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APPROVED
BY THE CITY COUNCIL

JUL 1 1997

OFFICE OF THE
CITY CLERK
A697-107

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 F STREET
ROOM 301
SACRAMENTO, CA
95814-2904

PLANNING SERVICES
916-264-7037
FAX 916-264-7185

July 1, 1997

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: CAL EPA OFFICE BUILDING PROJECT - CONSULTANT SERVICES AGREEMENT WITH ESA INC. IN THE AMOUNT OF \$78,270

LOCATION/COUNCIL DISTRICT: The proposed project is located in the Central City Community Plan Area of the City of Sacramento. Specifically, the proposed project site is located at the block bounded by H, I, 10th and 11th Streets, within Council District 1.

RECOMMENDATION: This report recommends City Council:

- Approve the attached resolution authorizing a Consultant Services Agreement in the amount of \$78,270.

CONTACT PERSON:

David Mohlenbrok, Environmental Project Manager
Planning Services - Environmental Section, 264-7620

FOR COUNCIL MEETING OF: July 1, 1997

SUMMARY:

This report requests approval by City Council to authorize a consultant services agreement with ESA Inc. in the amount of \$78,270. The consultant agreement is to prepare an environmental impact report for the project including the necessary studies and surveys to prepare the analysis for the report in accordance with the California Environmental Quality Act (CEQA).

BACKGROUND:

The proposed project is an office building to be owned by the City of Sacramento and leased to the State of California, with the California Environmental Protection Agency (CAL-EPA) as the major tenant. The office building is planned to contain approximately 950,000 gross square feet/765,00 usable square feet of office space, including areas for a 200-person cafeteria, a 300-seat auditorium facility, and a child care facility. The maximum height of the office building will be 400 feet above grade level (approximately 15 to 30 stories). No on-site parking is planned, and off-site parking will consist of 750 spaces located in the adjacent City-owned parking garage at 11th and I Streets (Lot "I"). Approval of the consultant services agreement is requested in order to proceed with the environmental review for the proposed project.

FINANCIAL CONSIDERATIONS:

The proposed scope of work for this effort is included as an attachment (Attachment A). The City has agreed in the tenant lease agreement to front the cost of the City's share of work on the project, including the environmental documentation. A CIP account (BB-07) has been established to track and fund the associated costs, with no impact to the City's General Fund.

ENVIRONMENTAL CONSIDERATIONS:

The activity is not considered to be a project and has no potential for environmental effects.

POLICY CONSIDERATIONS:

The proposed consultant agreement will be administered by the Environmental Services Section in accordance with City guidelines and policies.


MBE/WBE EFFORTS:

The City's Planning and Development Department, Planning Services Division selected ESA from its City Council approved Consultant Shortlist. ESA is not a MBE/WBE firm.


Respectfully submitted,

 FOR
FRED BUDERI, SENIOR PLANNER
PLANNING AND DEVELOPMENT

APPROVED:


WILLIAM H. EDGAR
CITY MANAGER

RECOMMENDATION APPROVED:


JACK CRIST,
DEPUTY CITY MANAGER

APPROVED
BY THE CITY COUNCIL
JUL 1 1997
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 97-389

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION APPROVING A CONSULTANT CONTRACT WITH ESA AND
AUTHORIZING THE CITY'S PLANNING SERVICES DIVISION TO INVOICE THE
PROJECT APPLICANT IN THE AMOUNT OF \$78,270**

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

1. The City Manager is hereby authorized to enter into a contract for the effort required to undertake the Cal EPA Office Building EIR process with the firm of ESA in the amount of \$78,270.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

ATTACHMENT A



June 5, 1997

Mr. David Mohlenbrok
Environmental Division
City of Sacramento
1231 I Street
Sacramento, CA 95814

Dear Mr. Mohlenbrok:

We appreciate the opportunity to prepare a proposal for the California Environmental Protection Agency (CAL-EPA) Building Environmental Impact Report. We prepared a scope of work, cost estimate, and schedule as you requested in your phone call on May 12, 1997. Since then, we have modified the scope and cost estimate based on your comments. We have also included several resumes for ESA staff that will be involved with preparing the EIR and some project descriptions for other similar projects conducted by ESA.

**Environmental
Science
Associates**

700 University Ave
Suite 130
Sacramento,
California
95825-6711
(916) 564-4500
FAX 564-4501

San Francisco

Los Angeles

San Jose

The project work will be conducted in our Sacramento office under the management of Ms. Elizabeth Hughes. We understand that the traffic analysis will be prepared by one of the City's traffic engineering firms. We also understand that a Phase I Site Assessment may be prepared for the project but will not be required for the EIR. ESA will coordinate with the traffic engineering firm and the City to incorporate the traffic section into the EIR.

The estimated cost to prepare the CAL-EPA Building EIR is **\$78,270**. This project will be conducted on a time-and-materials basis. We are excited about the opportunity to prepare this EIR for the City. Please call with any questions.

Sincerely,

Elizabeth H. Hughes
Project Manager

Attachments:

Scope of Work
Statement of Qualifications
Cost Estimate
Schedule

ESP970311

SCOPE OF SERVICES

ESA will prepare the CAL-EPA Office Building Environmental Impact Report (EIR) in accordance with the City of Sacramento's (City) EIR format. We understand that the CAL-EPA Office Building will be owned by the City of Sacramento and leased to the State of California, with CAL-EPA as the major tenant. Therefore, we will also coordinate as necessary with the California Office of Planning and Development Management (OPDM) in the preparation of the EIR document. The following is a description of our project understanding and a summary of the tasks involved in preparing the EIR.

PROJECT UNDERSTANDING

This EIR will evaluate the environmental effects of the development of the CAL-EPA Office Building EIR (proposed project). Other environmental documents in the vicinity of the project will be utilized, including the Sacramento Federal Building United States Courthouse Environmental Impact Statement/Environmental Impact Report (EIS/EIR), to describe the environmental baseline for the proposed project. The project site occupies a City block in downtown Sacramento and is located between 10th and 11th Streets and between I and H Streets. The site was considered as an alternative site (Alternative B) in the Sacramento Federal Building United States Courthouse EIS/EIR.

The existing on-site City parking structure will be demolished, and the proposed project will consist of an office tower, 15 to 25 stories high, which will contain a cafeteria, child care, and auditorium facility. No on-site parking is planned, and off-site parking will consist of 750 spaces located in the City-owned parking garage at 11th and I Streets.

Impacts to several resource areas have been identified in the analysis of Alternative B in the Sacramento Federal Building United States Courthouse EIS/EIR. According to this EIS/EIR, construction of an office tower on the proposed site would result in the significant unavoidable impacts to the following resources:

- o **Vegetation and Wildlife** - The proposed project may require the removal of up to nine heritage trees;
- o **Nature Hazards** - The proposed project site will be subject to flooding in the event of a 100-year flood.
- o **Air Quality** - Construction and operation of the proposed project will cause an exceedance of SMAQMD emission thresholds for NOX, PM-10, ROC, and traffic emissions associated with the project would exceed the 1-hour and 8-hour CO standard at the intersection of 10th and J Streets.

- o **Microwave, Radar and Radio Transmissions** - The CAL-EPA Office Building will be between 15 and 25 stories high and could interfere with radio communications.
- o **Wastewater** - The CAL-EPA Office Building will significantly increase the amount of wastewater entering the City of Sacramento's Storm Water System.
- o **Cultural Resources** - The CAL-EPA Office Building may not be compatible with the architectural integrity of the historically significant structures within the Area of Potential Effect (APE).

TASK 1.0 PROJECT INITIATION AND NOTICE OF PREPARATION

A kick-off meeting with the City will be included in this task. The meeting will focus details regarding the project description, defining roles of the project team and the City, and discussing data needs from the project applicant. ESA will prepare a draft NOP for review at this meeting. The EIR outline and City's EIR format will also be discussed. Following the meeting, ESA will revise the NOP and the following proposed outline as necessary:

- 1.0 Introduction
- 2.0 Summary
- 3.0 Project Description
- 4.0 Alternatives to the Proposed Project (to be determine)
- 5.0 Environmental Setting, Impacts, and Mitigation Measures
 - 5.1 Introduction to the Analysis (description of resource areas adequately addressed in previous environmental documents*)
 - 5.2 Land Use and Planning
 - 5.3 Hazardous Materials
 - 5.4 Air Quality (includes microclimate)
 - 5.5 Noise
 - 5.6 Transportation/Circulation (includes parking impacts)
 - 5.7 Public Services (including utilities and radio communications)
 - 5.8 Aesthetics (including trees)
 - 5.9 Cultural Resources
- 6.0 Growth-Inducing Impacts
- 7.0 Cumulative Impacts
- 8.0 Unavoidable Adverse Environmental Effects
- 9.0 EIR Authors and Persons Consulted

10.0 Lists of Acronyms and Abbreviations

11.0 Bibliography

* Population and Housing, Geology and Seismic, Recreation, and Hydrology and Water Quality

TASK 2.0 PREPARE ADMINISTRATIVE DRAFT EIR

2.1 PROJECT DESCRIPTION

ESA will describe the project in accordance with Section 15124 of the CEQA Guidelines using information from the project applicant and the City.

The project description will include a general description of the location and setting, description of the physical attributes of the project, description of the construction and operational attributes, project objectives, and intended uses of the EIR. The project description will also contain locational maps and graphics.

2.2 ENVIRONMENTAL SETTING, IMPACT ASSESSMENT, AND MITIGATION MEASURES

The environmental setting will focus on information pertinent to the impact assessment and will largely be drawn from existing environmental documents with supplemental site-specific information. The significance of project-related impacts (beneficial as well as adverse) will be identified for each environmental issue, based on impact evaluation criteria from local, state, and federal standards, as well as the CEQA Guidelines. Cumulative impacts will also be addressed as required by Sections 15126 and 15130 of the CEQA Guidelines. Impacts will generally be described as significant, less than significant, or beneficial. For impacts identified as significant, mitigation measures will be provided to eliminate or reduce significant impacts. Mitigation measures will identify responsibility for implementation, timing, and level of significance after mitigation.

TASK 3.0 PREPARE DRAFT EIR

ESA will prepare 10 copies of the Administrative Draft EIR for review by the City staff. A camera-ready Draft EIR will be prepared following City approval of the screencheck Draft EIR. The City will reproduce the Draft EIR and will circulate the document for a 45-day public review period.

TASK 4.0 PREPARE MITIGATION MONITORING PLAN

Pursuant to Section 21081.6(a)(1) of CEQA and City standards, a draft mitigation monitoring plan will be prepared to describe mitigation in the Draft EIR. Each mitigation measure will be identified by number, with additional information describing specific actions to be taken, identification of responsible and implementing parties, phasing, and timing.

TASK 5.0 PREPARE FINAL EIR

ESA will meet with the City to discuss public comments of the Draft EIR. A response to comments document will be prepared to address comments. This document with the attached Summary Table from the Draft EIR and errata will comprise the Final EIR.

TASK 6.0 MEETINGS AND HEARINGS

ESA has budgeted for eight two-hour meetings with City staff and one two-hour public hearing for the proposed project. These scheduled meetings span the preparation period of the project, from initiation to certification of the EIR by the City Council.

The Project Manager will be available at the public hearing to explain the CEQA process and the EIR as necessary. In budgeting for this effort, ESA assumes that hearings will be conducted by the City staff, and that ESA's role will be limited to technical support for the CEQA process and questions on the environmental document.

SCHEDULE

Action	Completion Date	Responsible Party
Consultant Selection	May 12, 1997	City
Contract Approved	June 24, 1997	City
Kickoff Meeting	June 25, 1997	ESA, City
NOP Completed and Published	June 6, 1997	City
NOP Period Ends	July 8, 1997	City
Complete Detailed Project Description	August 2, 1997	ESA, City, Applicant
Complete First Administrative Draft EIR	October 3, 1997	ESA
Meet to Discuss Administrative Draft EIR	October 20, 1997	ESA, City
Complete Screen Check Draft EIR	October 27, 1997	ESA
Complete Camera-Ready Draft EIR	November 3, 1997	ESA
Distribute Draft EIR for Public Review	November 10, 1997	City
End Public Comment Period	December 26, 1997	City
Receive Comments from City	December 29, 1997	ESA
Complete Administrative Final EIR	January 19, 1998	ESA
City Comments on Administrative Final EIR	February 2, 1998	City
Complete Final EIR	February 9, 1997	ESA
Certification Hearing	February 26, 1997	ESA, City

MICROCLIMATE (WIND TUNNEL) WORK SCOPE

ESA will conduct wind-tunnel testing to evaluate the quantitative changes in pedestrian-level winds that would result from construction of the proposed project. ESA will use its existing 1" = 50' scale model of the area to develop the wind "setting" for the wind tunnel test. The wind setting condition will include the CAL-EPA Office Building as if already constructed.

ESA will construct a Styrofoam 1":50' scale model of the project. ESA will test the project setting and the setting with the larger (~25 story) project. Each of these two scenarios will be tested for up to four wind directions. No test of the project together with cumulative downtown development, the project without the CAL-EPA Office Building, or of any project alternative is included in this scope. The wind-tunnel testing will be performed at the UC Davis Boundary Layer wind-tunnel facility, under the direction of Dr. Bruce White, and the analysis and report developed jointly by Dr. White and Mr. Charles Bennett of ESA.

The evaluation of the impacts of the project on the wind environment will also include evaluation of the effects of wind speed changes on pedestrian comfort and safety. ESA will apply significance criteria based on those it developed and applied to the evaluation for the recent CAL-EPA Office Building EIR. The analysis shall be based on the use of approximately four years of record of measured wind speed and frequency data. These data shall be applied to the wind-tunnel test data to obtain wind speeds exceeded 10 percent of the time, a measure used for the evaluation of wind comfort, and wind speeds exceeded one hour per year, a measure used for identification of potential wind hazard conditions.

- o ESA will also use these significance criteria to identify the need to develop mitigation measures for any adverse impacts of the project on the wind environment.
- o ESA will prepare a technical report to present the findings of the wind-tunnel test. ESA also will prepare and submit Administrative Draft EIR text, and will respond to comments with one round of corrections and revisions to the preliminary Draft EIR text.

TASKS

1. Describe existing microclimate conditions in the vicinity of the project site, using average temperature and rainfall data from the downtown weather station, a four-year record of wind direction and speed from the Sacramento Executive Airport, and other appropriate data as available. Present the significance criteria to be used in the analyses. These criteria will be derived from those used in the Esquire Place EIR.
2. Evaluate existing conditions and potential quantitative changes in local pedestrian-level wind patterns through specific wind-tunnel testing of up to 30 locations for the proposed

project structure. The setting and the project will be tested for up to four wind directions each.

3. ESA will prepare a technical report to present and discuss the findings of the wind-tunnel test.
4. ESA will prepare and submit Administrative Draft EIR text, including setting, impact and mitigation texts. Furthermore, ESA will respond to comments with one round of corrections and revisions to complete the Draft EIR text.

Should it be necessary to develop specific, rather than generic, mitigation measures for adverse wind conditions discovered during testing of the Project, those efforts would be added work.

EFFORT AND COST

Lead Investigator:	C. Bennett, ESA	40 hours	\$5,000
Technician/Model Maker:	J. Clark, ESA	16 hours	\$640
Technician/Graphic Artist:	R. Llanillo, ESA	4 hours	\$250
Subcontractor:	B. White, UC Davis	est. fee	\$4,750
Travel and Materials:			\$160
		Total	\$10,800

5. *Optional Task.* If significant adverse wind effects result, ESA can develop and test project design alternatives to mitigate those effects or to determine that those effects are unavoidable. These efforts would be added work, and would be undertaken only upon the written request of client.

ADDED NOTES

1. Thirty site locations have been allotted for wind-tunnel testing. The site locations tested should include all pedestrian entrances, loading docks, patios, or other locations where pedestrian activity is expected. If it is possible to reduce or necessary to add to the number of test locations, the fee for the wind-tunnel testing would be adjusted proportionately.
2. Mitigation measure development would be performed in the wind-tunnel, at a burdened cost of \$480 per hour, with an expected duration of up to 2 to 4 hours.
3. Should another Project Alternative be defined that is substantially different from the Project (i.e., taller or shorter by more than 30 ft, or with a different tower cross-section or orientation), wind-tunnel testing may be warranted. ESA would construct a Styrofoam 1:50 scale model for the Alternative, and conduct a wind-tunnel test, using Project test locations, for up to four wind directions. ESA would present and discuss the

results in the supporting technical report and in the EIR. This estimate assumes that the Alternative is wind-tunnel tested at the same time as the two Project tests. Testing the Alternative *after* the completion of all other wind-tunnel testing would add approximately \$1,000 (all in added in subcontractor costs) to the total for this option. Also, should it be necessary to develop specific mitigations for adverse wind conditions discovered during testing, those efforts would be added work.

Lead Investigator:	C. Bennett, ESA	4 hour	\$600
Technician / Model Maker:	J. Clark, ESA	4 hour	\$160
Technician / Graphic Artist:	R. Llanillo,, ESA	1 hour	\$60
Subcontractor:	B. White, UC Davis	est. fee	\$1,500
Travel and Materials:			\$100
	Project Alternative Test Total		\$2,420

**City of Sacramento
CAL-EPA Office Building Environmental Impact Report
Cost Estimate*
Environmental Science Associates**

Tasks							Cost Per Task	Total Hours
	E. Hughes	P. Angell	L. Webber	B. Jorgenson	D. Full, AICP	Word Proc.		
Administrative Draft EIR	40				5	80	\$9,650	125
Project Description and Alternatives	20	30					\$4,250	50
Land Use and Planning		30					\$1,950	30
Hazardous Materials				10			\$550	10
Air Quality				60			\$3,300	60
Noise				55			\$3,025	55
Transportation/Circulation		10					\$650	10
Public Services (including utilities)		30					\$1,950	30
Aesthetics (including trees)		30	10				\$2,500	40
Cultural Resources			30				\$1,650	30
Other CEQA Sections		40		20		16	\$4,580	76
Contract Management	38					16	\$5,020	52
Draft EIR	20	40	10	20	5	40	\$9,400	135
Administrative Final EIR	12	20	10	20	5	20	\$8,080	87
Final EIR	12	20	5	10	5	20	\$5,255	72
Meetings and Hearings	16	8					\$2,360	24
Hourly Rate	\$115	\$65	\$55	\$55	\$130	\$55	\$62,170	
Total Hours	156	258	65	195	20	192	886	886
ESA Total Labor	\$17,940	\$16,770	\$3,575	\$10,725	\$2,600	\$10,560	\$62,170	
Microclimate (Wind Tunnel)								\$10,800
Expenses								
Travel								\$300
Project Materials								\$2,000
Graphics (assumes up to 10 report graphics)								\$2,000
Reproduction (10 copies of Administrative Draft EIR; 1 unbound copy of each Draft EIR, Final EIR, and Mitigation Monitoring Plan)								\$1,000
Subtotal								\$16,100
Total Cost								\$78,270

* Assumptions

1. No biological or cultural resource surveys will be required and previous environmental documents adequately describe the environmental setting for these resources in the project area.
2. Site hydrology and geotechnical information will be provided by the City. The hazardous materials information will be prepared using data from the Sacramento Federal Building U.S. Courthouse EIS/EIR.
3. Transportation section of EIR will be prepared by City's traffic engineering firm.
4. Reports will be prepared in Word Perfect 5.1.
5. Up to four intersections will be modeled for CO hotspots.
6. Noise analysis will use ambient noise data and contours provided in the Sacramento Federal Building United States Courthouse Draft EIS/EIR. No additional noise monitoring is proposed. A vibration analysis will be included to address pile driving.