

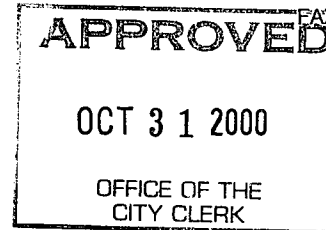
PLANNING AND BUILDING DEPARTMENT

CITY OF SACRAMENTO CALIFORNIA

1231 I STREET ROOM 300 SACRAMENTO, CA 95814-2998

PLANNING 916-264-2691 FAX 916-264-5328

October 24, 2000



AG 2000-169

City Council Sacramento, California

Honorable Members in Session:

SUBJECT: CONSULTANT SERVICES AGREEMENT FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE FONG RANCH-OPUS RETAIL PROJECT

LOCATION AND COUNCIL DISTRICT: North Natomas, District 1

RECOMMENDATION: Staff recommends that the City Council authorize the City Manager or his designee to execute a Consultant and Professional Services Agreement between the City and EIP Associates consultant team, for the preparation of the environmental documentation (EIR) for the Fong Ranch-Opus Retail Project for \$156,000.

CONTACT PERSON: Fred Buderer, Senior Planner, 264-7602 David Kwong, AICP, Associate Planner, 264-2691

FOR COUNCIL MEETING OF: October 24, 2000 (afternoon)

SUMMARY An evaluation team has undertaken a review and ranking process to select the recommended consultant team from three qualified proposals. The evaluation team consisted of staff from the Public Works Department, the Economic Development Department, the North Natomas Unit, and the Planning Division, North and Environmental Teams. The Team recommends the City Council authorize the EIP Associates consultant team to be awarded the contract for the preparation of the environmental documentation (EIR) necessary for the Fong Ranch-Opus Retail project. Staff also recommends that the City Council authorize the City Manager or his designee to enter into a Consultant and Professional Services Agreement with the EIP Associates, Inc. consultant team for an amount not to exceed \$156,000

COMMISSION ACTION No action was necessary nor taken by the Planning Commission on this item.

BACKGROUND INFORMATION

The project applicant has requested planning entitlements to develop a regional retail shopping center north of Interstate 80 and east of Truxel Road. Staff has reviewed the application and has identified potentially significant environmental impacts associated with this project. Therefore, staff has determined that an EIR shall be prepared to analyze the potentially significant environmental impacts in accordance with the California Environmental Quality Act (CEQA).

In scoping the issues for discussion and analysis in the EIR, staff identified a wide range of complex issues associated with the development at this site. The EIR consultant is expected to complete a comprehensive and thorough EIR with a high degree of public involvement.

Staff's selection of the consultant involved a Request for Proposals (RFP) process. RFPs were sent to eighteen firms on July 18, 2000. Three firms responded by the submittal due date of August 16, 2000: (1) EIP Associates, Inc., (2) EDAW, Inc. and (3) Cotton-Beland Associates, Inc.-CBA. The evaluation team reviewed all three proposals and ranked each proposal using qualifications based standards and subsequently selected EIP Associates, Inc. EIP's proposal meets the technical and content criteria established in the RFP for this EIR. Approval of the Consultant and Professional Services Agreement is requested in order to proceed with the environmental review and documentation for the project.

FINANCIAL CONSIDERATIONS

An authorization of this contract will allow, pursuant to CEQA, the preparation of an EIR to analyze the potential environmental impacts of the development of the Fong Ranch-Opus Retail Project. An authorization for \$156,000 is request although the attached contract is for an amount of \$141,229. This will provide a contingency in the event the need for additional analysis is determined during the review. The entire contract will be financed from applicant deposits and there will be no impact on the general fund.

ENVIRONMENTAL CONSIDERATIONS

The authorization of this contract will allow, pursuant to CEQA, the preparation of an EIR to analyze the potential environmental impacts of the development of the Fong Ranch-Opus Retail Project.

POLICY CONSIDERATIONS

Approval of the requested City Council action will result in the preparation of an Environmental Impact Report for the proposed project. The EIR is an informational document which will inform public agency decisionmakers and the general public of the significant environmental effects of a project, identify possible ways to minimize the significant environmental effects, and describe potential alternatives to the project.

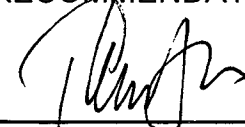
ESBD: The Request for Proposal process complied with the City's policies regarding emerging and small businesses. In addition, EIP Associates, in attempting to meet the goals and intent of the program will subcontract with two emerging and small businesses for approximately six percent (6%) of the contract amount, specifically, Bollard and Brennan for the noise analysis and Peak & Associates for the cultural resources analysis.

Respectfully Submitted,



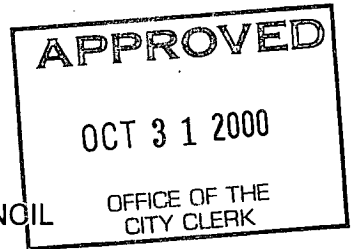
GARY STONEHOUSE
PLANNING DIRECTOR

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
CITY MANAGER

RESOLUTIONS NO. *2000-625*



ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH EIP ASSOCIATES TEAM TO COMPLETE AN AGREEMENT FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE FONG RANCH-OPUS RETAIL PROJECT

WHEREAS, the City is required to prepare an EIR pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines;

WHEREAS, City staff conducted a survey of the short-listed consultants for preparation of this EIR;

WHEREAS, a proposal was submitted by the EIP Consultant team meeting the needs and priorities of the City, and

WHEREAS, it is appropriate for the City to select a qualified consultant to prepare this EIR.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that:

1. The City Manager or his designee is authorized to execute a Consultant and Professional Services Agreement with the EIP consultant team for the completion of the environmental documentation (EIR) for the Fong Ranch-Opus Retail Project.
2. The maximum cost authorized for the agreement is \$156,000.
3. The Consultant and Professional Services Agreement shall be in the standard City form acceptable to the City Attorney.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____