fact that both in the Redevelopment and Urban Design Plans, the site has been identified as a prime "catalyst" development site, it was determined at the Council meeting of April 14, 1987 that the garage site should be advertised by the Redevelopment Agency for development. The following report outlines a work program and budget for this project.

It is recommended that the Council approve the work program and \$150,000 budget and authorize the Executive Director of the Agency to proceed with the feasibility analysis phase of the project.

BACKGROUND

On April 14, 1987, the City Council reviewed and approved a report which recommended that the Capitol Mall Parking Facility (Lot "A") should be offered for disposition and development, with the Redevelopment Agency of the City of Sacramento (Agency) acting as the City's agent throughout the disposition and development process.

To expedite the development process, this report requests that the Council approve the Lot "A" work program and budget and authorize the Executive Director of the Agency to expend budgeted funds as necessary to accomplish the work program.

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Lot "A" Work Program:

1. Approval of Work Program; Project Budget;
and Authorization to implement work program June 9, 1987
2. Preparation of Market Analysis June 1 -
Aug. 4, 1987
3. Preparation of Draft RFP/RFQ (including
selection process; results of market
analysis; suggested building program;
method of land conveyance; replacement
parking, etc.) Aug. 19 -
Sept. 29, 1987
4. Approval of RFP/RFQ by Council/RACS Sept. 29, 1987
5. Distribution of RFP/RFQ Oct. 7 -
Dec. 7, 1987
6. RFP/RFQ Submittals Due to Agency Dec. 7, 1987
7. Review and evaluation of RFP/RFQ
submittals in accordance with
approved selection process Dec. 8 -
Jan. 15, 1988
8. Interviews of Applicants Jan. 29 -
Feb. 5, 1988
9. Selection of Developer
by Council/RACS Feb. 9, 1988
10. Option Period/Financial Commitment(4 months) Feb. 10 -
June 10, 1988
11. Preparation of Disposition/Development
Agreement (DDA) Feb. 10, -
July 8, 1988
12. Preparation of Draft Environmental
Impact Report (EIR) May-Aug. 1988
13. Approval of DDA & EIR by Council/RACS Aug. 16, 1988
14. Preparation of Construction Plans and
Permit Approvals Aug. 17 -
Nov. 17, 1988
15. Displacement of Parking/
Site Clearance Nov. 17, 1988 -
Feb. 17, 1989
16. Construction Start Apr. 1989
17. Complete Construction (24 months) Apr. 1991

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FINANCIAL DATA (See Exhibit I)

In order to proceed with the Lot "A" Work Program, the staff is proposing the following project development budget:

Staff Cost	\$45,000
Appraisal	15,000
Market Analysis	30,000
RFP/RFQ Preparation	15,000
Financial Analysis	20,000
Contingency	10,000
EIR	(Developer to Pay)
Demolition/Site Clearance	15,000

The total budgeted cost of the project as presented above would be \$150,000.

The costs incurred by the Agency for this project will be reimbursed monthly through submittal of an itemized billing to the City by the Agency. This project will increase the amended 1987 Downtown Project Area Capital Improvement Budget (approved in May, 1987) by \$150,000 to a total of 17,780,657 from \$17,630,657. In addition, the Agency's total Capital Improvements increase from \$48,591,307 to \$48,751,306.

POLICY IMPLICATION

The actions proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

ENVIRONMENTAL REVIEW

The proposed actions of this staff report are exempt from review pursuant to Section 15262 of the California Environmental Quality Act guidelines.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of June 1, 1987, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES:

NOES:

ABSENT:

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RECOMMENDATION

It is recommended that the City Council and the Redevelopment Agency of the City of Sacramento approve the Work Program and Budget for the Lot "A" Project and authorize the Executive Director of the Agency to expend budgeted funds as identified in this report to implement the project, and to take all actions necessary to select, retain, and contract with appropriate consultants as may be needed to conduct the necessary studies, analyses, etc. as identified.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

WHE/CB:cmc

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE
City Manager

1552J

RESOLUTION NO.

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

WORK PROGRAM AND BUDGET FOR FEASIBILITY AND
PLANNING STUDIES FOR THE LOT "A" PROJECT

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

Section 1: The Executive Director is authorized and directed to implement a work program for the Capitol Mall Parking Facility ("Lot A") project feasibility and planning studies in accordance with the staff report filed with this resolution.

Section 2: The amount of \$150,000 is allocated from the City Parking Fund to the Lot "A" capital project work program budget. This capital project budget shall be carried over into succeeding fiscal years until completion of the Lot "A" project or expenditure of the funds.

Section 3: The Executive Director is hereby authorized to expend approved budget funds not-to-exceed \$150,000 for the implementation of the Lot "A" Project for the items indicated below:

Staff Cost	\$45,000
Appraisals	\$15,000
Market Studies	\$30,000
RFP Preparation	15,000
Financial Analysis	20,000
Contingency	10,000
Site Clearance	15,000

Agency shall submit to the City, for reimbursement, monthly itemized statements of charges for such work done.

CHAIR

ATTEST:

SECRETARY

0876L

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

WORK PROGRAM AND BUDGET FOR FEASIBILITY AND
PLANNING STUDIES FOR THE LOT "A" PROJECT

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

Section 1: The Executive Director is authorized and directed to implement a work program for the Capitol Mall Parking Facility ("Lot A") project feasibility and planning studies in accordance with the staff report filed with this resolution.

Section 2: The amount of \$150,000 is allocated from the City Parking Fund to the Lot "A" capital project work program budget. This capital project budget shall be carried over into succeeding fiscal years until completion of the Lot "A" project or expenditure of the funds for the items indicated below:

Section 3: The Executive Director is hereby authorized to expend approved budget funds not-to-exceed \$150,000 for the implementation of the Lot "A" Project.

Staff Cost	\$45,000
Appraisals	\$15,000
Market Studies	\$30,000
RFP Preparation	15,000
Financial Analysis	20,000
Contingency	10,000
Site Clearance	15,000

Agency shall submit to the City, for reimbursement, monthly itemized statements of charges for such work done.

MAYOR

ATTEST:

CLERK

0876L