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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

January 16, 1990

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

Budget and Finance /  
Transportation and Community Development Committees  
Sacramento, California

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

Honorable Members in Session:

**SUBJECT: Community/Convention Center Expansion Supplemental EIR (M89-040)**

### **SUMMARY**

The City has reached a point in the Community /Convention Center Expansion Project (Expansion) where the supplemental environmental review can be conducted. It is recommended that a contract be authorized with Nichols-Berman for an amount not to exceed \$93,680 to complete a Supplemental Environmental Impact Report (SEIR) for this project.

### **BACKGROUND**

The project is the proposed expansion of the Community/Convention Center in the site known as the East Alternative consisting of approximately 130,00 square feet of exhibit and meeting space and approximately 20,000 square feet of support services. The East Alternative is located in the block bounded by 15th Street, L Street, 14th Street and J Street, with the exception of the Panatoni Building at 1030 15th Street and St. Paul's Episcopal Church at the corner of J Street and 15th Street.

Environmental Services staff requested proposals from nine environmental consultants. Three firms chose not to respond, four firms declined to propose and two proposals were received. The proposals were reviewed by staff of the Finance Division, Traffic Engineering Division, Facility Management Division and Environmental Services Division. The two proposals are listed below.

<u>Consultant</u>	<u>Proposal Cost</u>
STA Inc.	\$83,610
Nichols-Berman	\$80,990

The Project Manager selected the firm of Nichols-Berman to prepare the SEIR, as the firm meets the qualifications, has prepared a number of EIRs for the City and can meet the City's schedule for the project.

After the consultant had been selected, the scope of work was altered to include additional tasks. The revised budget from Nichols-Berman totals \$93,680.

**POLICY CONSIDERATIONS**

It is existing City policy to contract project EIRs. Staff have also been directed to prepare studies in a timely manner at the lowest possible cost. The consultant selection process utilized will allow for a timely completion of an EIR at a reasonable cost.

**MBE/WBE CONSIDERATIONS**

Nichols-Berman is a certified MBE/WBE vendor through the Redevelopment Agency.

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**FINANCIAL INFORMATION**

The cost to prepare the study is projected to be \$93,680. The contract will be financed from the existing Capital Improvement Project budget (PA11) for this expansion.

**RECOMMENDATION**

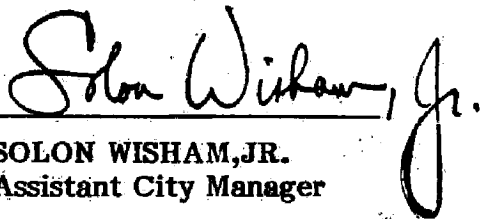
It is recommended that the Budget and Finance Committee recommend that the City Council adopt the attached resolution providing contract authorization for Nichols-Berman in the amount of \$93,680 to prepare the SEIR for the Community Convention Center expansion.

Respectfully submitted,



Carol Branan  
Environmental Services Manager

Recommendation Approved:



SOLON WISHAM, JR.  
Assistant City Manager

Approved:

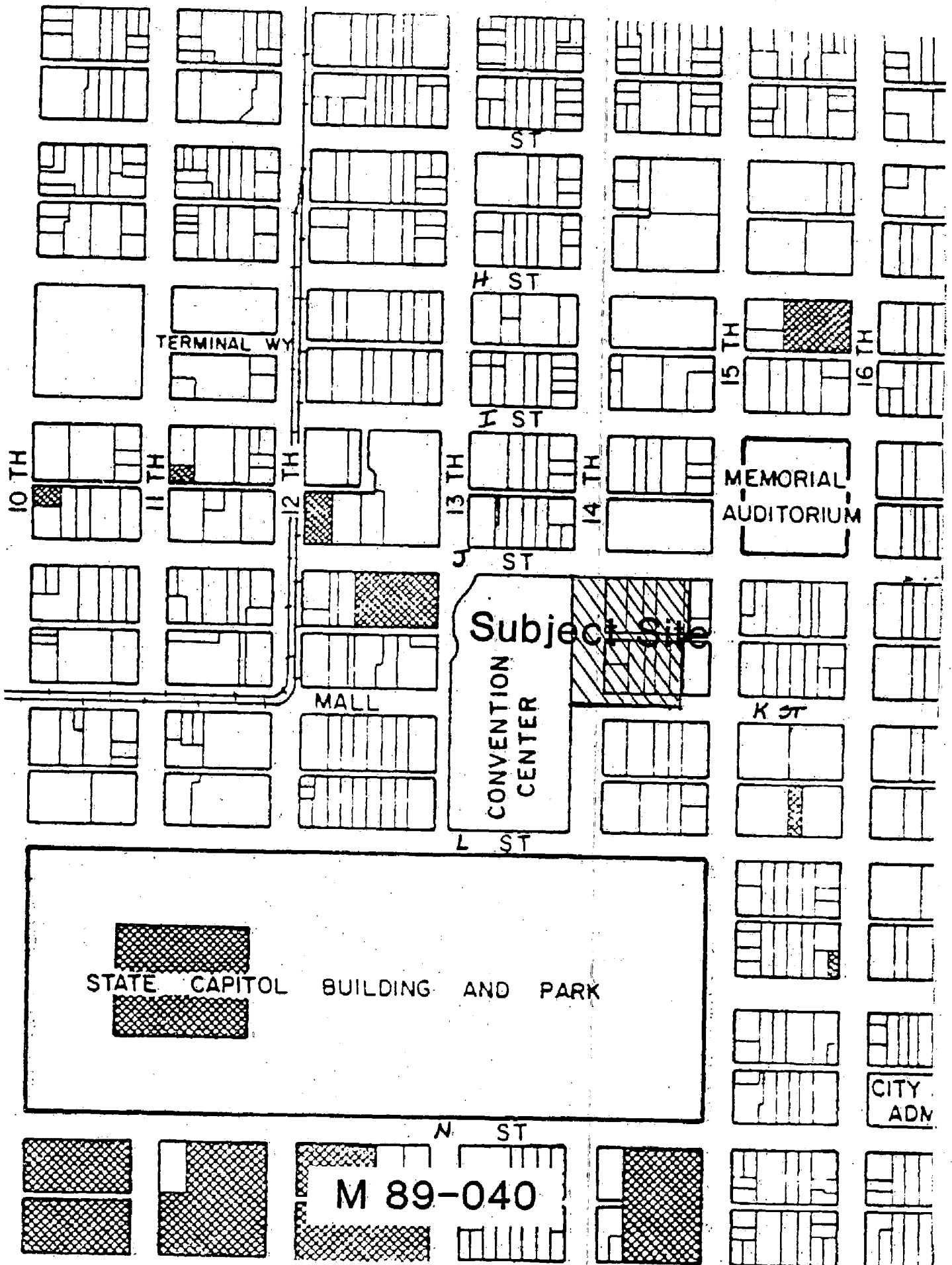


MICHAEL M. DAVIS, Director  
Planning & Development  
Department

Person to contact  
to answer questions:

Lisa Pyzel  
Associate Planner  
449-2037

January 23, 1990  
District 1



TERMINAL WY

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ST

H ST

I ST

J ST

L ST

MEMORIAL  
AUDITORIUM

Subject Site

MALL

K ST

STATE CAPITOL BUILDING AND PARK

CITY  
ADM

N ST

M 89-040

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE CITY  
MANAGER TO EXECUTE A PROFESSIONAL  
SERVICES AGREEMENT WITH NICHOLS-  
BERMAN TO PREPARE THE  
COMMUNITY/CONVENTION CENTER  
EXPANSION SUPPLEMENTAL EIR (M89-040)**

**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 Professional Services Agreement with Nichols-Berman to prepare the Supplemental EIR for the Community/Convention Center Expansion for an amount not to exceed \$93,680.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_