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DEPARTMENT OF  
PUBLIC WORKS

TRANSPORTATION DIVISION

August 22, 1989

Budget and Finance &  
Transportation and Community Development Committees  
Sacramento, California

Honorable Members in Session:

SUBJECT : Civic Center Plaza Parking Garage - Report Back

### SUMMARY

This item is a report back on the Civic Center Plaza Parking Garage first heard on July 25, 1989. At that time Council requested staff report back on three issues: 1) Design Review Board comments, 2) Data Management location, and 3) Art in Public Places. This report responds to these issues and recommends amending the 1989 -90 Capital Improvement Plan to reflect the new title of the project, approves project design development programming, and approves preparation of construction documents for the project.

### BACKGROUND

On July 25, 1989, the Council heard a report on the status of the design of the Civic Center Plaza Parking Garage prior to the August 2, 1989, review by the Design Review Board. At that time Council requested staff report back on three issues: 1) Design Review Board comments, 2) Data Management location, and 3) Art in Public Places. This report will respond to each of these issues separately.

### Design Review Board Comments

The Design Review Board heard this item on August 2, 1989, and was very complimentary on the design of the parking garage. The project was unanimously approved with staff recommendations and stipulations to bring back to the Design Review Board for approval the material samples, signage programs and light fixtures for the project when the project is at such a stage as these materials have been identified. Regarding the Council's concern about the visibility of the spandrels, the Design Review Board suggested painting the spandrels darker than the color on the face of the building to give the illusion of recessing away from the onlooker. A copy of the Design Review Board report is attached as Exhibit A.

CITY HALL  
ROOM 304  
915 I STREET  
SACRAMENTO, CA  
95814-2608

916-449-5307

ROBERT L. LEE  
TRANSPORTATION  
DIVISION MANAGER

### Data Management

The current design provides Data Management 10,400 square feet of space on the ground floor of the garage. Approximately 7,500 feet of this space is located in the interior of the garage and not commercially desirable; however, it is suitable for a computer center. The balance of Data Management proposed space (2,900 square feet) is programmed for administrative offices and would be located along I Street frontage. The Council requested staff to review the location of Data Management to the garage.

Data Management must be moved from its current location in B Lot (10th and I Street Garage) in order to develop the property east of City Hall. Moving Data Management necessitates certain costly tenant improvements (air conditioning, electrical service, emergency power, raised floors, etc.). Relocating Data Management to a semi-permanent City-owned location will minimize costs associated with the relocation.

To allow for more commercial space within the garage and along the I Street frontage (designated a pedestrian arcade by the Urban Design Guidelines) the location of Data Management can be redesigned to front 11th Street thus liberating approximately 1200 square feet of desirable retail space along I Street. This redesign is consistent with the Urban Design Guidelines and with the commercial space marketing plan which suggested the 11th Street frontage be used for office space.

### Art in Public Places

The Sacramento Metropolitan Arts Commission has approved the proposed artwork for this project. As was introduced in the July 25, 1989 Council meeting, the proposed artwork includes a 50 foot sheeting waterfall on the north corner of the building and a 20 foot cascading waterfall on the northernmost pillar which would be a rough hewn granite pillar. At the request of Councilmember Chinn, a videotape presentation and slides of the artist's work will be presented during the Council meeting.

### FINANCIAL DATA

The cost estimate for the project includes the cost of construction, EIR mitigation measures, improvements, land purchase, art in public places, staff costs, indirect rates and contingency reserves.

The total cost of the project is \$24.6 million (see Exhibit B - cost estimate). The cost of construction is estimated at \$13.0 million, the inclusion of Data Management is estimated at \$2.3 million, land acquisition is \$4.7 million, cost of compliance with the urban design guidelines \$2.2 million, city staff labor/benefits and indirect charges are projected to be \$2.2 million and the Art in Public Places allocation of \$.2 million.

Currently the project budget is funded at \$ 9,577,595.00 of which \$ 3,700,900 is from the Parking Fund and \$ 5,876,695 was transferred from the 1987 COP funds. The Capital Improvement Budget will be amended to reflect the project budget upon issuance of the debt service. The suggested method of financing is a certificate of participation. At current rates the

annual debt service to the Parking Fund would be approximately \$2.4 million. Projections of the Parking Fund show the fund can accommodate this estimated debt service with rate increases of 10 - 20% annually.

POLICY CONSIDERATIONS

The project, as submitted, complies with the EIR mitigation measures, and meets the Urban Design Guidelines. The recommended use of the Parking Fund to implement the parking program to meet future parking demand within the CBD is consistent with the financial policy of restricting parking fund uses to transportation projects. The project supports the development of the Plaza Park District and encourages further development of the Civic Center Complex.

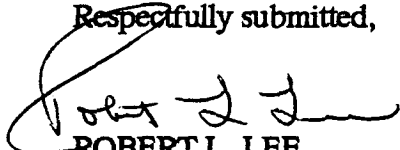
MBE/WBE

The MBE/WBE guidelines will be followed when bidding this project.

RECOMMENDATION

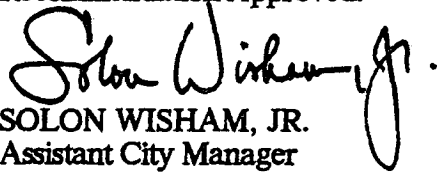
Staff recommends that the Committees forward the attached resolution to the City Council for their approval. The resolution changes the title of the project, approves project design development programming, and approves preparation of construction documents for the project.

Respectfully submitted,



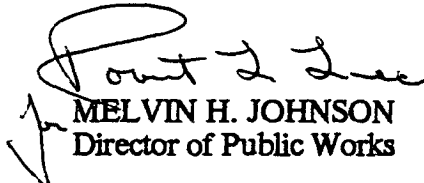
ROBERT L. LEE  
Deputy Director of Public Works

Recommendation Approved:



SOLON WISHAM, JR.  
Assistant City Manager

Approved:



MELVIN H. JOHNSON  
Director of Public Works

Contact Person to Answer  
Questions:

Mary Wray, Assistant to the Transportation  
Division Manager, 449-5307

August 22, 1989  
District 1

MW:lm  
CCPPG2

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# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

RESOLUTION AUTHORIZING THE NAME CHANGE OF THE  
EAST END GARAGE PROJECT (VA66) TO THE  
CIVIC CENTER PLAZA PARKING GARAGE

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

That the Council hereby approves:

1. The name change of the East End Garage Project (VA66) to the Civic Center Plaza Parking Garage;
2. The Project Design Development Programming as revised by comments from staff and the Design Review Board; and
3. The preparation of construction drawings for the project.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

CA7-91

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

August 11, 1989

Mr. Robert Lee  
Deputy Director of Public Works  
City of Sacramento  
Transportation Division  
915 "I" Street, Room 304  
Sacramento, CA 95814

Subject: Civic Center Plaza Parking Garage

Dear Robert:

On August 2, 1989, the Design Review/Preservation Board reviewed the design plans for the subject structure. The Board voted unanimously to approve the project and was supportive of the design of the building. The Board wished to commend the Public Works Department for utilizing the urban design guidelines in the architectural development of the project. The Board also received a briefing on the proposed Art in Public Places project and was totally in the support of the artist concept. In approving the project, the Board required that final material and colors selected for the building would be returned to the Board for review and approval, that lighting of the arcade colonnade area was to be reviewed and approved by the Board, and that the total sign program of the building was to be reviewed and approved by the Board. Staff wishes to thank the Public Works Department for their cooperation with the Board throughout the development process.

Sincerely,

*Richard B. Hastings*

Richard B. Hastings  
Senior Planner  
Department of Planning & Development

RBH/kjr

PROJECT BUDGET

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Project Name: <u>PLAZA PARKING GARAGE (SUMMARY)</u>	7/14/89	Original Est. Dated
Project Number: <u>VA66</u>		11/1/88
Approved Budget:		Revision No. 4
TOTAL FACILITY COST: \$24,657,003		

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Phase:					
Phase:					
Phase:					

CITY OF SACRAMENTO  
BUDGET INPUT FORM

7/14/89

Project No. VA66 Org. No. \_\_\_\_\_  
 Fund No. \_\_\_\_\_ Agency No. \_\_\_\_\_  
 Project Title: PLAZA PARKING GARAGE (SUMMARY)

PROJECT BUDGET

Object Code	Item	Current Est. Amount	% Total	Cost per Square Foot					
4268	Moving Expenses	\$32,000	0%						
4804	Consultant Contingency	\$60,519	0%						
4634	Furnishings / Partitions	\$148,800	1%						
4801	Feasibility / Marketing Analysis	\$26,900	0%						
4802	Design Consultant(s)	\$797,855	3%						
4803	Environmental Impact Report	\$79,000	0%						
4810	Site Purchase & Preparation	\$4,700,000	19%						
4820	Construction	\$13,870,442	56%						
4821	Consulting Soil, Survey Engineers	\$113,357	0%						
4822	Material Testing Engineers	\$137,528	1%						
4213	Reproduction	\$18,000	0%						
4826	Construction Contingency	\$1,404,560	6%						
4831	Indirect Charges	\$1,312,705	5%						
4848	Special Inspection	\$15,000	0%						
4860	Art in Public Places	\$220,000	1%						
4880	Gen. Fund Reimburse-Salaries	\$665,995	3%						
4881	Gen. Fund Reimburse-Benefits	\$253,278	1%						
4922	Telephone / Computer	\$28,800	0%						
4927	Construction Special	\$90,000	0%						
4998	General Project Contingency	\$682,165	3%						
TOTAL FACILITY COST:		\$24,657,003	100%						