



December 15, 1993

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: EXECUTION OF AGREEMENT WITH SASAKI ASSOCIATES FOR
CONSULTANT SERVICES - SACRAMENTO RIVERFRONT MASTER PLAN

LOCATION AND COUNCIL DISTRICT:

Sacramento Riverfront, Districts 1 and 4

STAFF RECOMMENDATION

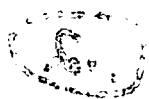
Staff recommends that the Redevelopment Agency adopt the attached resolution which authorizes the Executive Director to execute an agreement for professional services with Sasaki Associates in the amount of \$85,000 for preparation of a Master Plan for the Sacramento Riverfront, with a contingency of \$15,000 for a total contract amount not to exceed \$100,000. The agreement is shown as Attachment I.

CONTACT PERSON: Paul Blumberg, Associate Planner
Downtown Development, 264-1508

FOR COUNCIL MEETING OF: January 4, 1994

SUMMARY

This report requests that the Executive Director be authorized to enter into an agreement with Sasaki Associates for preparation of a Master Plan for the Sacramento Riverfront.



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Vol. 1

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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COMMISSION ACTION

At its meeting of December 15, 1993, the Sacramento Housing and Redevelopment Commission approved a motion recommending adoption of the attached resolution by the following vote:

AYES: Diepenbrock, Dobbins, Harland, Holloway, Moose, Rotz,
Williams, Yew, Simon
NOES: None
NOT PRESENT TO VOTE: Amundson
ABSENT: Cespedes

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BACKGROUND

On August 10, 1993, the Redevelopment Agency of the City of Sacramento authorized the Executive Director to issue a Request for Qualifications (RFQ) and a Request for Proposals (RFP) for a consultant team ("consultant") to prepare a Master Plan for the Sacramento Riverfront (formerly known as "the Sacramento Waterfront Master Plan"). Subsequently, Agency staff released an RFQ for a consultant with experience in the following riverfront planning issues:

- Linkages to better integrate existing waterfront plans
- Opportunity sites for waterfront redevelopment
- Potential cultural/recreational facilities to be located on the waterfront
- Waterfront urban design standards
- Organization of promotional activities
- Maintenance of waterfront facilities

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
5780 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637

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- Potential for coordination with other government jurisdictions
- Methods for financing riverfront development

A. CONSULTANT SELECTION PROCESS

In response to the Agency's RFQ, fourteen consultant teams submitted statements of qualifications. An eight member selection committee (composed of City/Agency staff, an Old Sacramento Management Board member, and Redevelopment and Planning Commission representatives) reviewed the RFQ submittals. The selection committee chose four firms to participate in the RFP/interview phase of the selection process. These four consultant firms were requested to provide a written proposal in response to the RFP and were invited to make a presentation to the selection committee as part of the interview phase of the selection process. The four selected teams are listed below:

- EDAW, Inc. of San Francisco (including subconsultants Economic & Planning Systems and DKS Associates)
- ROMA Design Group of San Francisco (including subconsultants Ed Haag Landscape Architect, Williams Kuebelbeck & Associates, Moffat & Nichol, Korve Engineering, the Spink Corporation, and EIP Associates)
- Sasaki Associates of San Francisco (including subconsultants Andrew Plescia Company, Zimmer Gunsel Frasca, Bay Area Economics, DKS Associates, Gennis Associates, EIP Associates, and Helene Fried Associates)
- Wallace Roberts Todd of San Francisco (including subconsultants Economic Research Associates and Nolte Associates)

Three of the above firms submitted responses to the RFP by the Agency's deadline. However, Wallace Roberts Todd was disqualified from the selection process because their submittal was not received until after the deadline for RFP submittals.

On November 18, 1993, the selection committee held interviews to hear presentations of consultant proposals and ask questions of the three consultant teams. The selection committee's subsequent evaluation of the RFP submittals and interviews resulted in the Sasaki Associates team being recommended as the Sacramento Riverfront Master Plan consultant.

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B. RECOMMENDED CONSULTANT - SASAKI ASSOCIATES TEAM

Sasaki Associates is an international urban design firm with over 35 years of waterfront planning and design experience. The firm's national experience includes waterfront development in the cities of San Francisco, Portland, Boston, Toledo, and Napa among others. The firm's international waterfront experience includes the Euro Disney Lake Promenade and London Bridge City Park. The firm has experience locally through participation in development of the West Sacramento Triangle Plan, Raley's Landing, and the Sacramento Urban Design Plan.

The Sasaki Associates team includes seven subconsultants with expertise in the areas of waterfront planning (Zimmer Gunsel Frasca), community development (Andrew Plescia Company), market and financial analysis (Bay Area Economics), cultural/arts programming (Helene Fried Associates), transportation planning (DKS Associates), civil engineering (Gennis Associates), and environmental consulting (EIP Associates). Four of the subconsultants are Sacramento based firms. Bay Area Economics, and Helene Fried Associates are both woman-owned enterprises, and Gennis Associates is a disabled veteran-owned enterprise. Owen Lang, of Sasaki Associates, will act as managing principal on the project, and Andrew Plescia, of Andrew Plescia Company, will act as local liaison during the study.

C. WORKSCOPE AND TIMELINE

The Sasaki Associates team approach will include direct participation of the Sasaki Associates managing principal, Owen Lang, and of Andrew Plescia, of Andrew Plescia Company, in managing the primary tasks of the study. As concepts and alternatives are developed, the respective subconsultants will be brought in, as necessary, to help refine the program and participate in the public workshop process. Sasaki Associates' principal designer for many of the firm's award winning waterfront projects will also participate in the study.

The public participation process will include three public workshops at various stages of the study to provide broad based community input and understanding of the study's recommendations. The consultant will also meet with a technical advisory committee (TAC), composed of representatives from selected state and local government agencies, and key stakeholders along the riverfront. In addition, the consultant has budgeted for three presentations to the governing boards including presentations to the Planning Commission, Redevelopment Commission, and City Council.

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A more detailed account of the Sasaki Associates team's proposed workscope has been attached to the contract (see Exhibit A to Attachment I).

The Riverfront Master Plan is anticipated to be completed in six months, or by July 1994. The consultant's timeline for completion of the Master Plan tasks is included as attachment to the workscope (see Exhibit B to Attachment I).

FINANCIAL IMPLICATIONS

The Sasaki Associates team has agreed to provide the services outlined in the attached workscope for \$85,000. A contingency of \$15,000 will be provided for additional services that are to be mutually agreed upon by the consultant and Agency staff, and approved by the Executive Director. The total contract amount shall not exceed \$100,000. Funding for this study will come from the Agency's 1993 Tax Allocation Revenue Bond and was approved as part of the Agency's 1994 budget.

POLICY IMPLICATIONS

The recommended action is consistent with the goals and objectives of the Merged Downtown and Richards Boulevard Area Redevelopment Plans and the previously adopted plans for these areas. This action is also consistent with the goals and objectives of the draft Railyards and Richards Boulevard Area Plans anticipated for Council approval in spring 1994. No new policies are being recommended.

ENVIRONMENTAL REVIEW

The proposed action does not constitute a project under CEQA per Guidelines Section 15378 (b) (3), nor a federal undertaking under NEPA. The Riverfront Master Plan to be developed by Sasaki Associates will consider environmental factors during its development and may be subsequently adopted as a conceptual plan under Guidelines Section 15262, which does not bind the Council or Agency to any subsequent action. Alternatively, if the Plan is sufficiently detailed, full environmental documentation shall be prepared to serve as a Master EIR for all actions consistent with the Plan. Staff will return for further environmental review, if necessary.

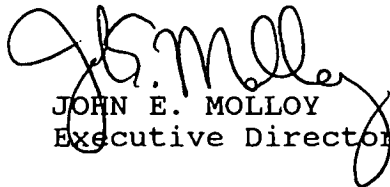
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M/WBE IMPLICATIONS

Members of the Sasaki Associates team are included in the City's list of certified MBE/WBE firms. Bay Area Economics and Helene Fried Associates are both woman-owned enterprises, and Gennis Associates is a disabled veteran-owned enterprise.

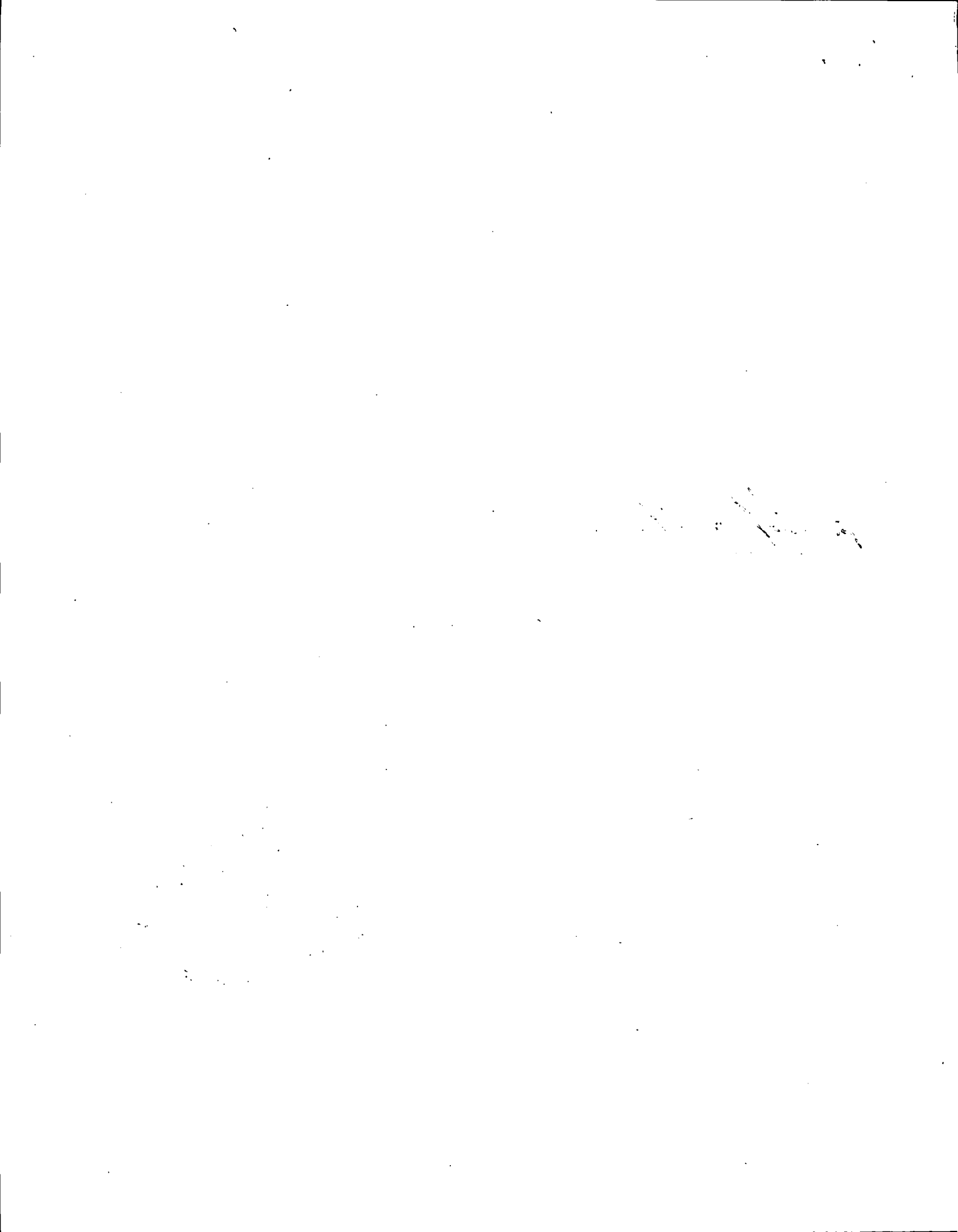
Respectfully submitted by,


JOHN E. MOLLOY
Executive Director

TRANSMITTED TO COUNCIL BY:


WILLIAM H. EDGAR
City Manager

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RESOLUTION NO. 94-002

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

**SACRAMENTO RIVERFRONT MASTER PLAN:
EXECUTION OF CONTRACT FOR PROFESSIONAL SERVICES
WITH SASAKI ASSOCIATES**

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

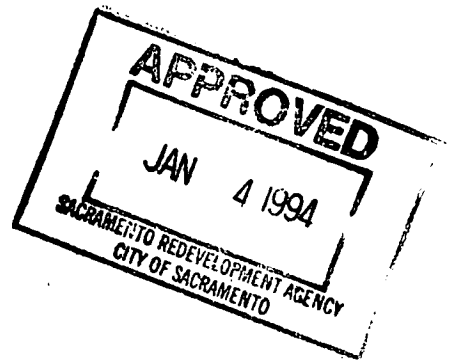
Section 1: The Executive Director is authorized to execute an agreement in the form of Attachment I with Sasaki Associates for professional services in the areas of land use, urban design, financial, and facilities planning for the Sacramento Riverfront. The total contract amount shall not exceed \$100,000.

CHAIR

ATTEST:

SECRETARY

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

CONTRACT FOR PROFESSIONAL SERVICES

PART 1 - AGREEMENT

THIS AGREEMENT, is entered into this _____ day of _____, 1993, by and between the SACRAMENTO HOUSING & REDEVELOPMENT AGENCY (hereinafter called "Agency") and Sasaki Associates (hereinafter called "Consultant").

The parties hereto mutually agree as follows:

1. PURPOSE

Agency desires to engage Consultant to perform services in connection with Agency's proposal to conduct a Master Plan of the Sacramento Riverfront.

2. SCOPE OF SERVICES

The Consultant shall prepare a Master Plan for the Sacramento Riverfront for approval by the City Council of the City of Sacramento. The services to be provided under the terms of this agreement are specified in this Agreement and in Exhibits A, B, and C which are attached hereto and incorporated herein by this reference.

3. TIME OF PERFORMANCE

The Consultant shall commence the services described herein as of this date, and shall complete said services and submit all work products to the Agency on or before June 30, 1994.

4. COMPENSATION

The Consultant shall, for the services provided pursuant to this agreement, be compensated according to the schedule described in Exhibit "C" attached hereto and incorporated herein by reference.

The amount payable for consultant services (Task A through F outlined in exhibit A) shall not exceed Eighty-Five Thousand Dollars (\$85,000) without the prior written approval of the Agency. Additional services may be provided that are mutually agreed upon by the consultant and Agency, and approved by the Executive Director that shall not exceed the amount of Fifteen Thousand Dollars (\$15,000). Total compensation payable under this contract shall not exceed One Hundred Thousand Dollars (\$100,000)

5. **METHOD OF PAYMENT**

Agency shall pay Consultant upon receipt of invoices stating the number of hours worked, by whom and the type of activity involved. Said payment shall constitute full and complete compensation for Consultant's service hereunder for such time period.

6. **AGENCY INFORMATION AND DATA**

Agency shall furnish to Consultant all pertinent data or information which the Agency may possess during the time of performance of the duties under this Contract.

7. **INDEMNIFICATION OF AGENCY**

Consultant shall indemnify and hold the Agency harmless from any liability or costs of any kind whatsoever including any and all attorney's fees or court costs for any injury or damages to persons or property resulting from the activities of Consultant its agents or employees in the prosecution of work under this Contract.

8. **OWNERSHIP OF INFORMATION**

All professional and technical information prepared by Consultant for Agency and all worksheets, documents and other related information developed under this Contract shall become the property of and be delivered to the Agency, whether upon completion of the services hereunder, or upon termination of this Contract by Agency or Consultant.

In addition, Consultant agrees to prepare and furnish to Agency, with such frequency and in such form as Agency may require, reports concerning the status of Consultant's performance hereunder.

9. **RECORDS AND INSPECTIONS**

The Consultant shall maintain full and accurate records with respect to all matters covered under this contract. The Agency shall have free access at all reasonable times to such records, and the right to examine and audit the same and to make transcripts therefrom, and to inspect all program data, documents proceedings, and activities.

10. **AGREEMENT PROVISIONS**

This Agreement consists of this signed document, Part I and Part II - Terms Conditions, attached and incorporated herein by this reference. In the event of conflict or ambiguity between Part I and Part II, Part I shall control.

11. **AMENDMENTS**

Any amendment to the terms and provisions of this contract, will be invalid and of no effect unless in writing and signed by Agency and Consultant.

12. **AGENCY NOT OBLIGATED TO THIRD PARTIES**

The Agency shall not be obligated or liable hereunder to any party other than the Consultant.

13. **WHEN RIGHTS AND REMEDIES NOT WAIVED**

In no event shall the making by the Agency of any payment to the Consultant constitute or be construed as a waiver by the Agency of any breach of covenant, or any default which may then exist on the part of the Consultant, and the making of any such payment by the Agency while any such breach or default exists shall in no way impair or prejudice any right or remedy available to the Agency in respect to such breach or default.

14. **TERMINATION OF CONTRACT FOR CONVENIENCE**

The Agency and the Consultant shall each have the right to terminate this contract, without cause, by giving written notice to the other party of such termination, and specifying the effective date thereof, which shall in no event be sooner than thirty (30) working days following the date of such notice.

15. **NOTICES**

Any notices, bills, invoices, or reports required by this Contract shall be sufficient if sent by the parties in the United States mail, postage paid, to the address noted below:

Agency:

Sacramento Housing & Redevelopment Agency
1013 Seventh Street, Suite 200
Sacramento, CA 95814
Attention: Paul Blumberg, Associate Planner

Consultant:

Sasaki Associates
444 DeHaro, Ste 202
San Francisco, CA 94107
Attention: Owen Lang

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written:

AGENCY:

CONSULTANT:

BY: _____
John E. Molloy
Executive Director

BY: _____
Owen Lang
Principal, Sasaki Associates

APPROVED AS TO FORM:

Telephone: (415) 626-0893
Tax I.D. 04-223044

Agency Counsel

IS CONSULTANT REQUIRED TO FILE CONFLICT OF INTEREST? ___ YES ___ NO

APPROVED BY DEPARTMENT HEAD

\\pbblwzfrnu\sskiconu.rct

FOR AGENCY USE ONLY:

APPROVED:

Finance Department

Organization: 2455
Account Code: _____
Cost Center: _____

Sasaki Associates, Inc.

Section 2: PROPOSED SCOPE OF SERVICES AND PROJECT SCHEDULE

The following proposed Scope of Services describes the preparation of a Master Plan for the east bank of the Sacramento Waterfront between Discovery Park to the north and Miller Park to the south. The proposed Scope of Services does not precisely follow the written sequence of tasks described in the "Request for Proposal", dated October 19, 1993, prepared by the Sacramento Housing and Redevelopment Agency (Agency). However, it includes all of the required work elements as well as specific additions and clarifications by the consulting team in order to clearly define the work process. The proposed Scope of Services contains six major parts:

- Part A: Project Initiation and Goal Refinement
- Part B: Analysis of Existing Conditions
- Part C: Development Program Refinement
- Part D: Preliminary Plan Alternatives
- Part E: Draft Master Plan
- Part F: Final Master Plan

Responsibilities

The proposed Scope of Services is based upon the following definition of responsibilities:

1. The consultant team will provide waterfront land use planning and design, cultural programming, transportation planning, environmental, civil engineering, and market/financial analysis services.
2. The Agency will be responsible for scheduling and noticing of all public workshops, meetings, and hearings.
3. The Agency will furnish the consultant team with all relevant background data required to undertake the project, including base maps, aerial topographic photos, surveys of existing easements and utilities, previous planning studies, existing traffic studies, soil surveys, marina studies, regulatory constraints and/or requirements, market data from Railyards Specific Plan/Richards Boulevard Area Plan, and other relevant existing available data.
4. Preparation and processing of an environmental assessment document is not part of this scope of work.

(13)

Part A: Project Initiation and Goal Refinement

Task A.1 Initial Team Meeting (Scoping Session) and Area Reconnaissance

The consultant team will meet with the Agency and Technical Advisory Committee Members for a detailed briefing of project objectives and schedule. Following the meeting, the consultant team will review all background and base material furnished by the Agency including all relevant technical planning, environmental, engineering, market, transportation, and regulatory documentation.

Following, or concurrent with, the scoping session, a detailed reconnaissance of the study area will be conducted with the Agency to assess the physical character of the area.

Task A.2 Base Map Preparation

Base maps will be prepared by the consultant team from information furnished by the Agency. These base maps will include the following:

- a. Regional/Vicinity Map - Indicating relevant relationships of the site area to surrounding cities, jurisdictions, major highways, transit, airports, major public institutions, and other features of regional importance.
- b. Primary and Secondary Area Map - A base map at scale 1" = 100 feet which indicates buildings, topography, roadways, drainage courses, regulatory boundaries, and property lines and current development proposals within the five planning subareas.

Task A.3 Conduct Focus Meetings and Individual Interviews

The consultant team will meet with Agency staff and Technical Advisory Committee Members to better understand the specific needs and desires of the various constituencies that have an interest in the development of the project area. The discussions will address a wide range of topics (ie. programmatic to environmental). The interviews will ascertain needs, issues, and themes of commonality or conflict that will be addressed in the planning process.

Targeted groups and individuals will be pre-approved by the client. A list of questions will be prepared in advance to ensure minimum uniformity in the interviews. However, interviewees will be asked to speak freely about their goals and visions for the riverfront area.

Part B: Analysis of Existing Conditions

The purpose of the following series of tasks will be to review existing conditions data related to the project site and its context. The consultant team will rely on existing sources of information unless stated otherwise. Conclusions of these tasks will be summarized in a Technical Memorandum.

Task B.1 Data Review

The consultant team will review all existing background information furnished by the client and prepare a summary map of Opportunities and Constraints for the riverfront project area. Based on this review and on the outcome of Tasks A. 6, additional existing conditions information required to complete the study will be identified.

Task B.2 Site Suitability Analysis

The consultant team will prepare a Site Suitability Analysis related to the review of existing conditions, regulatory context, land ownership constraints, and past development proposals.

Task B.3 Summary Memorandum

A Technical Memorandum summarizing the key findings of the Analysis of the Existing Conditions will be prepared. Large format plan graphics and one 8 1/2" x 11" black and white camera-ready copy with text and graphics, suitable for distribution by the Agency, will be prepared.

Part C: Development Program Refinement

Task C.1 Public Workshop Number One: Review of Previous Plan Concepts and Program Refinement

The consultant team recognizes that many previous plan concepts (official and unofficial) have been prepared for the riverfront project area and that many of these plans contain program elements that are worthy of continued consideration. Therefore, the consultant team will conduct a one-day Public Workshop to evaluate all previous plans against the findings of the Analysis of Existing Conditions, market constraints, and the goals of the Agency and Technical Advisory Committee. We suggest an appointee of the Redevelopment and Planning Commissions be invited to attend this workshop.

Based upon the consultant team's experience with the development of West Sacramento's Triangle Specific Plan and Raley's Landing Master Plan, we will assess the riverfront project area's potential in consideration of the context of both sides of the river and identify recommendations for a Development Program upon which to base (15)

Preliminary Plan Alternatives. The goals of this workshop will be to:

- Refine near and long-term goals and objectives.
- Revise and ratify the Development Program.
- Begin discussions regarding likely plan alternatives for the riverfront.
- Begin discussion of implementation strategies.

Task C.2 Summary Documentation

The consultant team will summarize the findings of Tasks C. 1 and C. 2 in a Technical Memorandum describing a recommended Development Program. Conceptual design guidelines for the development of the waterfront "edge" and its relationship to adjacent land uses will also be prepared.

Part D: Preliminary Plan Alternatives

Task D.1 Planning and Design Workshops

The consultant team, in conjunction with the Agency and the Technical Advisory Committee, will conduct a planning and design workshop for the project. The workshops will be a one-week process focusing on planning and design solutions, implementation strategies, phasing, and scheduling. Tentatively, we envision the workshop occurring in the following sequence:

Day 1 and 2: Intensive Workshops by Consultant Team: Preparation of Plan Alternatives

Based upon the Recommended Development Program and input gained from the client and key constituents, Alternative Development Concept Plans will be prepared. The plans will recognize the physical constraints of the project site and include options for linkages along the riverfront as well as into the downtown. Plans will include the following:

- Conceptual allocation of land uses and building areas.
- Conceptual layout of open spaces, opportunities for public art/cultural programming, mix of recreational facilities and services, and other amenities.
- Key land use relationships.
- Design guidelines and standards.
- Vehicular, marine, and pedestrian circulation systems.
- Relationship to existing land uses and circulation systems adjacent to the development area.
- Parking requirements.
- Public/private partnership opportunities.

Sasaki Associates, Inc.

Day 3: Workshop with the Agency and Technical Advisory Committee to review work accomplished to date.

Day 4: Revision of concept sketch alternatives by the consultant team.

Day 5: Concluding workshop with the Agency and Technical Advisory Committee. Commencement of discussion of a preferred Master Plan direction.

Task D.2 Concept Engineering

For each of the preferred alternative concept plans developed during the work session, major infrastructure requirements will be identified (ie. water, sewer, drainage, power, grading issues).

Task D.3 Preliminary Cost Estimate

For each preferred alternative concept, the consultant team will prepare a preliminary estimate of costs for major utility infrastructure, site improvements, and marine engineering systems for the purpose of evaluating the alternative concepts.

Task D.4 Preliminary Implementation Concepts

A concept-level Implementation Strategy will be prepared to further assist in evaluating the alternative concepts. The Implementation Strategy will include concepts for phasing, funding, programming and management, and maintenance strategies.

Task D.5 Summary Evaluation of Alternatives

A comparative analysis will be prepared indicating the relative merits and impacts of each alternative. Impact will be quantified where possible.

To the extent possible, the evaluation will include ranking of feasibility, likely value to adjacent property owners, market spillover effects, economic development effect, traffic impact, regulatory constraints, and trade-offs between benefit and costs. The basis for evaluation of the plan alternatives stems from previously identified goals and objectives. Concept assessment will direct the formulation of the preferred Plan.

Task D.6 Public Workshop Number Two: Review of Plan Alternatives

This task reviews the Analysis of Existing Conditions, Development Program, and the Plan Alternatives with the Agency and Technical Advisory Committee.

Sasaki Associates, Inc.

The consultant team will participate in presenting the Alternative Concept Plans and Preliminary Implementation Concepts in a Public Workshop. We suggest an appointee of the Redevelopment and Planning Commissions be invited to attend this workshop.

Part E: Draft Master Plan

Task E.1 Preparation of Draft Master Plan

Based upon the evaluation of alternative concepts and meetings in Task D.7, the consultant team will prepare a Draft Master Plan for the Sacramento Waterfront project area.

The key elements and findings of the Draft Master Plan will be documented in a concise document suitable for review by the Agency and Technical Advisory Committee. Draft plan documentation will include:

- A Draft Master Plan report in black and white of the Preferred Plan. The Draft Plan Report will summarize the following: project goals, analysis of existing conditions, recommended development program, and key components of the recommended plan.
- Large Format (freehand) Colored Illustrative Master Plan at Scale 1" = 100 feet.
- Freehand drawn illustrative plans and sketches as required to describe the plan elements.
- A draft Implementation Plan which includes a Concept Phasing Plan with recommended phasing boundaries and costs.
- Working with Agency staff, a draft Funding Strategy will be prepared which identifies potential funding opportunities, sources for both capital improvements and operations, and potential procedures for procurement.
- A draft Management Plan which identifies management issues and costs related to operation, maintenance, and programming of riverfront facilities and recommended activities.

Task E.2 Public Workshop Number Three: Review of Draft Master Plan

The consultant team will present the Draft Master Plan in a Public Workshop. Based upon direction from the Agency, the consultant team will revise the Draft Master Plan as may be appropriate. We suggest an appointee of the Redevelopment and Planning Commissions be invited to attend this workshop.

Task F: Final Master Plan

Task F.1 Documentation of Final Master Plan

Following review and comments from Task E. 2, the consultant team will revise the Draft Master Plan as instructed by the Agency and prepare final documentation. Final documentation will include:

- Final Illustrative Master Plan at a scale of 1" = 100 feet.
- Revised final report describing the Master Plan in text and graphics. The final report will contain all of the elements in the Draft Master Plan report and will also incorporate a summary of the recommended following material:
 - Implementation Plan
 - Financing Strategy
 - Management Plan
 - One camera-ready copy in black and white.

Task F.2 Final Review and Plan Adoption

The consultant team will assist the Agency in presenting the Master Plan at three public hearings before the governing boards, including the City Planning Commission, the Redevelopment Commission, and the City Council as part of the plan adoption process. The schedule of these hearings will be confirmed with the Agency at a later date.

Sasaki Associates, Inc.

Section 3: FEE SCHEDULE

Sasaki Associates and our associated team consultants propose to accomplish the above scope of services for a fee of \$85,000 including expenses.

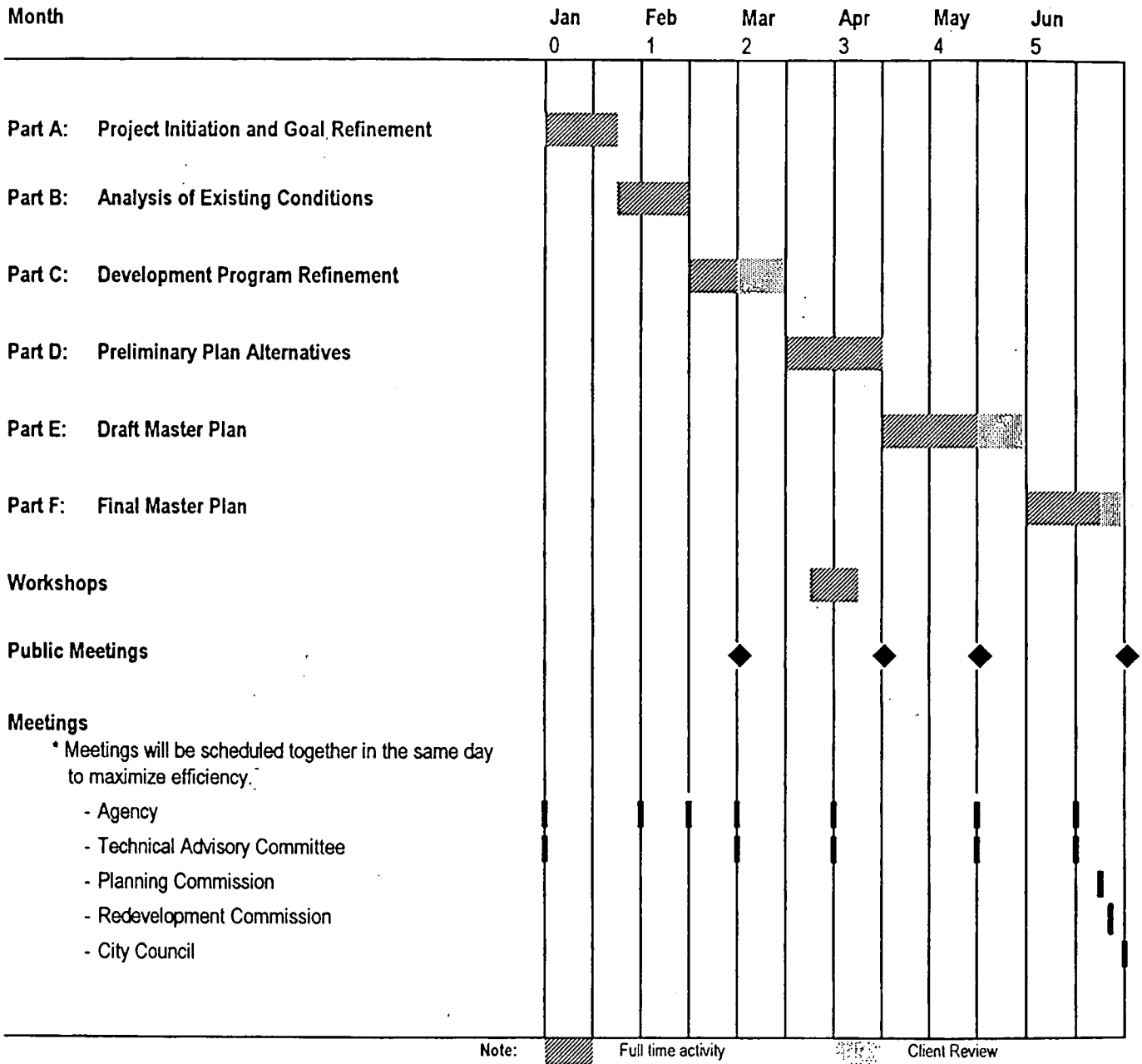
Additional services beyond that described in the above scope can be provided as an extra service as mutually agreed upon.

The following fee schedule is organized into two tables. The first table illustrates a summary of the distribution of fees and expenses by each firm.

The second table illustrates a breakdown of the fees by task and firm.

Schedule and Meetings
Sacramento Waterfront Master Plan

Sasaki Associates, Inc.



Fee Schedule - Summary
Sacramento Waterfront Master Plan

Sasaki Associates, Inc.

	<u>SA</u>	<u>APC</u>	<u>ZGF</u>	<u>HFA</u>	<u>BAE</u>	<u>DKS</u>	<u>IGA</u>	<u>EIP</u>	<u>Subtotal</u>
Part A: Project Initiation and Goal Refinement	\$5,200	\$1,407	\$333	\$607	\$706	\$400	\$0	\$225	\$8,878
Part B: Analysis of Existing Conditions	\$4,100	\$880	\$999	\$1,214	\$807	\$200	\$208	\$225	\$8,633
Part C: Development Program Refinement	\$2,500	\$352	\$666	\$303	\$403	\$0	\$0	\$225	\$4,449
Part D: Preliminary Plan Alternatives	\$16,795	\$5,279	\$5,000	\$1,820	\$2,319	\$1,600	\$2,292	\$1,575	\$36,680
Part E: Draft Master Plan	\$6,000	\$1,056	\$666	\$303	\$403	\$0	\$0	\$0	\$8,428
Part F: Final Master Plan	\$5,500	\$2,816	\$666	\$303	\$202	\$0	\$0	\$0	\$9,487
Labor Subtotal	\$40,095	\$11,790	\$8,330	\$4,550	\$4,840	\$2,200	\$2,500	\$2,250	\$76,555
Expenses	\$5,500	\$545	\$825	\$400	\$475	\$225	\$250	\$225	\$8,445
Total	\$45,595	\$12,335	\$9,155	\$4,950	\$5,315	\$2,425	\$2,750	\$2,475	\$85,000
Grand Total	\$85,000								

Exhibit C (p.1)
to Attachment I

**Fee Schedule By Task
Sacramento Waterfront Master Plan**

Sasaki Associates, Inc.

Task	Description	SA hrs.	APC hrs.	ZGF hrs.	HFA hrs.	BAE hrs.	DKS hrs.	IGA hrs.	EIP hrs.
Part A: Project Initiation and Goal Refinement									
A.1	Initial Team Meeting (Scoping Session) and Area Reconnaissance	6	4	0	0	0	0	0	0
A.2	Base Map Preparation	48	4	4	0	0	4	0	2
A.3	Conduct Focus Meetings and Individual Interviews	8	8	0	8	7	0	0	0
Part B: Analysis of Existing Conditions									
B.1	Data Review	12	8	8	16	8	0	0	0
B.2	Site Suitability Analysis	24	2	4	0	0	2	2	2
B.3	Summary Memorandum	12	0	0	0	0	0	0	0
Part C: Development Program Refinement									
C.1	Workshop Number One: Review of Previous Plan Concepts and Program Refinement	16	4	8	4	4	0	0	2
C.2	Summary Documentation	12	0	0	0	0	0	0	0
Part D: Preliminary Plan Alternatives									
D.1	Planning and Design Workshops	120	40	40	24	11	12	4	12
D.2	Concept Engineering	8	0	0	0	0	0	8	0
D.3	Preliminary Cost Estimate	16	2	0	0	2	0	8	0
D.4	Preliminary Implementation Concepts	20	8	16	0	6	0	0	0
D.5	Summary Evaluation of Alternatives	24	2	4	0	4	4	2	2
D.6	Workshop Number Two: Review of Plan Alternatives	8	8	0	0	0	0	0	0
Part E: Draft Master Plan									
E.1	Preparation of Draft Master Plan	68	8	0	0	4	0	0	0
E.2	Workshop Number Three: Review of Draft Master Plan	4	4	8	4	0	0	0	0
Part F: Final Master Plan									
F.1	Documentation of Final Master Plan	40	8	0	0	2	0	0	0
F.2	Final Review and Plan Adoption	24	24	8	4	0	0	0	0
Total by Firm		470	134	100	60	48	22	24	20
		\$40,095	\$11,790	\$8,330	\$4,550	\$4,840	\$2,200	\$2,500	\$2,250