



**REPORT TO THE  
REDEVELOPMENT AGENCY  
AND**

**THE CITY COUNCIL**

**Of the City of Sacramento**

915 I Street, Sacramento, CA 95814-2604

[www.cityofsacramento.org](http://www.cityofsacramento.org)



**Sacramento  
Housing &  
Redevelopment  
Agency**

**CONSENT**

**December 13, 2005**

Honorable Chair and Members of the Board *and*  
Honorable Mayor and Members of the City Council

**Subject:** Approve Amendment to Nichols Consulting Engineers, Chtd. Contract

**Location/Council District:** Sacramento Riverfront (District 4)

**Recommendation:** The Redevelopment Agency of the City of Sacramento (Agency) adopt a resolution authorizing the Director of Economic Development Department to 1) Transfer \$94,000 from the Merged Downtown Development Assistance project budget to the Pioneer Bridge project budget; and 2) Increase the existing Pioneer Bridge Individual Project Agreement (IPA) amount by \$94,000.

City Council adopt a resolution authorizing the City Manager to 1) Increase the revenue and expense budget for the Pioneer Bridge capital improvement project (CIP) (PN: KD41) by \$94,000; 2) Increase the existing Individual Project Agreement (IPA) amount with the Agency by \$94,000; and 3) Execute a third amendment to City Agreement No. 2004-0161 with Nichols Consulting Engineers, Chtd. increasing the contract amount by \$94,000.

**Contact:** Laura Sainz, Senior Project Manager, 808-2677

**Presenters:** Laura Sainz, Senior Project Manager

**Department:** Economic Development Department

**Division:** Downtown Development

**Organization No:** 4451

**Summary:** Nichols Consulting Engineers, Chtd. was hired to complete an infrastructure assessment, environmental site assessment and engineering studies in the Docks Area along the Sacramento Riverfront as part of the pre-development activities related to the redevelopment of the Docks Area. The Docks Area is being redeveloped to address and alleviate the blight, insufficient infrastructure and toxic remediation of the properties in the area. One of the options being pursued in conjunction with the U.S. Army Corps of Engineers (COE) is an expanded levee that will strengthen the existing levees in the Docks Area as well as provide a platform for a riverfront promenade/parkway. In addition, the City is required to present a risk assessment to the Department of Toxic Substances Control (DTSC) regarding



the potential for mixed-use development in the Docks Area. This contract amendment will include engineering design and analysis for the oversized levee as well as the preparation of a risk assessment for DTSC.

**Committee/Commission Action:** Not Applicable.

**Background Information:**

In October 2004, the City awarded a contract to Nichols Consulting Engineers, Chtd. (Nichols) for an infrastructure and environmental site assessment of the Docks Area. The infrastructure assessment has provided valuable information to the Docks Area redevelopment process. To assist with the development of the Docks Area, the COE has asked the City to present designs for an expanded levee in an effort to coordinate the Docks Area design with flood protection issues. In addition, the City is required to present a risk assessment to DTSC regarding the hazardous material identified and the potential for mixed-use development.

**Financial Considerations:**

A transfer of \$94,000 from the Agency's development assistance account to the City's Pioneer Bridge CIP (PN: KD41) is needed to cover the amount of the proposed contract amendment. This action would increase the total contract amount with Nichols Consulting Engineers, Chtd. to \$354,889.

**Environmental Considerations:**

The proposed action to fund feasibility and planning studies for the Docks Area is exempt from environmental review under CEQA Guidelines Section 15262. The environmental analysis for the Docks Area project is currently underway. It is anticipated that the draft Environmental Impact Report will be complete in June 2006.

**Policy Considerations:**

The Nichols contract amendment and redevelopment of the Docks Area is consistent with the goals of the 2005 Downtown Sacramento Redevelopment Strategy which include:

1. The elimination of environmental deficiencies in the Merged Project Area, including, among others, mixed and shifting uses, small and irregular lots, obsolete, aged and deteriorated building types, inadequate or deteriorated public improvements, and incompatible and uneconomic land uses;
2. The strengthening of retail and other commercial activity downtown, the strengthening of the economic base of the Project Area and the community by the installation of needed site improvements, either inside or outside the Merged Project Area, to stimulate new commercial/light industrial expansion, employment and economic growth; and
3. The establishment and implementation of performance criteria to assure high site-design standards and environmental quality and other design elements, which provide unity and integrity to the entire Merged Project.

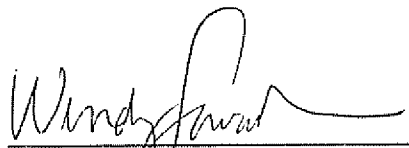
In addition, the Nichols contract amendment and redevelopment of the Docks Area is

consistent with the following goals identified in the 2005-2008 City of Sacramento Strategic Plan:

1. Achieve sustainability and livability;
2. Increase opportunities for all Sacramento residents to live in safe and affordable housing;  
and
3. Expand economic development throughout the city.

**Emerging Small Business Development (ESBD):**

This contract meets the City's ESBD requirements.

Approved By:   
Wendy S. Saunders, Director  
Economic Development Department

Recommendation Approved:

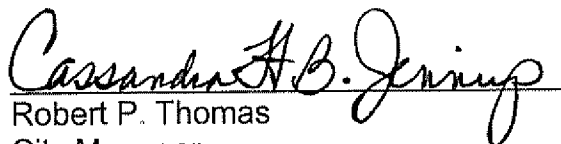
  
Robert P. Thomas  
City Manager

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## **RESOLUTION NO.**

Adopted by the Redevelopment Agency  
of the City of Sacramento

December 13, 2005

### **TRANSFERRING FUNDS FROM THE MERGED DOWNTOWN DEVELOPMENT ASSISTANCE PROJECT BUDGET TO THE PIONEER BRIDGE PROJECT BUDGET AND AMENDING THE EXISTING INDIVIDUAL PROJECT AGREEMENT**

#### **BACKGROUND**

- A. Nichols Consulting Engineers, Chtd. (Nichols) was awarded a contract to assist with predevelopment analysis in the Docks Area, along the Sacramento Riverfront. The predevelopment analysis included a Phase I & II Environmental Site Assessment, an infrastructure assessment and early design of future infrastructure needs.
- B. The City of Sacramento would like to coordinate the preliminary oversized levee design with the U. S. Army Corps of Engineers for flood protection related issues.
- C. The City of Sacramento would like to present a risk assessment to the State of California Department of Toxic Substances Control (DTSC) regarding the potential for mixed-use development in the Docks Area.
- D. A contract amendment is needed to authorize Nichols to complete the engineering analysis for the preliminary oversized levee and a risk assessment to present to the DTSC.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:**

Section 1. After due consideration of the evidence presented; the environmental findings, and the findings of the staff report that accompanies this resolution are approved.

Section 2. Pursuant to Section 33445 of the Health and Safety Code of the State of California, the Agency makes the following findings:

- a) The engineering analysis of the oversized levee and the risk assessment for DTSC are both pre-development activities for the Docks Area and are of benefit to the Merged Downtown Redevelopment Project Area;
- b) There are no other reasonable means of financing the Projects available to the community except for redevelopment area tax increment proceeds;

capacity and dilapidated infrastructure inside the Project Area and the Projects are consistent with the implementation plan adopted pursuant to Health and Safety Code of the State of California, Section 33490.

Section 3: The Director is authorized to transfer funds from the Merged Downtown Development Assistance project budget to the Pioneer Bridge project budget in the amount of \$94,000.

Section 4: The Director is authorized to amend the existing Individual Project Agreement (IPA) with the City of Sacramento in the amount of \$94,000 for the projects described above.

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Chair

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Secretary

## **RESOLUTION NO.**

Adopted by the Sacramento City Council

December 13, 2005

### **EXECUTING A CONTRACT AMENDMENT WITH NICHOLS CONSULTING ENGINEERS, CHTD.**

#### **BACKGROUND**

- A. Nichols Consulting Engineers, Chtd. (Nichols) was awarded a contract to assist with predevelopment analysis in the Docks Area, along the Sacramento Riverfront. The predevelopment analysis included a Phase I & II Environmental Site Assessment, an infrastructure assessment and early design of future infrastructure needs.
- B. The City of Sacramento would like to coordinate the preliminary oversized levee design with the U. S. Army Corps of Engineers for flood protection related issues.
- C. The City of Sacramento would like to present a risk assessment to the State of California Department of Toxic Substances Control (DTSC) regarding the potential for mixed-use development in the Docks Area.
- D. A contract amendment is needed to authorize Nichols to complete the engineering analysis for the preliminary oversized levee and a risk assessment to present to the DTSC.

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

Section 1. After due consideration of the evidence presented, the findings, including the environmental findings regarding this action, as stated in the staff report that accompanies this resolution, are approved.

Section 2. Pursuant to Section 33445 of the Health and Safety Code of the State of California, the City makes the following findings:

- d) The engineering analysis of the oversized levee and the risk assessment for DTSC are both pre-development activities for the Docks Area and are of benefit to the Merged Downtown Redevelopment Project Area;
- e) There are no other reasonable means of financing the Projects available to the community except for redevelopment area tax increment proceeds;
- f) The use of redevelopment area tax increment proceeds for the Projects will result in the elimination of blighting influences of

- a) The use of redevelopment area tax increment proceeds for the Projects will result in the elimination of blighting influences of inadequate, under-capacity and dilapidated infrastructure inside the Project Area and the Projects are consistent with the implementation plan adopted pursuant to Health and Safety Code of the State of California, Section 33490.

Section 3. The City Manager is authorized to increase the revenue and expense budget for the Pioneer Bridge capital improvement project (CIP) (PN: KD41) by \$94,000.

Section 4. The City Manager is authorized to amend the existing individual project agreement (IPA) with the Agency in the amount of \$94,000.

Section 5. The City Manager is authorized to execute a contract amendment to City Agreement No. 2004-0161 with Nichols Consulting Engineers, Chtd. increasing the total contract amount of \$354,889.

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Exhibit A: Contract Amendment – 14 pages



# **TO BE DELIVERED**

## **EXHIBIT A**