

RESOLUTION NO. 90-022

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF March 13, 1990

MODIFICATIONS TO THE PARKING GARAGE FOR THE
CENTRAL LIBRARY PROJECT

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

Section 1: The design modifications to the Central Library Expansion Project (Project) garage as set out in the attached staff report are hereby approved.

Section 2: The budget for the Project is increased by \$289,350 to pay for said design modifications.

Section 3: The Executive Director is authorized to amend the Disposition and Development Agreement (D.D.A.) with LPT Associates for the Project to incorporate the streetscape in the improvements on 8th and "J" Streets adjacent to the office site in the scope of work to be performed by LPT Associates at Associates' sole cost.

Section 4: The Executive Director is authorized to amend the D.D.A. to cause LPT Associates to be responsible for improvements within Library Lane adjacent to the office Tower, and to allow the Agency to reimburse LPT for expenditures incurred in undertaking such improvements, as set out in the attached staff report.

Section 5: The Executive Director is authorized to reallocate funds from specific accounts within the Library Project budget to other accounts within the budget, and to enter into such contracts as are required for completion of the work.


CHAIR

ATTEST:


SECRETARY

1100WPP2(576)

FOR CITY CLERK USE ONLY

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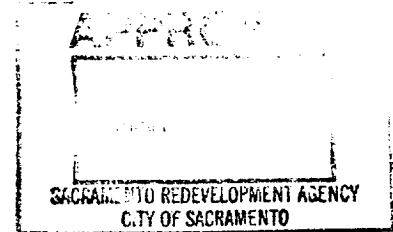


**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



March 6, 1990

Redevelopment Agency of the
City of Sacramento
Sacramento, California 95814



Honorable Members In Session:

SUBJECT: Proposed Architectural Improvements To The Library Plaza
Parking Structure and Surrounding Sidewalks

SUMMARY

This staff report discusses and proposes recommendations on various architectural improvements to the Library Plaza parking structure and the sidewalks around the Library block. The staff also recommends adoption of the attached resolution amending the D.D.A. for the Plaza Park Office Tower, and amending the overall project budget.

BACKGROUND

Over the last several months, there have been concerns expressed regarding the appearance of the Library Plaza parking structure located at 8th and "J" Street. Despite initial review and approval by the Design Review Board and governing bodies, the elevations have been criticized, and many have called for revised materials and treatments. This report presents several alternative responses to these criticisms, and coordinates the new library, galleria, parking structure, office, and the rehabilitation of the existing historic library, by proposing additional improvements to the sidewalks and streetscape surrounding the project.

With the current approved design, four areas of concern exist. They include: A) the shearwall panels; (B) louver areas below the cornice line; (C) the area above the cornice line at +53 feet; and, (D) the area above the street level windows. These four areas are indicated on the attached elevations (Exhibit I).

Location (A) facing "J" Street and 8th Street includes six rectangular areas of approximately 11'-0" x 18'-0" and 16'-5" x 20'-0", respectively. These areas have generated the most concern,

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and the project architect has, therefore, prepared several improvement alternatives. These areas were originally designed to be recessed, poured in place, sandblasted concrete to reveal an exposed aggregate finish. This was a cost containment approach which, on the plans presented, appeared acceptable for a parking garage. From the initial installation, however, Agency staff, along with LPG and the contractor were not pleased with the treatment's actual appearance (as opposed to its appearance on the architectural renderings). It was agreed that completion of these areas be halted for further design consideration. The existing surface remains unsandblasted and in a condition to receive a variety of finishes. Potential design solutions included precast panels similar to those currently in place on the structure, steel pipe screens, sculptured ceramic tile, etched glass and etched polished granite. The most intricate design considered involved the inclusion of script, sand blasted into polished carmen red granite. This proposal, in Agency staff's opinion, was quite innovative. However, selection of the exact script has become quite controversial, and the cost associated with this treatment more difficult to identify.

Consequently, the Agency staff and developer are proposing polished green Norwegian serpentine to match the existing louvers. The cost of this proposal seems more reasonable while creating a very high quality interrelating solution.

Within this same area (A) consideration for applied art has been suggested. Staff has discussed this alternative with the Sacramento Metropolitan Arts Commission. However, due to lengthy advertisement, review and selection requirements, inclusion of this alternative would extend the completion too far into the future. Additionally, the Arts Commission administrative fee would impact an already strained budget. It is highly possible, however, to offer area (A) to the Commission as a location for placement of a future art project. The polished surface of either granite or serpentine could provide an ideal back drop for etched text, figures, or emblems.

Areas (B), depicted on the elevation sketch were also to be sand blasted, poured in place concrete. Since these areas relate very closely with the similar sized adjacent louver areas, the project architect is recommending that they be covered with matching louvers.

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Area (C) above the precast cornice line is an area of poured in place concrete which was also to be sand blasted in the same manner as the concrete Areas (A) and (B). Improvement to this area is likewise recommended. In order to maintain the same theme, it is suggested that the entire area be finished with applied dryvit. The improvement will complement the existing precast concrete with a special color formulated to match the color and texture of the precast panels. A sample is available and will be presented for your review.

Area (D) as originally designed, but not yet installed, calls for canvas awnings above the retail shops along "J" Street. Agency staff acknowledges that the awnings would add to the architecture along 8th Street, and recommends their installation. In addition, the concrete back drop of the trellis areas should be painted. This would cover the exposed concrete and provide a finished back drop for the trellises and eventual plant material.

It should be noted that this report does not recommend any improvements on the east elevation along library lane between the new Plaza Park Office Tower and the garage. However, LPT Associates (the office building developers) have agreed to coordinate the design and improvement of the east elevation of the garage in conjunction with development of the office tower. Staff believes this to be the best means of determining a solution for the east elevation, especially since this area will be most visible to office tenants. The staff will work closely with LPT on the final design.

As mentioned earlier, the streetscape has also undergone additional design revisions. Specifically, the Agency and City Design Review Staff were extremely concerned that the relationship of the streetscape be complementary to adjoining uses, i.e., existing library, new library, parking structure, and new office tower. After consultation with staff of the Design Review Board, Facilities Management, Parks and Community Services, and Public Works Department, as well as the Redeveloper's landscape designers (P.O.D.), four new elements were developed. The elements include the following:

1. Iron tree grates in lieu of granite cobbles surrounding sidewalk trees;
2. Decorative street lights in lieu of City standard lights;
3. Granite tree well surrounds in lieu of concrete;
4. Seeded exposed aggregate concrete sidewalks. (It should be noted that due to the earlier opening of the parking

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structure, the upgraded exposed aggregate concrete sidewalk has been installed around the structure on 8th and "J" Streets. Funding to cover this portion has been provided from contingency funds within the existing budget. Due to the fact that it was done as an overall project improvement, the Agency is requesting to recover the cost with new funding.)

A matter related to the streetscape improvements is the progression of activities within Library Lane. LPT Associates has requested that the Agency coordinate the completion of the Library Lane improvements with the office tower in order to avoid damage to the surface materials. The staff believes this to be a reasonable request, and would prefer that the office tower developer undertake the actual improvements because the Library construction crew will have completed their work by the time the improvements are installed. This action would require an amendment to the D.D.A. to allow for Agency repayment to the office tower developer for costs incurred in Library Lane.

Additionally, LPT Associates has offered to pay for the sidewalk improvements surrounding the office site, which were a part of the Agency's responsibility according to the terms of the original D.D.A. This will have the effect of restoring approximately \$200,000 to the Agency contingency. The total remaining Agency project contingency (before adding the sidewalk savings) is approximately \$279,000, which will be increased when firm cost figures for the sidewalk improvements are identified, and deducted from the Agency scope of work. Agency staff believes this to be a minimal contingency, and recommends that the full amount remain in place in order to allow for management of the project through completion.

FINANCIAL DATA

The cost for each improvement alternative to the parking structure and streetscape has been identified. Upon final determination of the improvements selected, the exact amount can be established. (The attached budget assumes the recommended facade and streetscape changes. Should another alternative be selected, it will have to be modified to comport.)

The Agency and LPG have discussed sharing the cost of garage facade improvements. While no final agreement has been reached, a tentative cost sharing plan was put forward by LPG under which they would assume approximately \$79,000 of the total cost. LPG,

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however, does not want to agree to the plan until the change order disputes with the library expansion are resolved.

Therefore, at the current time, we would like to proceed with the entire improvement to the garage facade which includes dryvit, louvers, serpentine, canvas awnings and trellis upgrades for a total cost of \$289,350. However, it should be noted that we will continue to negotiate for some contribution by LPG.

If agreement cannot be reached, we will report back with that information.

The following represents the cost of each alternative:

Area (A) Alternatives

Carmen Red Granite	\$ 40,000.
Polished Serpentine	40,260.
Steel Pipe Screens	25,000.
Ceramic Tile	25,000.
Etched Glass	66,400.
Addition For Script in Polished Granite	60,000.
Precast Concrete Panels	120,000.

Area (B) Alternatives

Metal Louvers	35,660.
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Area (C) Alternatives

Dryvit	59,500.
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Area (D) Alternatives

Awnings	23,000.
Trellis Painting/Dryvit	5,740.

Street Scape

Tree Grates	15,000.
Street Lights	45,000.
Granite Tree Well Surrounds	4,200.
Added Trees Along 8th and "J"	4,800.
Seeded Exposed aggregate	36,190.
Sidewalks	
Design Services	20,000.

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Staff recommends that the following alternatives be approved:

Parking Structure

Area (A): Polished Serpentine	40,330.
Area (B): Metal Louvers	35,660.
Area (C): Dryvit	59,500.
Area (D): Awnings	23,000.
Trellis Painting/Dryvit	5,740.

Streetscape

Tree Grates	15,000.
Street Lights	45,000.
Granite Tree Band	4,200.
Additional Trees	4,800.
Seeded Exposed aggregate sidewalks	36,190.
Design Services	<u>20,000.</u>

TOTAL \$289,350.

In order to pay for the additional Agency cost of \$289,350 for the improvements, the staff recommends that the Library Budget be increased by this amount. These funds would be taken from the Agency portion of the recently sold Certificate of Participation with a concomitant reduction in the detox facility property acquisition line item of that amount. (Final acquisition of the detox property will have to be delayed until after the sale of the 1990 Tax Allocation Bonds.)

Additionally, to reflect LPT Associates' offer to pay for the sidewalk improvements on the 9th and "J" Street sides of the office tower, the Agency's project contingency will be adjusted to reflect an estimated \$200,000 credit to the Agency. (The exact amount of the credit is yet to be determined. However, sufficient cost data is available to make the above estimate. The contingency will be adjusted to the exact amount once ultimately determined.)

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ENVIRONMENTAL REVIEW

Pursuant to Title 14, California Administrative Code, Section 15162, the Environmental Coordinator has determined that there are no substantial changes in the project or in the circumstances under which the project is to be undertaken and that the project involves no new impacts not considered in the previous Environmental Impact Report. Therefore, no further Environmental Documents are required.

MBE/WBE

Any new contracts entered into with these additional funds will be subject to the Agency's MBE/WBE program policies.

POLICY IMPLICATIONS

The proposed recommendations in this report are consistent with the Merged Sacramento Downtown Redevelopment Plan and Urban Design Plan of construction activities of the highest and best quality.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of February 26, 1990 the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Amundson, Diepenbrock, Pernel, Simon, Wiggins,
Wooley, Yew, Simpson

NOES: Strong

ABSENT: Moose

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RECOMMENDATION

The staff recommends adoption of the attached resolution approving the following actions:

(1) Authorizing the Executive Director to amend the Disposition and Development Agreement with Library Plaza Group to include the following improvements to the parking structure and streetscape:

(a) Area (A), as described, in the staff report to be covered in polished green Serpentine;

Area (B), as described, to be covered with matching metal louvers;

Area (C), as described, to be covered with applied dryvit;

Area (D), as described, to install canvas awnings along both 8th and "J" Streets and paint the concrete back drop of the trellis areas. and;

(b) Authorizing the Executive Director to include the following improvements within the sidewalk design:

1. Iron tree grates in lieu of granite cobbles;
2. Decorative street lights in lieu of standard lights;
3. Granite banding around tree wells in lieu of concrete;
4. Seeded exposed aggregate concrete sidewalks.

For the improvements as recommended above, the Disposition and Development Agreement with Library Plaza Group shall be increased by \$289,350.

(2) Authorizing the amendment of the project budget to reflect the increase in contingency funds due to the reduction of the Agency's scope of work for streetscape improvements surrounding the office structure. Further, in connection with the Library Lane development, authorization for LPT Associates to be responsible for improvements within Library Lane and for the Agency to reimburse

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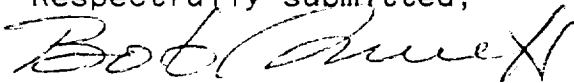
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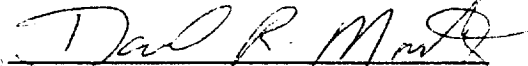
LPT for the expenditures incurred in undertaking these improvements concurrent with an equal reduction in the LPG/Rudolph and Sletten contract amount.

Respectfully submitted,



ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COUNCIL:



WALTER J. SLIPE
City Manager

Contact Person: Ken Stroth, 440-1310

UPGRADE.SFP

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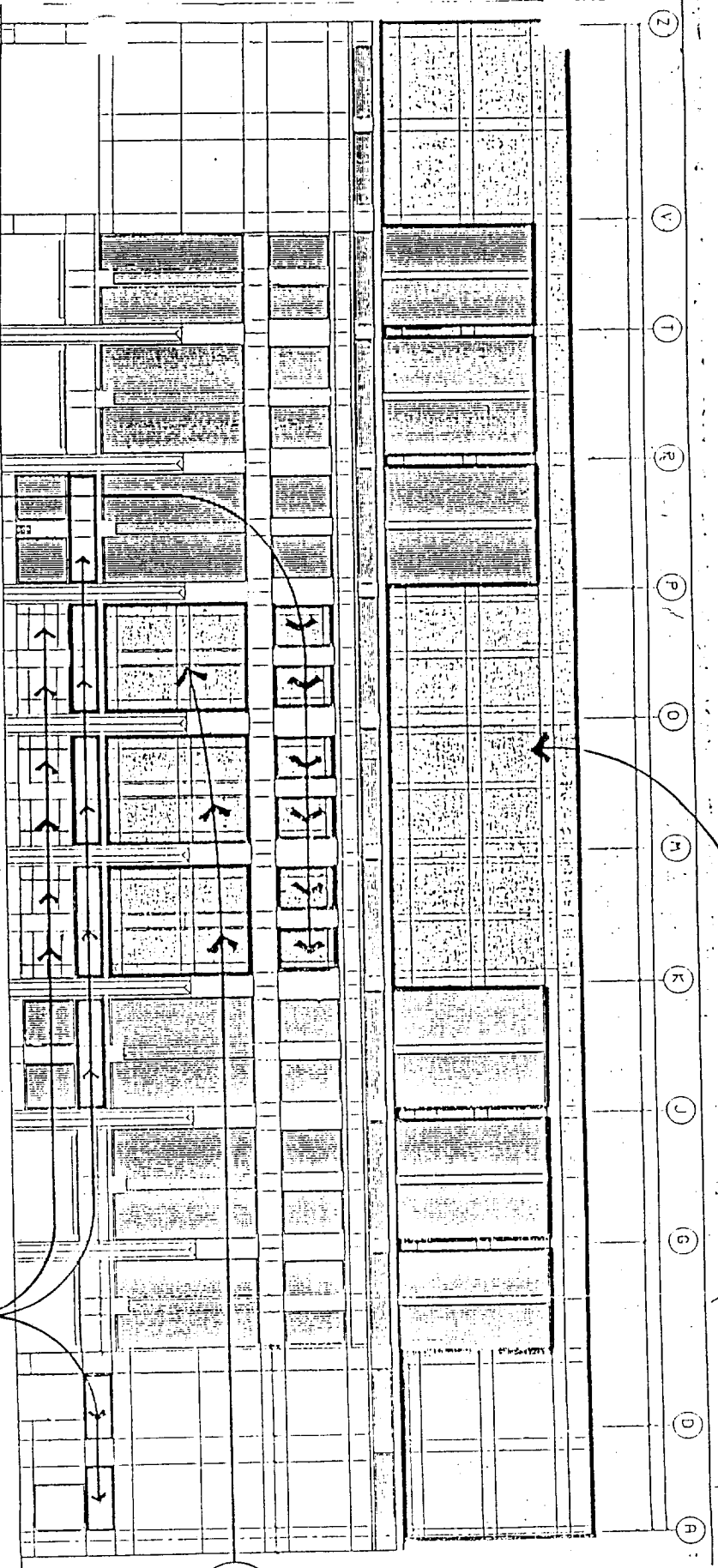
WEST ELEVATION @ BIR STREET

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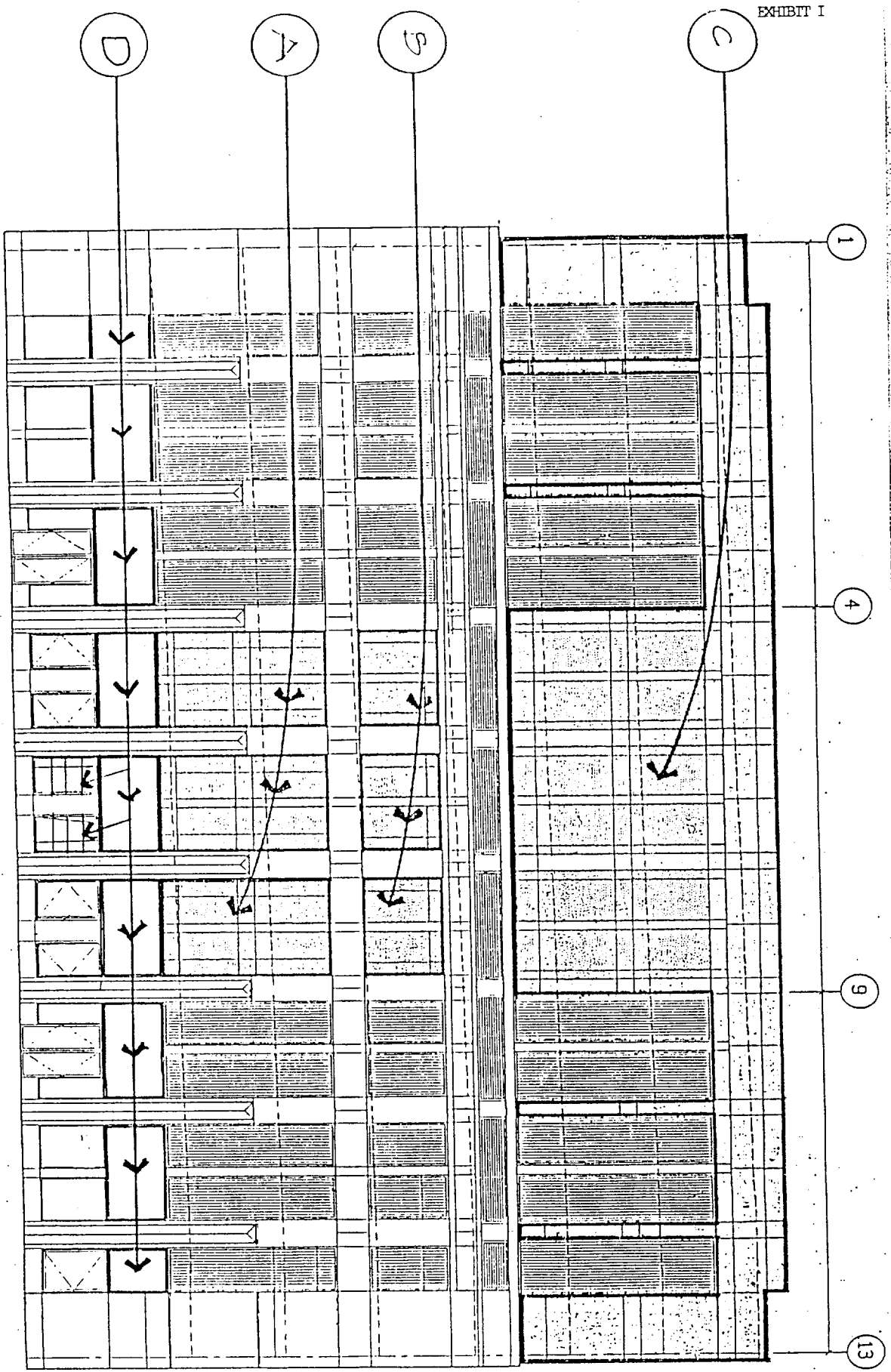
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SOUTH ELEVATION @ 'J' STREET



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