



APPROVED
BY THE CITY COUNCIL

MAY 6 1997

OFFICE OF THE
CITY CLERK

14

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

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May 6, 1997

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: CENTRAL CITY NEIGHBORHOOD DESIGN PLAN -
AMENDMENT NO. 2 OF CONSULTANT SERVICES
AGREEMENT WITH MOGAVERO/NOTESTINE IN THE
AMOUNT OF \$7500.00**

LOCATION/COUNCIL DISTRICT: Council Districts 1, 3 and 4

RECOMMENDATION: This report recommends City Council:

- Approve the attached resolution authorizing an amendment (increase) to an existing consultant services agreement in an amount of \$7500.00

CONTACT PERSON: Steve Peterson, Senior Planner, 264-5981
Luis R. Sanchez, AIA, Associate Architect, 264-5957
Department of Planning and Development

FOR COUNCIL MEETING OF: May 6, 1997
(Afternoon Session)

SUMMARY:

This report requests approval by City Council to amend an existing agreement with Mogavero/Notestine in the amount of \$7500.00. The amendment is being requested in order to facilitate completion of the Central City Neighborhood Design Plan.

The proposed amendment provides funding for two additional work products: a second public review draft and a revised format, and additional tasks identified in the amended scope of work. The additional work includes reformatting and simplification of the final document per direction by the Design Review/Preservation Board, development and architectural representatives, community groups, as well as planning staff.

BACKGROUND:

This is the second amendment to the contract for the Central City neighborhood Design Plan. The first amendment was requested and approved for supplemental design guidelines for the R Street Corridor. The Neighborhood Design Plan will be a comprehensive plan for preservation and enhancement of Central City neighborhoods. Guidelines for intensification within commercial corridors are also included. Adoption of the design guidelines will establish clearer expectations for the rehabilitation and development of projects in the central city, allowing for a streamlined design review and approval process.

The Framework document for the Neighborhood Design Plan was completed in January 1996. The Framework document identifies the issues that are articulated in the Neighborhood design Plan document. The draft Neighborhood Design Plan was distributed for public review and comment in May 1996.

The Design Review Board and Planning Commission conducted workshops during the summer and identified modifications to the document. The Board has established a subcommittee to work with staff and the Consultant to finalize the document. Final adoption by the City Council is expected in October or November of 1997.

FINANCIAL CONSIDERATIONS:

Staff has compared the original scope of work with the proposed amendments to determine which tasks were not covered originally. The additional funds requested by staff represents the amount needed to adequately cover the new work tasks that were not anticipated in the original scope of work and contract. This represents a 10% contingency amount relative to the original contract.

Staff determined the additional budget based on several factors. First, the Consultant bears the primary responsibility for completing an acceptable work product under the existing contract regardless of the hours expended. Second, the original scope of work did not adequately anticipate the level of revisions resulting from comments received during the public review process and requested by the Board. Third, the original scope of work and staff direction to the Consultant on revisions to the document has changed over time, causing some confusion about how to complete the tasks.

The proposed amendment to the existing agreement (City Agreement No. 94-157) will increase the contract amount by \$7500.00, from \$79,641.30 to \$87,141.00. The proposed revised work hours for

this additional effort is included as Attachment 1 (Exhibit A). The amendment will be funded from the operating budget of the Planning and Development Department. No additional appropriation is being requested.

ENVIRONMENTAL CONSIDERATIONS:

Not applicable.

POLICY CONSIDERATIONS:

The preparation of the Central City Neighborhood Design Plan is consistent with several of the City Council's priorities including economic development and neighborhood revitalization and enhancement.

MBE/WBE EFFORTS:

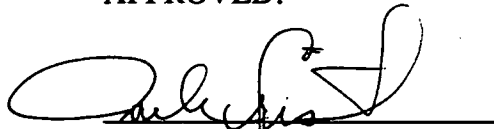
The consultant's total participation for MBE/WBE is 20.3%, with MBE contributing 10.7% and WBE contributing 9.6%. These figures exceed the standard 9.5% WBE and 10.5% MBE participation required for professional services.

Respectfully submitted,



Gary Stonehouse
Planning Director

APPROVED:



JACK CRIST
Deputy City Manager

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR
City Manager

Attachments

APPROVED
BY THE CITY COUNCIL
MAY 6 1997
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 97-204

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION AMENDING THE CONSULTANT CONTRACT WITH THE FIRM OF
MOGAVERO/NOTESTINE FOR THE CENTRAL CITY NEIGHBORHOOD DESIGN PLAN
IN THE AMOUNT OF \$7500.00**

BE IT HEREBY RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

The City Manager is hereby authorized to approve the second amendment to City Agreement No. 94-157 with the firm of Mogavero Notestine Associates for completion of the Central City Neighborhood Design Plan in the amount of \$7500.00. This amendment brings the total contract amount to \$87,141.30.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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