



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

July 30, 1986

Budget and Finance Committee of
the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: COMMERCIAL PLAN CHECKING CONTRACTS

SUMMARY

During this fiscal year the City is anticipating the submittal of a series of major project plans for commercial plan checking approval. These plans cannot be expeditiously processed by City staff. Staff recommends the utilization of outside plan checking consultants to assist on these projects and the appropriate enabling amendment to the City budget.

BACKGROUND

The building plans for the Hyatt Regency Hotel have recently been submitted for City review. These plans are the first in a series of major project plans that the Planning and Development Department is anticipating being submitted for building permits within the next several months (Refer to Exhibit A). These projects will create major operational problems for the Commercial Plan Check unit during this period.

Due to their size and complexity, these plans will require significant staff time to process. Their completion, by staff, will require significant delays to these projects and delays in reviewing previously submitted commercial building plans. To meet these demands staff is recommending that the review of parts of these plans be contracted out to private engineering firms. The utilization of outside plan checking services will provide staff the ability to respond to these major projects without creating significant delays or compromising the quality of the plan review.

The implementation of this plan will require the Building Permits Manager to review major project plans when they are submitted. This review will determine how much of the review can be completed by City staff without disrupting plans that are then in process. If the plans cannot receive a timely review by staff, all or part of the review for code compliance will be contracted to a private firm. City staff

Administration

Room 300 449-5571

Building Inspections

Room 200 449-5716

Planning

Room 200 449-5604

July 30, 1986

will still be required to review plans for compliance with Planning and Zoning and Public Work's provisions and Fire Department requirements. The Planning and Development Department has developed a consultant pool to perform these services.

The effective implementation of this program requires the rapid execution of plan review contracts. To accommodate this need, staff is recommending that the City Manager be authorized to execute various plan review contracts with a total value not to exceed \$200,000.

Staff has used the City Manager's contract authority to begin outside plan review on the Hyatt Regency plans. The City Manager has authority to contract this service for \$20,000. The total projected cost for completion of this review by the contractor is \$45,000. Cost of City staff services for this review is anticipated to exceed \$20,000.

FINANCIAL INFORMATION

The review of major project plans by contractual plan checking services will require an additional \$200,000 in professional services for the 1986-87 fiscal year. This additional cost will be financed by the commercial plan check revenue generated by these projects. These major projects should generate over \$300,000 in revenue.

RECOMMENDATION

Staff recommends that the Budget and Finance Committee recommend City Council approval of the following:

1. A resolution amending the 1986-87 fiscal year budget.
2. A resolution approving the execution of plan checking contracts.

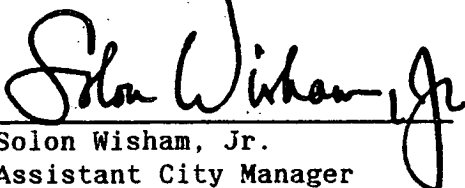
Respectfully submitted,



Mac Mallés
Director of Planning
and Development

MM/JWK/sch
Attachments

RECOMMENDATION APPROVED:



Solon Wisham, Jr.
Assistant City Manager

All District
August 5, 1986

EXHIBIT A

MAJOR COMMERCIAL CONSTRUCTION PROJECTS

<u>Project</u>	<u>Estimated Valuation*</u>	<u>Projected Plan Checking Revenue</u>
1. Hyatt Regency Hotel	\$31,600,000	\$71,000
2. Renaissance Tower	45,000,000	81,000
3. Arco Arena	16,000,000	28,800
4. Embassy Hotel	10,000,000	18,000
5. Galleria (29th and L)	10,000,000	18,000
6. Farmer's Market Office Buildings	5,000,000	9,000
7. Kaiser Office	4,000,000	7,200
8. Fort Sutter Medical Building (2825 "K")	3,000,000	5,400

*Actual valuation cannot be determined until building plans are submitted.

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION AMENDING THE CITY BUDGET FOR
FISCAL YEAR 1986-87 FOR COMMERCIAL PLAN
CHECKING CONTRACTS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

1. A number of large commercial building projects will require utilizing consultants to assist City staff in plan review.
2. The City Budget for fiscal year 1986-87 is hereby amended by appropriating \$200,000.00 from the unappropriated General Fund balance to the Inspections Division's Commercial Plan Check Budget 1-01-3532-0000-4258 for the purpose stated in paragraph 1 above.
3. The above appropriation increase is to be supported by additional estimated revenues of \$200,000.00 that are forthcoming from Commercial Plan Checking Fees which will be deposited in the General Fund.

MAYOR

ATTEST;

CITY CLERK

RESOLUTION No.

Adopted by The Sacramento City Council on date of

**A RESOLUTION AUTHORIZING THE CITY MANAGER
TO EXECUTE PROFESSIONAL SERVICES CONTRACTS FOR
COMMERCIAL PLAN CHECKING ACTIVITIES**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

That the City Manager and City Clerk are hereby authorized and directed to execute on behalf of the City of Sacramento consultant services agreements to perform commercial plan checking services for an amount not to exceed \$200,000.00.

MAYOR

ATTEST:

CITY CLERK