



4

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

March 15, 1989

Budget and Finance Committee
Sacramento, California

Honorable Members in Session

SUBJECT: AMENDMENT TO "R" STREET CORRIDOR STUDY CONSULTANT SERVICES MASTER AGREEMENT

SUMMARY

During the processing of the "R" Street Corridor EIR various needs for additional analysis have been identified. The completion of this analysis will require a consultant funding increase from \$210,000 to \$270,000. An amendment to the Master Agreement for the "R" Street Corridor Study is needed to complete this analysis. All cost are to be financed through applicant deposits with no General Fund impact.

BACKGROUND INFORMATION

When the City Council approved the Urban Design Plan in June 1987, staff was directed to prepare a cumulative Environmental Impact Report (EIR) for all proposed developments and a plan for housing programs for the area bounded by 3rd, 10th, "Q" and "S" Streets (Resolution 87-040). The City subsequently received applications for the Golden State Tower (P87-143) and the California Capital Center (P87-418) projects which are subject to the provisions of Resolution 87-040. In February 1988 the City Council approved a Resolution (88-163) establishing a Master Agreement for \$210,000 to prepare the Environmental Document and Housing Study.

During the preparation of these studies additional activities have been identified as described below:

1. The applicant requested the construction of a wind tunnel model and additional traffic analysis (\$5,000).
2. Additional work was required to respond to issues raised during the circulation of the amended Notice of Preparation (\$14,000).

- 3. The City received substantial comments on the Draft EIR. These comments raised issues beyond the projected scope of the Final EIR. An additional \$41,000 in Professional Services is required to adequately respond to these issues.

To meet these needs the Master Agreement for this project will require a \$60,000 increase from \$210,000 to \$270,000. The funding breakdown of the various consultants is indicated below with the \$60,000 increase applied to the EIR consultant contract.

	<u>Original</u>	<u>Proposed</u>
EIR Consultant		
ESA	\$181,000	\$241,000
Housing Consultants		
Laurin & Associates		4,762
Devine & Gong	_____	<u>19,220</u>
Sub-total Housing	\$ 11,500	\$ 23,892
Contingency	17,500	5,108
	=====	=====
Total Master Agreement	\$210,000	\$270,000

POLICY ISSUES

This recommendation does not deviate from existing City Environmental or Consultant Services policies.

MBE/WBE CONSIDERATIONS

The \$60,000 authorized by this amendment will be utilized to fund the contract with ESA which is not a MBE/WBE vendor. Other vendors have not been considered for the additional work due to ESA's familiarity with the "R" Street project. Of the three contracts awarded under this Master Agreement, one (Laurin & Associates) was a listed MBE/WBE vendor. During 1989 the Planning and Development Department has brought \$443,178 in Environmental Contracts for City Council approval; of this total, \$76,000 (17%) has been awarded to MBE/WBE vendors.

4

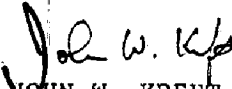
FINANCIAL INFORMATION

The City's environmental procedures provide that the full cost of an EIR be recovered from the applicant. The two applicants for this project have deposited \$292,529 to pay for the cost of the study which includes city staff costs and consultant contracts. If the actual cost exceeds the deposit, the applicants will be billed for the difference. If the actual cost is less than the deposit, a refund for the difference will be provided to the applicant. There will be no impact on the General Fund and no additional appropriation is required.

RECOMMENDATION

It is recommended that the Budget and Finance Committee recommend that the City Council approve the attached Resolution amending the "R" Street Master Agreement (87-200).

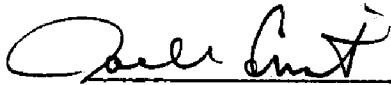
Respectfully submitted,


JOHN W. KREFT

Administrative Services Officer

Recommendation Approved:

Approved:



JACK CRIST
Deputy City Manager



MICHAEL M. DAVIS, Director
Planning and Development

Contact Person to
Answer Questions:

John W. Kreft
Administrative Services Officer

March 28, 1989
P87-143
P87-418
District 1

RESOLUTION No.

Adopted by The Sacramento City Council on date of

RESOLUTION AUTHORIZING THE AMENDMENT OF THE
MASTER AGREEMENT FOR THE "R" STREET CORRIDOR
STUDY (CC87-200).

BE IT RESOLVED BY THE 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 an amendment to the Master Agreement for the "R" Street Corridor Study (CC87-200) to increase the amount not to exceed to \$270,000. The City Manager and City Clerk are authorized to execute individual agreements and any amendments thereto as provided by the amended Master Agreement.

MAYOR

ATTEST:

CITY CLERK