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DEPARTMENT OF
PLANNING AND BUILDING

**CITY OF SACRAMENTO
CALIFORNIA**

SACRAMENTO, CA
95834
2101 ARENA BLVD #200
(916) 808-8368
FAX 566-3968

NORTH NATOMAS UNIT

February 6, 2002

City Council
Sacramento, California

AG 2002-028

Honorable Members in Session:

SUBJECT: NORTH NATOMAS LIBRARY: RESOLUTION CONCERNING

- A. ESTABLISHMENT OF A CAPITAL IMPROVEMENT PROJECT FOR THE NORTH NATOMAS LIBRARY (PN:QA33) AND APPROPRIATION OF \$500,000 TO THE PROJECT FROM THE NORTH NATOMAS COMMUNITY IMPROVEMENT FUND**
- B. SUSPENSION OF BID PROCEDURE AND AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE A CONTRACT WITH NACHT AND LEWIS, INC. IN AN AMOUNT NOT TO EXCEED \$295,442. (TWO-THIRDS VOTE REQUIRED)**
- C. AUTHORIZATION OF SUBMITTAL OF A PROPOSITION 14 GRANT APPLICATION**

LOCATION: Northwest corner of Del Paso Rd and Truxel Rd/ Natomas Blvd
COUNCIL DISTRICT: Council District 1

RECOMMENDATION: This report recommends that the City Council adopt the attached resolution to:

- Establish a Capital Improvement Project for the North Natomas Library (PN:QA33) and appropriate \$500,000 to the project from the North Natomas Community Improvement Fund;
- Suspend the competitive bid procedure as authorized by the City Charter and City Code with a **two-thirds vote** in order to negotiate a contract for programming and design development work to commence work on the North Natomas Library;
- Authorize and direct the City Manager to negotiate and execute a contract for the programming and design development work for the library to Nacht and Lewis, Inc. in an amount not to exceed \$295,442;
- Authorize the submittal of a Proposition 14 grant application.

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CONTACT PERSONS: Lois Ross, Sacramento Library, 264-2709
Carol Shearly, Natomas Manager, (916) 264-5893

FOR COUNCIL MEETING OF: February 12, 2002

SUMMARY: The North Natomas Library project has been anticipated as part of the North Natomas Community and Finance Plan. This report seeks to establish a CIP and transfer initial funding for the library to (1) begin programming and design of the facility now for construction completion in August 2004 and (2) fund anticipated Proposition 14 grant application expenses through the end of this fiscal year. Specifically, \$500,000 would be allocated for FY01-02 from the Community Improvement Fund.

Also, the report seeks to approve a \$295,442 sole source contract with Nacht and Lewis, Inc. for the programming and design development work. The primary reason for selecting Nacht and Lewis for the contract is that Natomas Unified School District (NUSD) and Los Rios Community College District (LRCCD) have selected Nacht and Lewis for their construction work on the high school and community college center, parts of the Town Center Education Complex. Using a single firm to complete programming, design, and construction for all three facilities provides the City with coordination on site design, potential cost savings due to reduced overlap of studies, and an architectural firm that is knowledgeable about state school design regulations.

Further, the report seeks Council authorization to submit an application for Proposition 14 grant money to partially fund the total cost of a joint use library, which is estimated to be \$14.2 million. If awarded, the Prop 14 grant would fund \$9.5 million, or 65% of the total cost of the library. The balance - \$4.7 million will be shared among the stakeholders - NUSD, LRCCD, and the City. Part of the FY 01-02 allocation will fund a the Prop 14 grant application contract, to be budgeted at \$100,000.

COMMITTEE/COMMISSION ACTION: None

BACKGROUND INFORMATION:

On March 20, 2001, the City Council adopted the North Natomas Town Center and Regional Park Master Plan. The 120 acre Town Center, envisioned as the "heart of the community", includes a retail center anchoring the west end and the Town Center Education Complex anchoring the east end. The education complex will house the high school, a community college center, and the library. The library is intended to serve both the public library needs of the community and the school library needs of the high school and the college center. The Town Center retail is currently under construction and is anticipated to be open in 2003. The high school must be completed in August 2004 to meet the student generation needs of the community. Because the joint use library serves the high school library needs, the library must also be constructed by August 2004.

On October 25, 2001, the Library Authority Governing Board adopted a resolution recommending Sacramento City Council authorize City and Authority staff to prepare an application to be submitted to the State Library Bond Program (Proposition 14) for the North Natomas Library. The Authority resolution also recommended that the Sacramento City Council allocate \$100,000 for the preparation of the Proposition 14 application.

Funding: The 1999 North Natomas Financing Plan projects the cost of the community library to be \$4.6 million, assuming a building size about 12,000 square feet. Through development impact fees, specifically the Public Facilities Fee, North Natomas development pays for necessary infrastructure and community facilities, including the library. Also, the land for the library is funded through the North Natomas Financing Plan Land Acquisition Program (LAP). The adopted 2001-2006 Capital Improvement Program included the North Natomas Library at a cost of \$4.6 million in FY 03-04, excluding land.

Recent programming and design development work conducted by the Town Center Education Complex stakeholder group shows the joint use library at 25,000 square feet with a cost of \$14.2 million. The increased cost of the library is anticipated to be shared with the other stakeholders - NUSD and LRCCD.

Staff projects that the cost of the library should be spread over the next four fiscal years - \$500,000 for FY 01-02, \$10.8 million in FY 02-03, \$2.6 million in FY 03-04 and \$300,000 in FY04-05. Staff is requesting Council to establish a Capital Improvement Project for the North Natomas Library and transfer \$500,000 from the North Natomas Public Facilities Fund to the new CIP for FY01-02.

Grant Application: Also, the Library Authority is preparing an application for Proposition 14 grant money. The grant program is set up to fund 65% of the total cost of the funded facility. The 35% balance would be paid for through local funds. For a \$14.2 million library, the grant would fund about \$9.5 million, if awarded, and the balance of \$5 million would be shared among the parties - NUSD, LRCCD, and the City. If the grant is not awarded, the full cost of the library will be shared among all parties.

Sole Source Contract: Staff is requesting the Council to approve a sole source contract with architectural firm, Nacht and Lewis, Inc. for the programming and design development work of the library. The contract would be a not-to-exceed amount of \$295,442. NUSD and LRCCD have both selected Nacht and Lewis for their contract work on the high school and the community college center, respectively. Sacramento Public Library contracted with NLA for preliminary programming and schematics. The architect currently designing the high school and community college center is proposed for the library design for the following reasons:

1. The proposed library is a component of the new high school and community college, which are being designed currently and are anticipated to open in August 2004. Students will use the public library's collections and resources; they will have classes conducted in the library. There will not be other libraries in the individual school buildings. School facilities have to meet stringent state building requirements. Using an architectural firm knowledgeable in school design and experienced in the state approval process is advisable.

2. The program requirements of all three facilities need to be integrated with each other. The library will serve as the schools' multi-media center, distance-based learning lab, career center, homework and study center as well as providing computer labs and classrooms. Using the same architectural firm would simplify coordination and ensure that elements provided meet the needs of all users.
3. The library needs to be conveniently located close to the high school and college facilities and have easy access. Therefore, the facilities need to relate to each other and one firm can design these relationships better than trying to do it as separate projects with separate designers.
4. The library must be completed at the same time as the high school since the library serves it. Thus, the library design and construction should proceed concurrently. Coordination would be facilitated with one architectural firm.
5. Economies should be obtained with a single firm familiar with the overall education complex handling all designs. The same should also apply to construction.
6. It is desired for the educational facilities to look like a campus with a cohesive design with respect to scale, material, architectural design, landscaping, etc. One architectural firm designing the overall campus would be most likely to achieve this cohesive design.
7. Timely submittal of the Proposition 14 grant application and opening of the high school is critical to the success of the project. Strict coordination across facilities is imperative to meet the tight time frames.

The next steps are to finalize the design, complete the necessary environmental work, complete the construction drawings, submit the grant application, and ultimately construct the library.

FINANCIAL CONSIDERATIONS: The North Natomas Community and Finance Plans have anticipated a City library. Recent programming and design development work conducted by the Education Complex stakeholder group shows that a joint-use library at 25,000 square feet and at a cost of \$14.2 million would be of highest benefit to the community. The cost is estimated at \$14.2 million, will be shared with the other parties - NUSD and LRCCD - and anticipates a grant award of 65%, or \$9.2 million of the cost. The City portion of the \$4.7 million balance is included as a project in the 1999 North Natomas Financing Plan. No General Fund monies would be used to fund the North Natomas Library.

The cost of the library should be spread over the next four fiscal years - \$500,000 for FY 01-02, \$10.8 million in FY 02-03, \$2.6 million in FY 03-04 and \$300,000 in FY04-05. Staff is requesting Council to establish the Capital Improvement Project for the North Natomas Library and appropriate \$500,000 from the North Natomas Public Facilities Fee portion of the Community Improvement Fund to the new CIP for the FY 01-02 appropriation.

With your authorization, Library Authority staff will prepare an application for a Proposition 14 grant in coordination with City staff. Included in the \$500,000 appropriation is \$100,000 to fund the grant application.

ENVIRONMENTAL CONSIDERATIONS: This report requests that a Capital Improvement Project be established and a contract be approved for programming and design development work, and does not include authorization for construction of the library. Once appropriate design required for improvements has been completed, a request for authorization for construction, including applicable environmental evaluations of the proposed project in accordance with the California Environmental Quality Act (CEQA), will be brought before Council for approval. Therefore, environmental evaluation is not required with the current request. All parties involved in building the education complex are working together on the required environmental review.

POLICY CONSIDERATIONS: North Natomas Community Plan - The Town Center Education Complex, in which the library will be a part, is included in the Natomas Town Center and Regional Park Master Plan and was envisioned in the 1994 North Natomas Community Plan (NNCP). The NNCP encourages joint use facilities as a means of optimizing the benefit gleaned from public money. Also, a joint use high school, community college center and library facility in the Town Center will help focus the community on the Town Center as the heart of the community, as envisioned in the plan.

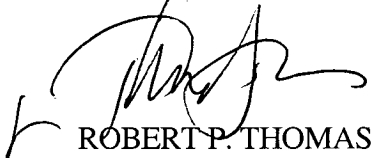
City's Strategic Plan - Construction of the library as a joint use public library/ school library is consistent with two goals in the City's Strategic Plan - 1) Establish and strengthen community and regional partnerships to enhance the quality of life, and 2) Enhance educational opportunities for the entire community.

ESBD CONSIDERATIONS: We have attained the goal of 20 percent of the contract being paid to ESBD Certified firms.

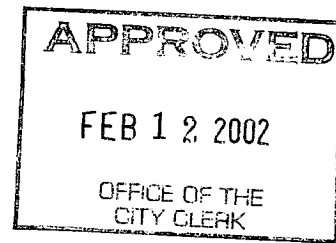
Respectfully Submitted,


CAROL SHEARLY
Natomas Manager

RECOMMENDATION APPROVED:


ROBERT P. THOMAS
City Manager

Attachment: Resolution to establish CIP, execute contract, and authorize submittal of Prop 14 grant application



RESOLUTION NO. 2002-072

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

RESOLUTION ESTABLISHING A CAPITAL IMPROVEMENT PROJECT FOR THE NORTH NATOMAS LIBRARY (PN:QA33); APPROPRIATING \$500,000 TO THE PROJECT; SUSPENDING COMPETITIVE BIDDING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH NACHT AND LEWIS, INC. IN AN AMOUNT NOT TO EXCEED \$295,442 (TWO-THIRDS VOTE REQUIRED); AUTHORIZING SUBMITTAL OF A PROPOSITION 14 GRANT APPLICATION

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

1. A Capital Improvement Project for the North Natomas Library (QA33) is established.
2. The City Manager is hereby authorized to transfer \$500,000 from the North Natomas Public Facilities portion of the Community Improvement Fund to the new CIP for construction of the North Natomas Library as follows:

FUND	AGENCY	ORG	OBJECT CODE	CURRENT BUDGET	REVISED BUDGET	INCREASE/ (DECREASE)
780	710	7012	4999	11,083,000	10,583,000	(500,000)
780	500	QA33	4820	0	500,000	500,000

3. City staff is authorized to work with Library Authority staff to submit a Proposition 14 grant application. City staff is authorized to expend \$100,000 from the North Natomas Library CIP on preparation of the Proposition 14 grant application - \$60,000 in FY01-02 and \$40,000 in FY02-03.
4. It is in the best interest of the City to suspend the bid procedure set forth in Article III of Chapter 3.60 of the Sacramento City Code in order to negotiate a contract for programming and design necessary to complete the North Natomas Library project because this process will enable the project to be completed faster to meet time frames of the Natomas Unified School District to build the high school and the Proposition 14 grant application for the library.

CITY CLERK USE ONLY

RESOLUTION NO: _____

ADOPTED: _____

5. The bid procedure set forth in Article III of Chapter 3.60 is hereby suspended, and the City Manager is hereby authorized to execute a contract with Nacht and Lewis, Inc. in an amount not-to-exceed \$295,442 for programming and design development work for the North Natomas Library.

MAYOR

ATTEST:

CITY CLERK

CITY CLERK USE ONLY

RESOLUTION NO: _____

ADOPTED: _____