



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
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CITY MANAGER'S OFFICE
RECEIVED
MAY 16 1984

MARTY VAN DUYN
PLANNING DIRECTOR

May 22, 1984

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

MAY 22 1984

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

SUBJECT: Resolution Authorizing Execution of Agreements to Provide Consultant Services for the North Natomas Planning Studies (M84-007)

SUMMARY

The City Council has directed staff to prepare various studies to determine whether the urban development of the North Natomas area should occur at this time. In order to meet the required 20-month time schedule for completion of the North Natomas Planning Studies, the City Council has authorized staff to retain qualified consultants to assist in preparing the studies. Following the completion of an objective evaluation process, Staff has selected the members of the Consultant Team. Submitted for City Council approval is a Resolution authorizing the City Manager to execute agreements with each consultant for the subject studies.

BACKGROUND

At its meeting on April 3, 1984, the City Council approved a proposed \$1.3 million budget for the North Natomas Planning Program. Of this amount, \$356,642 represents City staff and services costs, and the services of a Project Coordinator and Project Technician. The remainder of the approved budget includes the following consultant services and contingency:

Community Plan Study	\$152,000
EIR	250,000
Land Use Demand	194,800
Drainage Study	130,000
Water Study	25,000
Transportation Study	100,000
Transportation Technician	58,400
Contingency	50,000
TOTAL	\$960,200

On April 10, 1984, the City Council adopted Resolution No. 84-307 amending the City budget for Fiscal Year 1983-1984 by adding \$375,136 to the Community Development and Public Works appropriation that work on the North Natomas Planning Studies could begin.

SELECTION OF CONSULTANT TEAM

During the months of March and April 1984, the City Manager, Assistant City Manager for Community Development, and Planning Director have directed the evaluation and selection of members of the Consultant Team. In addition, representatives of the Sacramento County Planning and Community Development Department have had active participation in the selection process. The selection process for each study is listed below:

1. Review qualifications, experience and availability of prospective consultants. Any consultant with an actual or perceived conflict of interest was screened out of the selection process pursuant to City Attorney Guidelines.
2. Set-up interview process, request Scopes of Work and Cost Estimates.
3. Interview prospective consultants.
4. Evaluate proposed consultant Scopes of Work, Cost Estimates, qualifications and experience.
5. Recommend one consultant firm for each study for City Manager review and approval.
6. City Manager review recommendations and approve or disapprove.
7. City Manager send Letter of Authorization to Proceed to selected members of Consultant Team.

Because of the severe time constraints associated with the completion of the North Natomas Planning program, the City Manager has authorized each member of the Consultant Team to commence work immediately on their respective Scopes of Works in an amount not to exceed \$20,000 pending City Council approval of a Resolution authorizing execution of Agreements between the parties. Consultant firms selected to complete the various elements of the North Natomas Planning Program are discussed below.

Community Plan Study: The SWA Group of Sausalito has been selected to prepare the North Natomas Community Plan Study. Other firms which were interviewed included 1) Sedway Cooke and Associates,

2) Wallace, Roberts and Todd, and 3) Royston, Hanamoto, Alley and Abey. The SWA Group has the requisite skills and staff to do the work within the required time frame, plus excellent design and graphics capabilities. Coupled with what appears to be a genuine interest in the project, they offer the most potential to produce an innovative and implementable plan.

EIR Study: Nichols-Berman of San Francisco, has been selected to prepare the EIR for the Community Plan and land use applications. The only other firm which was interviewed was Environmental Impact Planning Corporation (EIP). Nichols-Berman has successfully prepared the EIR's for both the Delta Shores project and Airport-Meadowview Community Plan for the City. They are intimately familiar with the City's EIR process, regulations and requirements and, in the case of the Delta Shores EIR, have a proven record of preparing an objective document for a complex and controversial project under severe time constraints.

Transportation Study: Omni-Means Ltd. of Sacramento has been selected to prepare the transportation planning and analysis portion of the North Natomas Community Plan and EIR studies. Other firms which were interviewed included 1) Wilbur Smith and Associates, and 2) Barton Aschman Associates. Omni-Means has prepared several previous traffic studies for both the City and County. They showed the best understanding of the project and seem best able to communicate complex transportation issues during public presentations. The fact that the firm is local will greatly enhance accessibility to City and County staff as well as the local offices of CalTrans and Federal Highway Administration.

Land Use, Economic and Fiscal Analysis: Angus McDonald and Associates of Berkeley has been selected to prepare these and related elements of the study. After discussing the matter with the County Planning Department, it was agreed that the qualifications and objectivity of Mr. McDonald were such that no other firms were contacted. During the preparation of the City's Growth Policy in 1981-1982, Mr. McDonald was one of five firms recommended by the North Natomas landowners to prepare a similar study, although on a much reduced scale. Mr. McDonald's work was, in a word, "outstanding"; was well received by those on all sides of the Growth Policy question; and has served as a basis for many subsequent studies prepared throughout the Sacramento region. His report was prepared on time and within budget. Subsequent to his work on the Growth Policy, Mr. McDonald has prepared the Laguna Public Facility and Financing Plan for the County, and the Fiscal Analysis portion of the North Sacramento Community Plan EIR for the City.

Sports Complex Analysis: Economic Research Associates (ERA) of San Francisco has been selected to provide economic consulting services relating to the Sports Complex portion of the study. Because of the sensitive nature of this portion of the study, a consulting firm was sought which exhibited each of the following qualities:

1. Reputation for integrity and objectivity.
2. Experience of firm and proposed staff regarding similar studies.
3. Availability and ability to meet tight time schedules.
4. No conflict of interest with respect to current or previous work for any of the applicants.
5. Ability to present information and recommendations regarding controversial topics in a professional, objective and understandable way.

Since the City had retained the services of Angus McDonald to provide other economic services in connection with the study, he was requested to assist in the selection of a firm to meet the above requirements. Following several discussions with Mr. McDonald, it became evident that ERA best fit the City's needs. ERA showed a clear understanding of the nature of the study and the time constraints imposed by the City Council. They have just completed a similar study for the City of Phoenix and are ready to begin work immediately.

Water and Drainage Studies: DeWante and Stowell of Sacramento has been selected to prepare the Water and Drainage portions of the North Natomas Planning Studies. The only other firm which was interviewed was Psomas Justice and Associates. The City Director of Public Works determined that DeWante and Stowell was best qualified to complete the studies because:

1. The firm does not serve any clients who have an interest in development in the North Natomas area.
2. The firm has worked successfully with City and County staff on other projects.
3. The firm is conversant with the drainage and water supply needs in the North Natomas area.

Sewer Studies: This study will be undertaken by the Regional Sanitation District at no anticipated cost to the City.

FINANCIAL

The cost of each of the consultant studies is consistent with the budget for the North Natomas Planning Program approved by the City Council on April 3, 1984. The cost to prepare the Drainage Study is \$62,000. In addition, there will be a cost to obtain sufficient elevation or topographic data to insure the accuracy of the study.

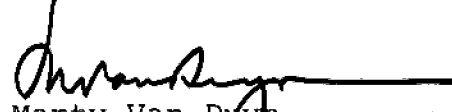
This additional cost is anticipated to be within the total amount budgeted by the City Council for the Drainage Study, but will not be determined until later in the data gathering phase of the Study. If adjustments in the budgeted amount for the Drainage Study are necessary, recommendations will be presented to the Council at such time as the additional cost is known.

The total \$1.3 million budget for the North Natomas Planning Program is spread over Fiscal Years 1983-1984, 1984-1985, and 1985-1986. It is anticipated that the amount budgeted for each Fiscal Year will be sufficient to cover the total cost of each of the required consultant studies.

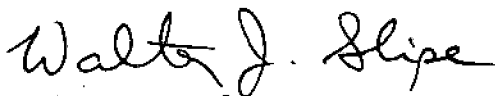
RECOMMENDATION

It is recommended that the City Council approve the Consultant selection process described above and authorize the City Manager to execute Agreements with each member of the North Natomas Planning Program Consultant Team by passage of the attached Resolution.

Respectfully submitted,


Marty Van Duyen
Planning Director

Recommendation Approved:


Walter J. Slipe
City Manager

MVD:lr
Attachment

May 22, 1984
District 1

RESOLUTION No. 84-430

Adopted by The Sacramento City Council on date of

MAY 22, 1984

A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENTS FOR CONSULTANT SERVICES TO PREPARE THE NORTH NATOMAS COMMUNITY PLAN, EIR AND RELATED STUDIES (M84-007)

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

That the City Manager and City Clerk are hereby authorized and directed to execute on behalf of the City of Sacramento those certain consultant services agreements for the preparation of the North Natomas Community Plan, Environmental Impact Report and related studies for an amount not to exceed \$960,200.

MAYOR

ATTEST:

CITY CLERK

M84-007

APPROVED
BY THE CITY COUNCIL

MAY 22 1984

OFFICE OF THE
CITY CLERK

June 13, 1984

Dewante and Stowell, Inc.
Randolph H. Dewante, President
1910 S Street
Sacramento, CA 95814

Dear Mr. Dewante:

On May 22, 1984, the Sacramento City Council adopted a resolution authorizing the execution of Consultant Services Agreements (AG83202, CC84-430 and AG83204, CC84-430) for North Natomas Drainage Study and Water Study.

Enclosed, for your records, is one fully certified copy of said agreement and authorizing resolution.

Sincerely,



Lorraine Magana
City Clerk

LM/slk/31
Enclosure

cc: Public Works