



Comm. Rpt
24

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

APPROVED
October 1, 1982
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

NOV 3 1982

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

NOV 9 1982

SUBJECT: Consultant Contract for Design Development Phase,
Old Sacramento Riverfront Master Plan

SUMMARY

The design team of Roma/Spink/Witt has been selected as the consultant for the design of the Old Sacramento Riverfront Master Plan. The selection was for the Analysis and Program Development Phase (Preliminary Design Phase) and the Schematic Design Phase (Design Development Phase). The Preliminary Design Phase per an initial contract has been completed. In order to secure the required approvals of the Old Sacramento Riverfront Master Plan it is necessary to complete the Design Development Phase. Per the original delineation of work tasks and subsequent negotiations the Spink Corporation will be responsible for the Design Development Phase.

BACKGROUND

In December 1977 the design team of Roma/Spink/Witt was selected via the City selection process as the consultant for the design of the Old Sacramento Riverfront Master Plan. Due to budget constraints specific work tasks and services were identified and selected by the City. These were divided into two phases: Analysis and Program Development (Preliminary Design Phase) and Schematic Design (Design Development Phase). In August 1978 the Agency authorized the execution of an initial contract with the consultants for the first phase preliminary design work.

The Preliminary Plans depict a generalization of the proposed scope of development for the Old Sacramento Riverfront. The Preliminary Plans specifically address and graphically present areas of use and location and placement of historic elements as determined from research conducted by the City's Museum and History Division and from the design team's investigation of existing conditions and various governmental requirements. Based upon these knowns and given the Old Sacramento Riverfront Master Plan has been developed. The Preliminary Design Phase per the initial contract has been completed.

11-9-82

Del. [unclear]

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
October 19, 1982
Page Two

The Preliminary Master Plan is a conceptual plan which is now in the process of being reviewed by various governmental entities having jurisdiction over the development of the riverfront. The Spink Corporation is presently involved in obtaining these approvals. While the majority of these governmental entities have approved the Master Plan in concept, the Army Corps of Engineers and the State Land Reclamation Board staff are requiring additional design development including specific definitive details addressing the development and refinement of proposed flood control measures before they will formally approve the Master Plan. In order to obtain these approvals it is necessary to file for the required permits. The permit application must be accompanied by the requested definitive details. The work required to develop and produce these details is a part of the Scope of Services under the Design Development Phase. The original consultant selection identified these tasks and assigned them to be performed by the Spink Corporation in the Design Development Phase.

The documents to be formally submitted for approval via the permit process will be those produced under the Design Development Phase. The Agency shall not commence preparation of construction documents until the approvals of the Master Plan have been obtained. This is to insure that the construction documents will be based upon previously approved plans before a commitment is made to a large expenditure for the completion of construction documents.

Before the Agency can advertise for, select and hire the consultant for the preparation of the final construction documents, the Design Development Phase needs to be completed. Under the subject Contract the Spink Corporation's responsibility is limited to the completion of the Design Development Phase.

FINANCIAL DATA

The negotiated fee for the Design Development Phase is Thirty-Seven Thousand Six Hundred and Eight Dollars (\$37,608.00). The initial contract was executed with the Spink Corporation for preliminary design was in the amount of Seventy Thousand Two Hundred and Eighty-Six Dollars (\$70,286.00). A supplemental contract in the amount of Eight Thousand Seven Hundred Dollars (\$8,700.00) brings the total fee to date to Seventy-Eight Thousand Nine Hundred and Eighty-Six Dollars (\$78,986.00). The amount of the subject contract will increase the fee total to One Hundred Sixteen Thousand Five Hundred and Ninety-Four Dollars (\$116,594.00).

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
October 19, 1982
Page Three

<u>Item</u>	<u>Cost</u>
Initial Contract with Roma/Spink/Witt for Preliminary Design (First Phase)	\$ 70,286.00
Supplemental Contract to above	<u>8,700.00</u>
Sub-Total	\$ 78,986.00
Proposed Contract with Spink Corporation for Design Development (Second Phase)	<u>37,608.00</u>
TOTAL	<u>\$116,594.00</u>

The original cost of the initial contract was funded from 1975-76 City Community Development Block Grant (CDBG) funds which were appropriated for the waterfront development. Funds for the proposed contract in the amount of Thirty-Seven Thousand Six Hundred and Eight Dollars (\$37,608.00) are available from the Five Hundred Thousand Dollars (\$500,000.00) appropriation for the Old Sacramento Waterfront Plan Project (Plans/Specifications) as approved by the Redevelopment Agency on March 9, 1982.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of November 1, 1982, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Dickinson, Fisher, Knepprath, Luevano, B. Miller,
Teramoto, Walton

NOES: None

ABSENT: Angelides, A. Miller

RECOMMENDATION

The staff recommends adoption of the attached resolution by which the Executive Director is authorized to execute a contract with the Spink Corporation for the Design Development Phase of the Old Sacramento Riverfront Master Plan.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
Executive Director

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
October 19, 1982
Page Four

TRANSMITTAL TO COUNCIL:



WALTER J. SLIPE
City Manager

Contact Person: Theodore R. Leonard

RESOLUTION NO. 82-086

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

November 9, 1982

AUTHORIZING CONTRACT WITH SPINK CORPORATION
FOR DESIGN DEVELOPMENT PHASE
OF OLD SACRAMENTO RIVERFRONT MASTER PLAN

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

Section 1. The Executive Director is hereby autho-
rized to execute a contract with the Spink Corporation for the
Design Development Phase of the Old Sacramento Riverfront Master
Plan in an amount not to exceed Thirty-Seven Thousand Six Hundred
Eight Dollars (\$37,608.00).

CHAIRMAN

ATTEST:

SECRETARY

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

NOV 9 1982

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 COMMUNITY DEVELOPMENT DEPARTMENT

WORK ASSIGNMENT/PROGRAM REPORT

Division Redevelopment

Legislative Approvals and Dates:

1. _____
2. _____
3. _____

Project Type

- City Redevelopment
 County Housing
 Grant
 Technical

Project Old Sacramento Riverfront

Responsible staff Ted Leonard

Supervisor Leo Goto

Updated 25 October 1982
 Day Month Year

Legend

- * Critical milestone (identify)
- △ Date project updated
- ▲ Current progress of project

Project Budget Construction Bid Amount Expenditures to date Funding Source
 \$ _____ \$ _____ \$ _____ \$ _____

Major Steps	YEAR	1982												1983												1984											
	MONTH	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M									
Approval of funding for Plans																																					
Approval of Preliminary Master Plan by Governmental Agencies																																					
Execution of Contract for Design Development Phase																																					
Design Development Phase																																					
Selection of consultant for construction documents phase																																					
Construction documents																																					
Approval of 1983 Tax Increment Funding for Construction of Phases I and II																																					
Environmental Review and approval of construction plans by governmental agencies																																					
Bidding and award																																					
Start of construction (Removal of Waterfront Parking)																																					