



REPORT TO THE COUNCIL AND REDEVELOPMENT AGENCY OF THE City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

CONSENT
May 18, 2010

Honorable Mayor and Members of the City Council
Honorable Chair and Members of the Board

Title: Greyhound Terminal Project (B18420000)

Location/Council District: 420 Richards Boulevard / Council District 1

Recommendation: **1) Adopt a City Resolution:** a) authorizing the City Manager to enter into an Individual Project Agreement with the Redevelopment Agency for the transfer of \$180,000 to the Greyhound Terminal Project ("Project"); b) approving an increase in the revenue and expenditure budget by \$180,000 of River District Tax Increment Funds (Fund 3701) for the Project; c) authorizing the City Manager or the City Manager's designee to execute Supplemental Agreement No. 4 to City Agreement 2009-0786 with Mogavero Notestine Associates to design the Sequoia Pacific Boulevard extension to Bannon Street in an amount not to exceed \$58,000; d) authorizing the City Manager or the City Manager's designee to execute Supplemental Agreement No.1 to City Agreement 2010-0146 with Rudolph & Sletten, Inc. to design select portions of the project in an amount not to exceed \$58,919; and e) restoring the City Manager's signature authority for this project; and **2) adopt a Redevelopment Agency Resolution** authorizing the Executive Director to execute an Individual Project Agreement with the City of Sacramento transferring \$180,000 in River District Tax Increment Funds (Fund 3701) to the Project for the design of the Sequoia Pacific Boulevard extension to Bannon Street.

Contact: Kirk Thompson, Associate Architect, 808-8431; Gary Szydelko, Supervising Architect, 808-8335; Rachel Hazlewood, Senior Project Manager, 808-8645.

Presenters: None

Department: General Services and Economic Development

Division: Facilities and Real Property Management

Organization No: 13001551

Description/Analysis

Issue: Both Supplemental Agreement No. 4 to City Agreement No. 2009-0786 with Mogavero Notestine Associates and Supplemental Agreement No. 1 to City Agreement 2010-0146 with Rudolph & Sletten, Inc. are necessary to complete the project design for the Greyhound Terminal Project and adjacent streets. Additional revenue in the amount of \$180,000 in River District Tax Increment funds is being transferred into the Project to pay for design and other soft costs related to the extension of Sequoia Pacific Boulevard to Bannon Street. The original scope included a cul-de-sac treatment at the south end of Sequoia Pacific Boulevard. The proposed extension is a project enhancement to ensure better north-south connectivity between the River District and Downtown. The extension of Sequoia Pacific Boulevard to Bannon Street is supported by the River District Property and Business Improvement District (PBID).

Policy Considerations: The recommendations in this report are consistent with: 1) the City's Strategic Plan goals of improving sustainability and livability, and expanding economic development by improving the transportation system; 2) City Code Section 3.64.040(A) requiring City Council approval for supplemental agreements in excess of \$25,000 for agreements originally executed for a price of less than \$250,000; 3) City Code Section 3.64.040(G) restoring City Manager authority to issue additional supplemental agreements; 4) the River District Redevelopment Plan goal to eliminate infrastructure deficiencies such as substandard streets and circulation systems. The Greyhound Terminal Project is also consistent with the Richards Boulevard Area Plan, the current community plan for the River District, by supporting the development of transit improvements in the River District.

Environmental Considerations:

California Environmental Quality Act (CEQA): The Environmental Services Manager has determined the Project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration was prepared. In compliance with Section 15070 of the CEQA Guidelines, mandatory mitigation measures will be incorporated into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Biological Resources and Cultural Resources. City Council adopted the environmental documents on February 24, 2009 (Resolution No. 2009-115).

A Subsequent Mitigated Negative Declaration has been prepared and is being circulated that examines the impacts of the extension of Sequoia Pacific Boulevard to Bannon Street. Under the CEQA Guidelines, Section 15262, planning activities such as those being undertaken with River District Tax Increment Funds are exempt from environmental review. Environmental review of the extension of Sequoia Pacific Boulevard to Bannon Street will be completed prior to the City or Agency committing to

a definite course of action regarding the extension. Approval of construction of the street extension will be brought forward after the Subsequent Mitigated Negative Declaration has been certified.

Sustainability Considerations: Construction of the Project is consistent with the Sustainability Master Plan goals to reduce the use of fossil fuels and engage in clean air practices by reducing idling times that buses currently experience from traffic congestion and inefficient access at the Downtown terminal. Furthermore, the new facility will be more energy efficient than the Downtown facility.


Rationale for Recommendation: Both Supplemental Agreement No. 4 to City Agreement No. 2009-0786 with Mogavero Notestine Associates and Supplemental Agreement No. 1 to City Agreement 2010-0146 with Rudolph & Sletten, Inc. are necessary to complete the design for the Project and adjacent streets. Transferring River District Tax Increment funds will allow the design of the extension of Sequoia Pacific Boulevard to Bannon Street to proceed. The original scope included a cul-de-sac treatment at the south end of Sequoia Pacific Boulevard. The proposed extension is a project enhancement to ensure better north-south connectivity between the River District and Downtown. The River District PBID has voiced strong support for this extension. Approval of the construction of the street extension will be brought forward after the Subsequent Mitigated Negative Declaration has been certified.

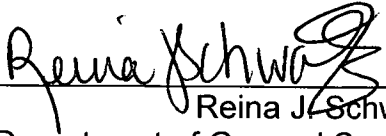
Financial Considerations: Sufficient funds are available in the General Fund (Fund 1001) in the Greyhound Terminal Project to execute Supplemental Agreement No. 1 to City Agreement 2010-0146 with Rudolph & Sletten, Inc. in an amount not to exceed \$58,919. Supplemental Agreement No. 4 to City Agreement 2009-0786 with Mogavero Notestine Associates in an amount not to exceed \$58,000 will be funded from the River District Tax Increment funds being transferred to the Project. Sufficient funds are available in the River District Tax Increment Fund (Fund 3701) to support the transfer in the amount of \$180,000 to the Project. The cost to construct the extension of Sequoia Pacific Boulevard to Bannon Street is estimated at \$800,000. Funding for this construction project will be dealt with in a subsequent staff report to City Council.

Emerging Small Business Development: Mogavero Notestine Associates is certified as a small business enterprise. Rudolph & Sletten, Inc. is not certified as a small business enterprise. However, the selection of future subcontractors for this project will follow City guidelines to meet the 20% requirement for inclusion of ESDB firms.

Respectfully Submitted by


Rhonda Lake
Facilities and Real Property Superintendent

Approved by: 
James R. Rinehart
Economic Development Director

Approved by: 
Reina J. Schwartz
Director, Department of General Services

Recommendation Approved:

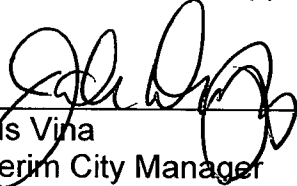

Gus Vina
Interim City Manager

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Attachment 1**Background**

- On December 12, 2006, City Council adopted Resolution No. 2006-928 authorizing the purchase of 300 Richards Boulevard, which included several adjacent vacant parcels, including the 420 Richards Boulevard site. City staff approached Greyhound to determine if the Richards Boulevard site was feasible for its needs until the Sacramento Intermodal Transportation Facility is ready for occupancy. Greyhound's review determined that the site would adequately accommodate its operations.
- On May 20, 2008, City Council adopted Resolution No. 2008-318 authorizing a capital improvement project for site and public improvements at 420 Richards Boulevard, and transferring \$2 million to the project.
- On February 24, 2009, City Council adopted Resolution No. 2009-115 adopting the mitigated negative declaration and mitigation monitoring plan for the Greyhound Terminal Project and adopted Resolution No. 2009-116, approving the lease agreement with Greyhound Lines, Inc. for 420 Richards Boulevard.
- On July 28, 2009, City Council adopted Resolution No. 2009-492 suspending competitive bidding and authorizing the design-assist project delivery method for the Greyhound Terminal project.
- On August 17, 2009, the City Manager awarded a professional services agreement (2009-0786) in the amount of \$48,000 to Mogavero Notestine Associates for design services. On March 2, 2010, City Council adopted Resolution No. 2010-116 authorizing Supplemental Agreement No. 3 to this agreement in an amount not to exceed \$278,000.
- On February 18, 2010, the City Manager awarded a professional services agreement (2010-0146) in the amount of \$96,673 to Rudolph & Sletten, Inc. for pre-construction design-assist services. Approval of the Guaranteed Maximum Price (GMP) for construction will be brought before City Council in the summer of 2010.

The following tables provide a summary of the contracts with Mogavero Notestine Associates, and Rudolph Sletten, Inc.:

Supplemental Agreement Log for Mogavero Notestine Associates

Agreements	Amount	Scope of Work
2009-0786	\$48,000	Original agreement
1	\$24,950	Include schematic design and extend the completion date for the scope of work to February 26, 2010
2	\$0	Extend the completion date for the schematic design & project entitlements to June 30, 2010
3	\$278,000	To complete the project design and construction administration of the project
4	\$58,000	Design street extension to Bannon Street

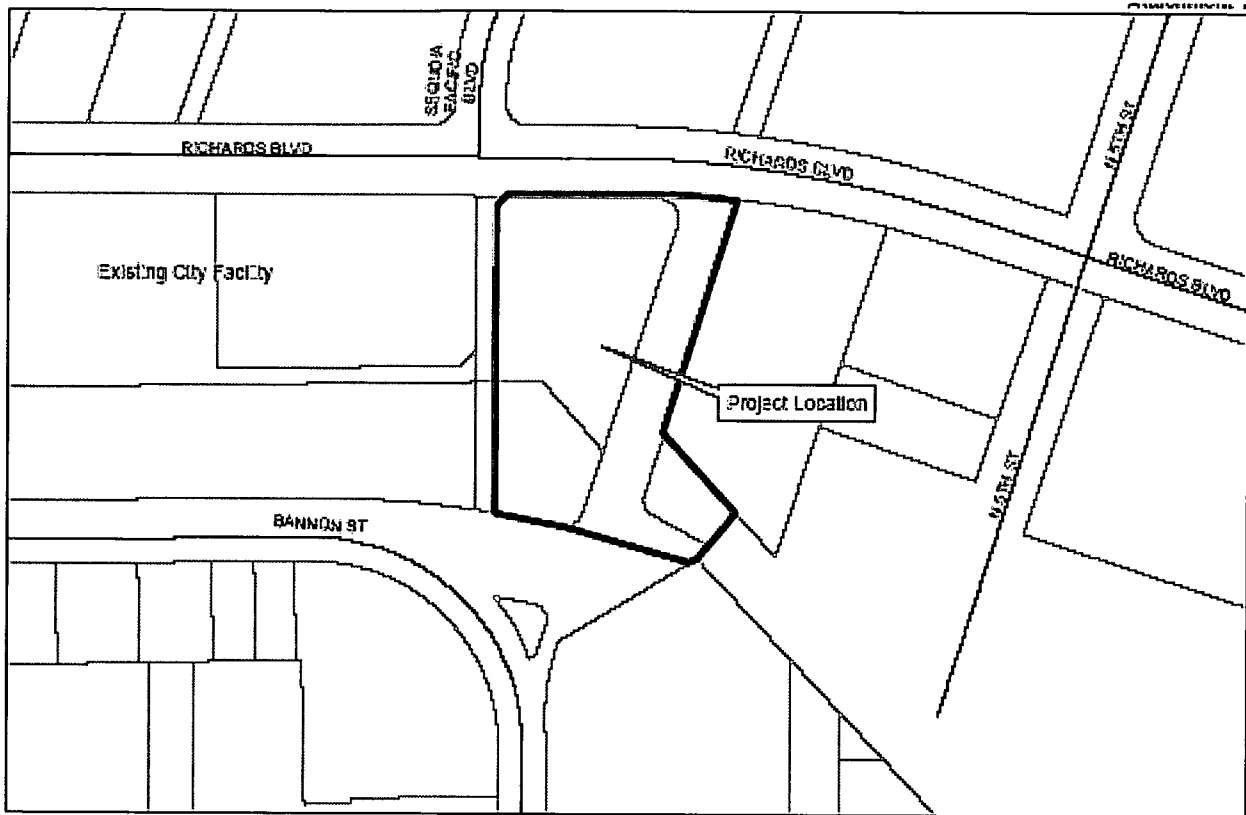
Supplemental Agreement Log for Rudolph & Sletten, Inc.

Agreements	Amount	Scope of Work
2010-0146	\$96,673	Original agreement
1	\$58,919	Include schematic design and extend the completion date for the scope of work to February 26, 2010

Work is anticipated to begin on site during summer 2010 with completion near the end of 2011.

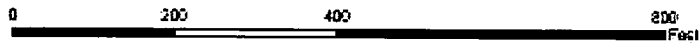
Attachment 2

Location Map



Map Contact: D. Walker
DT/Central GIS Unit

Proposed Greyhound Bus Terminal Location



June 2009, 2009

RESOLUTION NO. 2010-

Adopted by the Sacramento City Council

May 18, 2010

APPROVING AN INDIVIDUAL PROJECT AGREEMENT, AND SUPPLEMENTAL AGREEMENTS FOR THE GREYHOUND TERMINAL PROJECT (B18420000)

BACKGROUND

- A. On May 20, 2008, City Council adopted Resolution No. 2008-318 authorizing the Greyhound Terminal capital improvement project at 420 Richards Boulevard. Upon project completion, the new Greyhound Terminal at 420 Richards Boulevard will replace the existing L Street Terminal and provide improved bus and taxi circulation, and passenger loading.
- B. Supplemental Agreement No. 4 to City Agreement No. 2009-0786 with Mogavero Notestine Associates will provide for design services to extend Sequoia Pacific Blvd. between Richards Boulevard and Bannon Street to improve circulation for the new Greyhound Terminal. Supplemental Agreement No. 1 to City Agreement 2010-0146 with Rudolph & Sletten, Inc. is necessary to complete the project design for the Greyhound Terminal Project and adjacent streets.
- C. In order to fund the costs for the street circulation improvements for the Greyhound Terminal Project, an allocation of River District Project Area tax increment funds is needed.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Manager or the City Manager's designee is authorized to execute the Individual Project Agreement with the Redevelopment Agency of the City of Sacramento to fund design and soft costs related to the extension of Sequoia Pacific Boulevard to Bannon Street in the amount of \$180,000.
- Section 2. Staff is authorized to increase the revenue and expense budget of the Greyhound Terminal Project in the amount of \$180,000.
- Section 3. The City Manager or the City Manager's designee is authorized to execute Supplemental Agreement No. 4 to City Agreement No. 2009-0786 with Mogavero Notestine Associates in an amount not to exceed \$58,000.

Section 4. The City Manager or the City Manager's designee is authorized to execute Supplemental Agreement No. 1 to City Agreement No. 2010-0146 with Rudolph & Sletten, Inc. in an amount not to exceed \$58,919.

Section 5. The City Manager's signature authority is restored for this project.

RESOLUTION NO. 2010-

Adopted by the Redevelopment Agency
of the City of Sacramento

**AUTHORIZING AN INDIVIDUAL PROJECT AGREEMENT TO
TRANSFER \$180,000 TO THE GREYHOUND
TERMINAL PROJECT (B18420000)**

BACKGROUND

- A. The River District Redevelopment Project Area has a goal of eliminating by and infrastructure deficiencies by improving circulation and intersections of local streets.
- B. Providing River District Redevelopment Tax Increment Funds for design and soft costs related to the proposed extension of Sequoia Pacific Boulevard to Bannon Street will benefit the River District Redevelopment Project Area.
- C. On February 24, 2009, City Council adopted Resolution 2009-115 which approved the Mitigated Negative Declaration and Monitoring Plan for the Greyhound project. The project has been revised since the adoption of the Mitigated Negative Declaration to extend Sequoia Boulevard southerly to Bannon Street and make minor changes in internal traffic circulation on the project site.
- D. A Subsequent Mitigated Negative Declaration has been prepared and is being circulated that examines the impacts of the extension of Sequoia Pacific Boulevard to Bannon Street.
- E. Under the California Environmental Quality Act Guidelines, Section 15262, planning activities such as those being undertaken with the proposed with the River District Redevelopment Tax Increment Funds are exempt from environmental review. Environmental review of the extension of Sequoia Pacific Boulevard to Bannon Street will be completed prior to the City or Agency committing to a definite course of action regarding the extension.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE
REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:**

- Section 1. After due consideration of the facts presented, the findings, including the foregoing recitals and the environmental findings regarding this action, as stated in this Resolution are approved and adopted.
- Section 2. The Executive Director is authorized to execute an Individual Project Agreement transferring \$180,000 in River District Tax Increment Funds

(Fund 3701) to the Greyhound Terminal Project for the design of the Sequoia Pacific Boulevard extension to Bannon Street.