



REPORT TO COUNCIL

City of Sacramento

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915 I Street, Sacramento, CA 95814-2671
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CONSENT
June 27, 2006

Honorable Mayor and
Members of the City Council

Subject: Professional Services Agreement with EIP Associates and Dowling Associates for the Preparation of an Environmental Impact Report (EIR) for the Downtown Railyards Project; Establishment of a Capital Improvement Project; and Appropriation of Funds

Location/Council District: East of Sacramento River and north of the Central Business District in downtown Sacramento, Central City, Council District 1

Recommendation:

Staff recommends the City Council approve the attached resolutions authorizing City Manager or his designee to: 1.) Execute a professional services agreement with EIP Associates in the amount of \$1,024,910 for the preparation of an environmental impact report (EIR); 2.) Execute a professional services agreement with Dowling Associates in the amount of \$171,019 for the traffic study portion of the project; and 3.) Authorize establishing a capital improvement project and appropriating funds.

Contact: Ellie Buford, Principal Planner (916) 808-5935; Carol Shearly, Director of Planning, (916)808-5893

Presenters: Not applicable

Department: Development Services

Division: Planning

Organization No: 4828

Summary:

An EIR must be prepared for the proposed Downtown Railyards Project, including a programmatic level review of the Sacramento Intermodal Transportation Facility (SITF). A Request for Proposals (RFP) was sent to 10 consulting firms. Five consulting firms responded with proposals. Three firms were selected for the interview process. The evaluation team recommended the City Council authorize EIP Associates be awarded the contract for preparation of the environmental impact report. Dowling Associates was selected to prepare the traffic analysis from the existing Master Services

Agreement list maintained by Development Engineering Division of the Development Services Development. The City would contribute \$351,976 to both contracts with Thomas Enterprise contributing \$843,953, for a total of \$1,195,929.

Committee/Commission Action: None

Background Information:

As the Downtown Railyards Project progressed, it became evident that significant environmental work would be necessary. In 2001, a Request for Proposals (RFP) was sent to ten consulting firms. Five consulting firms responded with proposals and three firms were selected for the interview process. Based on an evaluation of the competitive proposals submitted in response to the City's RFP, and the interview process, EIP Associates was selected as the top-ranked firm, and was chosen to prepare the environmental review for this project. EIP Associates previously had prepared the EIR for the Railyards Specific Plan in 1994 in conjunction with the ROMA Group.

EIP Associates subsequently was engaged in a \$20,000 agreement for the initial environmental work. Staff is recommending that Council award an agreement for the remaining environmental review work to EIP, due to their selection as the top-ranked firm in response to the 2001 RFP and their continuing unique involvement and participation with the Downtown Railyards Project up to this point. Dowling Associates was selected to prepare the traffic analysis from the existing Master Services Agreement list maintained by the Development Engineering Division of the Development Services Development.

The EIP Associates agreement for the EIR will cost \$1,024,910. The cost of the traffic study to be prepared by Dowling is \$171,019. City staff has worked closely with EIP Associates and Dowling Associates to develop scopes of work that address both the public and private proposals in the Railyards. Thomas Enterprises and the City will share in the cost of the contracts in proportion to the public/private split.

Financial Considerations:

The work to be undertaken under the contracts relates to both the proposed public and private development in the Railyards and the proposed SITF. Authorization of the professional services agreements with EIP and Dowling will allow, at a programmatic level pursuant to the California Environmental Quality Act (CEQA), the preparation of an EIR to analyze the potential environmental impacts of redevelopment of the Railyards property, including the SITF. The City has agreed to share in the cost of this effort because of this private-public partnership.

Appropriations of \$1,195,929 would be created from a combination of existing City funding and funds provided by Thomas Enterprises. The allocation and funding source is as follows:

	<u>EIP EIR</u>	<u>Dowling Traffic Study</u>	<u>Total</u>
City of Sacramento	\$341,636	10,340	351,976
Thomas Enterprises	683,274	160,679	843,953
Total	<u>1,024,910</u>	<u>171,019</u>	<u>\$1,195,929</u>

The Traffic Study agreement with Dowling supplements a first phase contract for \$70,000, paid with City funds and issued under City Manager’s authority. When added to the totals above, the ultimate cost for both contracts is being shared on a one-third City, two-thirds Thomas Enterprises basis.

Progress on the contracts will be made contractually contingent on the payment by Thomas Enterprises of their share.

Funding for the City’s share of the EIR will come from unused appropriations in the Non Department Budget in the General Fund in Fiscal Year 2005/06, supplemented, if necessary, with a transfer from the Administrative Contingency. The funds will be encumbered or carried over into Fiscal Year 2006/07, but the FY2007 Budget will not be impacted.

The resolutions also establish a CIP (TV96: Railyards Development) to track all activity, establish an expenditure budget of \$1,195,929 and establish a revenue budget of \$843,953.

Environmental Considerations:

The City’s Environmental Planning Services has determined that entering into the agreements for preparation of an EIR and traffic study are not projects under the California Environmental Quality Act (CEQA).

Policy Considerations:

City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The proposed redevelopment of the Railyards is consistent with this policy.

Emerging Small Business Development (ESBD):

The RFP process complied with the City’s policies regarding emerging and small businesses. This process included distribution to environmental consulting companies certified with the City as emerging and small businesses. The firm was selected based upon their qualifications and proposal to best meet the City’s requirements and needs for this project.

Approved by: 
William A. Thomas, Director
Development Services Department

Approved by: 
Carol Shearly, Director of Planning
Development Services Department

Recommendation Approved:

for 
RAY KERRIDGE
City Manager

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RESOLUTION NO.

Adopted by the Sacramento City Council

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH EIP ASSOCIATES IN THE AMOUNT OF \$1,024,910 FOR ENVIRONMENTAL IMPACT REPORT PREPARATION SERVICES FOR THE DOWNTOWN RAILYARDS PROJECT

BACKGROUND:

- A.** The City of Sacramento has selected EIP Associates to prepare an environmental impact report for the proposed Downtown Railyards Project and proposed development.
- B.** In 1994, EIP Associates was the consulting firm selected to perform environmental review for the Railyards Specific Plan in conjunction with the ROMA Group.
- C.** In 2001, a Request for Proposals (RFP) was sent to 10 consulting firms. Five consulting firms responded with proposals. Three firms were selected for the interview process, and EIP Associates subsequently was selected as the top-ranked firm to perform environmental review for the Railyards project.

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

- Section 1. The Council authorizes the City Manager to enter into a professional services agreement in the amount of \$1,024,910 with EIP Associates to provide Environmental Impact Report preparation services for the Downtown Railyards Project.

RESOLUTION NO.

Adopted by the Sacramento City Council

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH DOWLING ASSOCIATES IN THE AMOUNT OF \$171,019 FOR PREPARATION OF A TRAFFIC STUDY FOR THE DOWNTOWN RAILYARDS PROJECT

BACKGROUND:

- A. The City of Sacramento has selected Dowling Associates to prepare a traffic study for the proposed Downtown Railyards Project and proposed development, and
- B. Dowling Associates is on the existing Master Services Agreement list for traffic studies maintained by Development Engineering Division of the Development Services Department.

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

- Section 1. The Council authorizes the City Manager to enter into a professional services agreement in the amount of \$171,019 with Dowling Associates to provide preparation of the traffic study for the Downtown Railyards Project.

RESOLUTION NO.

Adopted by the Sacramento City Council

ESTABLISHING A CAPITAL IMPROVEMENT PROJECT FOR THE DOWNTOWN RAILYARDS PROJECT, APPROPRIATION OF FUNDS, AND ESTABLISHMENT OF REVENUE AND EXPENSE BUDGET

BACKGROUND

- A. The creation of a Railyards Development Project CIP (PN: TV96) will initially fund an environmental impact report and traffic study that must be prepared now for the proposed Downtown Railyards Project and proposed development.

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

- Section 1. The City Council finds and determines that the Background Statement A is true and is incorporated herein by reference.
- Section 2. The City Manager is authorized to establish the Railyards Development Project (PN: TV96).
- Section 3. The City Manager is authorized to appropriate \$1,195,929 for the Railyards Development Project (PN: TV96) and to establish a Revenue Budget in support of the project of \$843,953.