



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

July 31, 1987

Budget and Finance
Sacramento, California

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

Honorable Members in Session:

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

SUBJECT: Consultant Services Agreement with Larry Seeman and Associates (LSA)
for 111 Capitol Mall EIR (P87-196)

SUMMARY

The Environmental Coordinator has required the preparation of an EIR to assess the impact of the construction of the 111 Capitol Mall office tower at the northeast corner of Capitol Mall and Neasham Circle, adjacent to Old Sacramento. City procedures require that the applicant pay the total cost of the EIR including staff and consultant time. Because the City prepares EIRs under a three-party contract, the applicant pays the City who then sub-contracts to a consultant. To implement the arrangement, staff requests that the Council authorize the City Manager and City Clerk to execute the EIR consultant contract by adopting the attached resolution.

BACKGROUND INFORMATION

On April 16, 1987, the Planning Division received an application to construct a 15-story 232,800 square foot office building at the northeast corner of Capitol Mall and Neasham Circle. The Environmental Coordinator has reviewed the proposed project and has determined that it may have a potential significant adverse impact on existing City plans and policies of the Draft General Plan Update, Central City Community Plan, traffic and circulation air quality, aesthetics and fiscal impacts. The EIR will provide for a focused analysis on special issues regarding the project and will assist the public in understanding all the project's effects.

In accordance with City Council approved EIR processing, six qualified multi-disciplinary firms experienced in EIR preparation were contacted. Proposals were submitted from Larry Seeman and Associates and URS Corporation. These proposals were evaluated by a consultant selection committee composed of the Environmental Coordinator, the EIR project manager, and the Traffic Engineer. This committee unanimously recommends that LSA prepare the focused EIR for this project.

FINANCIAL DATA

The City's Environmental Procedures provide that the full cost of an EIR be recovered from the applicant. Therefore, the applicant will pay the total cost of the EIR, including staff and consultant time, materials and production costs. The applicant will deposit the estimated cost of the environmental document prior to the City beginning work on the EIR. If after accounting of expenditures, the actual cost of preparing and processing the EIR is more than the deposit, the applicant will receive a bill for the difference. If the actual cost is less than the deposit, a refund for the difference will be returned to the applicant following the public hearing.

The estimated cost of the EIR is:

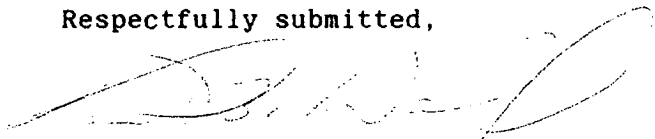
Consultant	\$ 37,139
Staff	8,400
Noticing	500
Contingency	<u>3,714</u>
	\$ 49,753

The anticipated cost of the contract with LSA is \$37,139; however, authority to execute a contract totaling \$40,853 is requested to give the City the ability to contract for unanticipated needs without additional Council action. There will be no additional appropriation required to process this EIR.

RECOMMENDATION

Staff recommends that the Budget and Finance Committee recommend that the City Council approve the attached resolution to authorize the City Manager and City Clerk to execute the EIR consultant contract.

Respectfully submitted,



Robert B. Wall
Director of Planning & Development

RECOMMENDATION APPROVED:



Jack Crist
Deputy City Manager

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT
FOR CONSULTANT SERVICES TO PREPARE THE
111 CAPITOL MALL EIR (P87-196)

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 a consultant services agreement with Larry Seeman and Associates (LSA) for the preparation of an Environmental Impact Report on the 111 Capitol Mall office tower for an amount of \$37,139 and be authorized to execute an amount not to exceed \$3,714 in contract amendments associated with this project.

MAYOR

ATTEST:

CITY CLERK

P87-196