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DEPARTMENT OF  
PUBLIC WORKS

TECHNICAL SERVICES DIVISION  
ENGINEERING DESIGN

CITY OF SACRAMENTO  
CALIFORNIA

927 10TH STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2702

916-264-5515  
FAX 916-264-7903

December 3, 1998

**APPROVED**  
BY THE CITY COUNCIL

**DEC 15 1998**

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: CAL/EPA PROJECT – OFFICIAL NAME OF THE BUILDING AND  
AMENDMENT TO DEVELOPMENT MANAGEMENT AGREEMENT**

**LOCATION AND COUNCIL DISTRICT: 10<sup>th</sup> and I Streets. District 1.**

**RECOMMENDATION:**

This report recommends that the City Council adopt the attached Resolution approving:

- The official name of the building as the "California Environmental Protection Agency Headquarters Building".

This report also recommends that the City Council:

- Authorize the City Manager to execute the attached amendment to the Development Management Agreement with Thomas Development Partners.

**CONTACT PERSON:** Duane Wray, Technical Services Manager, 264-8279

**FOR COUNCIL MEETING OF:** December 15, 1998

**SUMMARY:**

As the owner of the Cal/EPA building, the City retains naming rights. We need agreement on the name before it is etched into the building entrance. There is potential for savings from fixed fee costs, such as architect and engineer design. The attached agreement provides a formula for the City and Thomas Development Partners to share in the savings.

**BACKGROUND INFORMATION:**

The original Lease Agreement between the City and the State of California, Department of General Services (DGS), as executed on April 23, 1997, did not name the building after its primary tenant, the California Environmental Protection Agency (Cal/EPA). On November 4, 1998, DGS made a formal request to the City to take appropriate steps to officially name the building after its primary tenant.

On April 23, 1997, City ("Owner") and Thomas Development Partners ("Manager") executed a Development Management Agreement ("Agreement"). The parties subsequently executed a Supplemental Agreement, which modified the Agreement in certain respects on June 23, 1998. The Agreement currently provides, in part, for certain fixed fees as part of the Project Budget, as defined in the Agreement. Through its efforts, Manager has generated potential cost savings in certain of the fixed fee categories, and may generate further fixed fee cost savings during the progress of the Project. The Agreement does not provide a method for determining who, as between Owner and Manager, is entitled to receive funds resulting from fixed fee cost savings. Owner and Manager have agreed upon a formula for sharing such cost savings

**FINANCIAL CONSIDERATIONS:**

- The Sacramento City Financing Authority successfully issued Lease Revenue Bonds in the amount of \$196.6 million on October 21, 1998 for the purpose of financing the project.
- The execution of the amendment to the Development Management Agreement sets the formula for sharing of fixed fee cost savings.
- The project currently projects potential savings in the "Architectural and Engineering Fixed Fees" line item of the Lease Budget.

**ENVIRONMENTAL CONSIDERATIONS:**

- This project is covered by the Environmental Impact Report for the new Cal/EPA building, certified by the City Council on March 24, 1998.

**POLICY CONSIDERATIONS:**

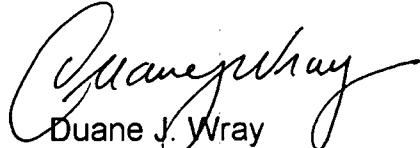
- As stated in the previous report, the retention of the State employment workforce in the downtown central business district is and has been a priority for the City.
- This action is consistent with City policies as outlined in the April 22, 1997 staff report.

City Council  
CAL/EPA Project Naming  
December 4, 1998

**MBE/WBE EFFORTS:**

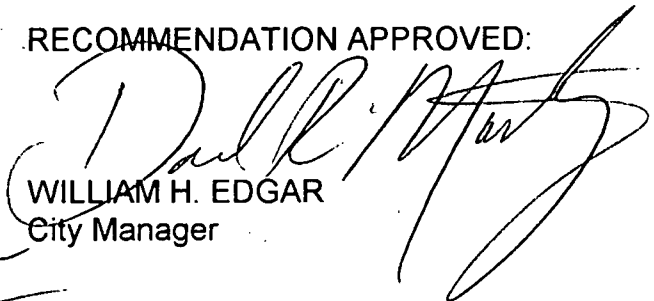
- All subcontracting work associated with the project are subjected to MBE and WBE goals of the City.

Respectfully submitted,



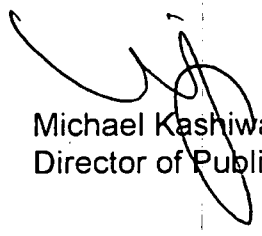
Duane J. Wray  
Technical Services Manager

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

EL:eaj  
p\cipproj\bb06\calepa name

**RESOLUTION NO. 98-628**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVED**  
BY THE CITY COUNCIL

**DEC 15 1998**

OFFICE OF THE  
CITY CLERK

**RESOLUTION APPROVING THE OFFICIAL NAME OF THE CAL/EPA  
BUILDING AS THE "CALIFORNIA ENVIRONMENTAL PROTECTION  
AGENCY HEADQUARTERS BUILDING"**

**BE IT RESOLVED BY THE SACRAMENTO CITY COUNCIL THAT:**

**WHEREAS**, on April 23, 1997, the City and the State of California, Department of General Services entered into a Lease Agreement (City Agreement No. 97-045) for lease of an office building to be constructed on the block bounded by 10<sup>th</sup>, 11<sup>th</sup>, I and H Streets in Sacramento, CA.; and

**WHEREAS**, on November 4, 1998, the State of California Department of General Services made a formal request to the City to take appropriate steps to officially name the building after its primary tenant, the California Environmental Protection Agency (Cal/EPA).

**NOW, THEREFORE, BE IT RESOLVED BY THE SACRAMENTO CITY COUNCIL THAT:**

The official name of the office building is the "California Environmental Protection Agency Headquarters Building".

\_\_\_\_\_  
MAYOR

ATTEST:

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

**FOR CITY CLERK USE ONLY**

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

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

7