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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA  
November 3, 1989

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

Budget and Finance Committee  
Sacramento, California

Honorable Members in Session:

SUBJECT: Contract Amendment to Consultant Services Agreement  
87200 with Environmental Science Associates, Inc.  
for Environmental Review of Pacific Plaza and Golden  
State Towers (P87-418 & P87-143) in the amount of  
\$46,350

#### SUMMARY

On July 12, 1988 the City of Sacramento approved Consultant Service Agreement No. 87200 with Environmental Science Associates, Inc. (ESA) to perform the necessary environmental review for two projects in the R Street Corridor area, California Capitol Center (Pacific Plaza) and Golden State Tower. The total contractual authority approved was set at \$270,000. Due to changes in the scope of the projects, this contractual limit must now be increased by \$46,350 to provide additional environmental review on the revised projects. Staff recommends that Consultant Services Agreement No 87200 with ESA be increased by \$46,350 for a total contractual limit of \$316,350.

#### BACKGROUND

Consultant Services Agreement No. 87200, which was executed on July 12, 1988, provided environmental review services for California Capitol Center, a Union Pacific Realty project located at 3rd and R Streets and for Golden State Tower, an RJB Interests project located at 7th and Q Streets.

The contract authorized ESA to evaluate the environmental impacts of these two projects in one, combined Environmental Impact Report (EIR).

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At a later stage in the review process, it was determined that the projects should be reviewed separately, and the contract was amended to expand the scope of consultant services to include two separate EIR reviews. However, subsequent to completion of these separate reviews, the California Capitol Center (Pacific Plaza) project has been revised to the extent that a new, revised EIR is required. Duke Development has purchased the project from Union Pacific Realty, has changed the name of the project to Pacific Plaza, submitted revised project information, and has agreed to deposit with the Environmental Services Division, funds to pay for the additional environmental review required by the revised project.

ESA, the consultant who provided the previous environmental review for both Golden State Towers and the California Capitol Center project, has scoped the revisions that will be necessary to complete a revised EIR for the Pacific Plaza project. Staff has independently reviewed the scope and concurs with the revisions that will be required.

#### FINANCIAL DATA

When Consultant Services Agreement No. 87200 was executed, the total contract authority was \$210,000 under Resolution 88-165. This spending authority was increased \$60,000 by Resolution 89-254, setting a total contract authority of \$270,000. The contract combined environmental review services for two projects on the R Street Corridor: California Capitol Center (now Pacific Plaza) and Golden State Towers.

The project revisions that have been made by Duke Development to the California Capitol Center project, now the Pacific Plaza project, will require an additional \$46,350 to complete the consultant's environmental review of the revised project. This \$46,350 contains a 10% contingency.

Changes to the Pacific Plaza project are such that much of the previous environmental analysis can be re-used, and therefore, a larger contract amendment does not appear to be necessary at this time.

The Environmental Services Division operates its consultant service agreements on a revenue deposit basis. For this particular contract amendment, Duke Development will be requested to deposit the total \$46,350 prior to the initiation of any work on the project.

The funds will remain on deposit with the City until the completion of the environmental review process, this includes both hearings and the completion of the Notice of Determination challenge time frame which extends thirty days after the filing of the Notice.

POLICY MATTERS

The policy of requiring developer deposits for contractual and staff work to be performed on an EIR is consistent with City policy.

MBE/WBE

This report recommends an amendment to an existing contract. It, therefore, does not involve any new contractual services that would be open for MBE/WBE participation. Environmental Science Associates is not an MBE/WBE firm.

RECOMMENDATION

Staff recommends that Consultant Services Agreement No 87200 be amended to increase the contractual spending authority by \$46,350 to a total of \$316,350. This contract will be offset by revenues deposited with the City.

Respectfully submitted,

*Carol L. Branan*

Carol L. Branan  
Manager, Environmental Services

RECOMMENDATION APPROVED:

*Jack R. Crist*

JACK R. CRIST  
Deputy City Manager

APPROVED:

*Michael M. Davis*

Michael M. Davis  
Director of Planning and Development

Contact Person:

Carol Branan 449-2037  
Environmental Services Division  
Manager

All Districts  
November 14, 1989

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

AUTHORIZING AN INCREASE IN THE  
CONTRACTUAL AUTHORITY OF  
CONSULTANT SERVICES AGREEMENT NO. 87200  
IN AN AMOUNT NOT TO EXCEED \$316,350

P87-418 & P87-143

WHEREAS, the City Council of the City of Sacramento authorized by Resolution 87-165 a Consultant Services Agreement with Environmental Science Associates, Inc. in an amount not-to-exceed \$210,000, to provide environmental review for California Capitol Center and Golden State Tower, and;

WHEREAS, the Council amended by Resolution 89-254, Consultant Services Agreement 87200 in the amount of \$60,000 for a total not-to-exceed \$270,000, and;

WHEREAS, the developer of California Capitol Center (now Pacific Plaza) has revised the project to the extent that new and additional environmental review is required;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, THAT:

Section 1: The City Manager and City Clerk are hereby authorized and directed to execute on behalf of the City of Sacramento an amendment to Consultant Services Agreement No 87200 in an amount of \$46,350 for a total not-to-exceed \$316,350.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_