



Agency Rpt. 29

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

CITY MANAGER'S OFFICE

RECEIVED

AUG 12 1981

August 4, 1981

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Approval of Final Plans, 5th, 6th, I and J Streets
5th and I Associates, Redevelopers

SUMMARY

The attached resolution (1) approves the Final Plans as submitted by 5th and I Associates, Inc. for the 190,000 square foot office building and parking facility to be constructed on the 5th, 6th, I and J block in Redevelopment Project Area 4, and (2) authorizes the Interim Executive Director to grant Agency approval of the landscape/Plaza plans.

BACKGROUND

By Resolution No. 2872 adopted on November 20, 1979 the Redevelopment Agency approved tentative selection of 5th and "I" Associates, a general partnership, as redevelopers of the above-mentioned site in Project 4. On January 2, 1980 the Redevelopment Agency approved final selection of 5th and "I" Associated by Resolution No. 2879. Included in that Resolution No. 2879 was authorization for the Chairman and Secretary of the Redevelopment Agency to execute the Contract of Sale which included a Schedule of Performance.

According to the Schedule of Performance, final construction plans originally were due January 15, 1981, six months after approval of preliminary plans. However, as a result of the Redeveloper's request for additional time due to the change in primary architectural services from Leason Pomeroy & Associates to the Spink Corporation with Leason Pomeroy & Associates remaining as a consulting architect which resulted in a delay in the preparation of working drawings, and the Agency's need to perform an archeological survey, the Agency on March 3, 1981 granted 5th and "I" Associates a 6-month time extension to July 15, 1981 by Resolution No. 81-012.

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY

Date 8/18/81

8-18-81

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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The archeological survey has been completed. A final report is due August 15, 1981. A preliminary report indicates that the final report will recommend that an additional archeological investigation of limited scale and short duration should be undertaken. As the time schedule for this project projects a close of escrow and start of construction in mid-October 1981, sufficient time is available, subject to Agency approval and expeditious processing and execution of the contract, to complete further archeological investigation without delay of the project. Final plans, complete except for landscaping and Plaza plans, were submitted on July 15, 1981 for approval.

The project architect is currently developing the landscape/Plaza plans in conjunction with the Metropolitan Arts Commission staff in order to conform to the Art in Public Places Program. These plans will require approval by the Architectural Review Board and the Metropolitan Arts Commission. Agency staff recommends that based upon these approvals the Interim Executive Director be authorized to grant Agency approval of these plan sheets. With the exception of the yet to be completed Plaza and landscape plans, Agency staff finds the final plans to be in conformance with the preliminary plans and the Contract for Sale. It is the staff recommendation that the subject final plans be approved as submitted.

The subject final plans also require the Architectural Review Board's approval.

FINANCIAL DATA

There is no financial impact upon the Agency as a result of the approval of final plans for this project.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of August 3, 1981, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Coleman, Luevano, A. Miller, Teramoto, B. Miller

NOES: None

ABSENT: Fisher, Knepprath, Serna, Walton

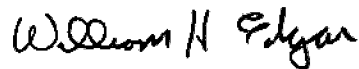
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RECOMMENDATION


The staff recommends adoption of the attached resolution which (1) approves Final Plans as submitted for the office building and parking facility to be constructed on the block bounded by 5th, 6th, I and J Streets; and (2) authorizes the Interim Executive Director to grant Agency approval of the landscape/Plaza plans.

Respectfully submitted,



WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:



WALTER J. SLIVE
City Manager

Contact Person: Leo T. Goto

RESOLUTION NO. RA- 81-061

Adopted by the Redevelopment Agency of the City of Sacramento

August 18, 1981

APPROVING FINAL CONSTRUCTION PLANS AND
AUTHORIZING INTERIM EXECUTIVE DIRECTOR
TO APPROVE LANDSCAPE/PLAZA PLANS
5TH AND I ASSOCIATES, INC.
5TH-6TH-I-J STREETS, PROJECT NO. 4

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE
CITY OF SACRAMENTO:

Section 1. The Agency hereby approves the Final Construction Plans submitted by 5th and I Associates, Inc., for the office building and parking structure to be constructed on the block bounded by 5th, 6th, I and J Streets in Project No. 4.

Section 2. Subject to prior approval by the Architectural Review Board and the Metropolitan Arts Commission, the Interim Executive Director is authorized to approve Redeveloper's Landscape/Plaza Plans on behalf of the Agency.

CHAIRMAN

ATTEST:

SECRETARY

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY

Date 8/18/81

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 COMMUNITY DEVELOPMENT DEPARTMENT
 WORK ASSIGNMENT/PROGRAM REPORT

Division REDEVELOPMENT
Technical Services
 Downtown Projects-Final plan submission & approval
 Project for 5th & "I" Associates office complex
 5-6-17 Streets
 Responsible staff LEONARD
 Supervisor GOTO

Legislative Approvals and Dates:

1. Contract approved 1/14
2. Preliminary plans approved 7/15/80
3. FINAL PLANS

Project Type

- City Redevelopment
 County Housing
 Grant
 Technical







Updated 17 7 1981
 Day Month Year

Legend

- Critical milestone (identify)
- △ Date project updated
- ▲ Current progress of project

Project Budget Construction Bid Amount Expenditures to date Funding Source
 \$ 19 million \$ _____ \$ _____ \$ Private

Major Steps	Year	1980												1981												1982											
	Month	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	H	A	M	J	J	A	S												
1. Final plans due <u>JULY 15, 1981</u> *																																					
2. Approval of final plans by all bodies																																					
3. Submission of evidence of financing*																																					
4. Issuance of building permit																																					
5. Escrow																																					
6. Start of construction																																					
7. Completion of construction																																					

Existing schedule 
 Proposed schedule 
 APPROVED *    

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

MEMORANDUM

TO: William H. Edgar

FROM: Theodore R. Leonard

SUBJECT: Final Plans - 5th-6th-I-J Office Building
5th and I Associates, Developer

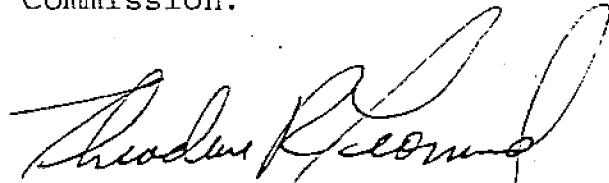
DATE: 7/21/81

File No.

On July 15, 1981, per the approved project schedule, final plans for the 5th-6th-I-J Office Building Complex were submitted to the Agency for approval. The plans are substantially complete with the exception of the final design for the plaza areas and the landscaping. This plan is being developed with the Metropolitan Arts Commission staff in conjunction with the Art in Public Places program. The final plaza design and landscaping plans are subject to review and approval by the Architectural Review Board, per their action of June 1, 1980.

The building design is substantially the same as the preliminary plans presented to and approved by the Agency on March 3, 1981, Resolution No. 81-012. The design of the exterior has not been changed. The exterior materials are as originally proposed. Interior spaces and the location of stairways, elevators and building cores have been modified primarily for the satisfaction of code requirements, building efficiency and cost effectiveness.

It is recommended that the final plans be approved subject to the submittal to and approval of the final plaza and landscape plans by the Architectural Review Board and Arts Commission.



THEODORE R. LEONARD
Agency Architect
Old Sacramento Project Manager

TRL/gf

cc: Bob Smith
Joan Roberts

August 4, 1981

City of Sacramento
Housing and Redevelopment Agency
630 "I" Street
Sacramento, CA 95814

Re: Capitol Mall
Riverfront Project No. 4

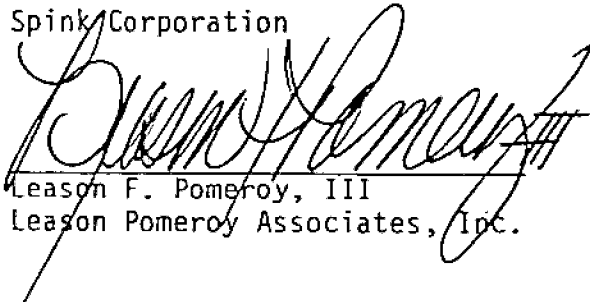
We, the undersigned architects, have reviewed the working drawings prepared by Spink Corporation for the above-referenced project, which drawings have been previously submitted to you and approved by you, and we hereby certify that said drawings are in substantial conformance to the basic design previously submitted and approved by the Agency.

Should you have any questions concerning this matter, please don't hesitate to contact either one of us.

Sincerely yours,



Francis T. Koo
Spink Corporation



Leason F. Pomeroy, III
Leason Pomeroy Associates, Inc.