



**REPORT TO THE  
REDEVELOPMENT AGENCY  
AND  
THE CITY COUNCIL**

Of the City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www.cityofsacramento.org



**Sacramento  
Housing &  
Redevelopment  
Agency**

Consent  
**August 22, 2006**

**Honorable Mayor and Members of the City Council  
Honorable Chair and Members of the Board**

**Title: Supplemental Agreements: Tower Bridge Pedestrian/Bicycle Improvements  
Project (PN: HC06)**

**Location/Council District:** Tower Bridge – Capitol Mall (State Route 275) at  
Sacramento River. Location map - Exhibit A of Resolution. (District 1)

**Recommendation:**

1). **For the City Council:** Adopt a resolution: 1) authorizing and directing the City Manager to execute a Supplemental Agreement No. 5 in the amount of \$85,000 with Parsons Brinkerhoff Quade and Douglas for a total contract amount of \$2,102,730; 2) resetting the City Manager's Supplemental Agreement authority; and 3) authorizing and directing the City Manager to execute a tri-party agreement among the City, the Sacramento Area Council of Governments (SACOG) and the Redevelopment Agency (Agency) of the City of Sacramento in the amount of \$1,239,000 for the Tower Bridge project.

2). **For the Redevelopment Agency:** Adopt a resolution authorizing the designated authority for the Redevelopment Agency of the City of Sacramento to: 1) Enter into a tri-party agreement among the Agency, City and SACOG in the amount of \$1,239,000 for the Tower Bridge project. 2) Transfer \$1,239,000 from the Merged Downtown Development Assistance project to SACOG.

**Contact:** Nader Kamal, Special Projects Engineer, (916) 808-7035; Jon Blank, Supervising Engineer, (916) 808-7914; Leslie Fritzsche, Downtown Development Manager, 808-5450

**Presenters:** None

**Department:** Department of Transportation, Department of Economic Development

**Division:** Engineering Services and Downtown Development Group

**Organization No:** 3434 & 4451



## Description/Analysis

**Issue:** This report requests approval of Supplemental Agreement No. 5 in the amount of \$85,000 with Parsons Brinckerhoff Quade and Douglas to provide additional coordination meetings, Plans, Specifications and Estimate (PS&E) revisions and submittals, work for Utility Relocations and Right-of-Way Documentation. This additional work and revisions are due to changing requirements by the City, Caltrans, SMUD and Sacramento Southern Railroad (SSRR).

The Agreement between the City, SACOG and the Agency in the amount of \$1,239,000 exchanges local Downtown Tax Increment, tax exempt bond funds with State Transportation Improvement Program (STIP) funds. City Council approval is necessary to move forward with executing these agreements.

**Policy Considerations:** *City of Sacramento:* This action requested herein is consistent with the Sacramento City Code, Title 3 and with the City of Sacramento Strategic Plan goals of improving and expanding public safety.

*2005 Downtown Sacramento Redevelopment Strategy:* The recommendations are consistent with the goals mentioned in the 2005 Downtown Sacramento Redevelopment Strategy including the elimination of environmental deficiencies in the Merged Project Area, including, among others, mixed and shifting uses, small and irregular lots, obsolete, aged and deteriorated building types, inadequate or deteriorated public improvements, and incompatible and uneconomic land uses.

**Environmental Considerations:** Caltrans as the lead agency for the California Environmental Quality Act (CEQA) approved the Environmental Impact Report on May 23, 2005, and the FHWA as the lead agency for the National Environmental Policy Act (NEPA) approved the Finding of No Significant Impact (FONSI) on June 29, 2005.

No further environmental review is required for the proposed actions pursuant to CEQA Guidelines Sections 15096, 15162 and 15163. These sections provide that after an EIR for a project has been certified by the lead agency, and the City and Redevelopment Agency have considered the EIR in taking prior actions to approve the project, a subsequent or supplemental EIR is not required to support approval of the additional funding, unless there are substantial changes or new information of substantial importance.

**Rationale for Recommendation:** Approval for this supplemental agreement is required to complete the plans and specifications, clear the Right-of-Way and complete the utility relocation work necessary.

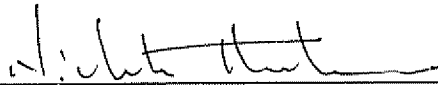
In order to more effectively utilize state and federal funding, the City, SACOG and the Redevelopment Agency of the City of Sacramento (Agency) worked out an agreement whereby SACOG would provide \$1,239,000 of STIP funds to the

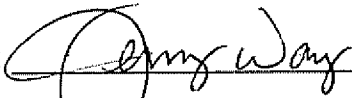
already federalized Tower Bridge project and the Agency would repay the funds with Downtown Tax increment funds that had been identified for the Tower Bridge project. SACOG would then provide \$1,239,000 in local funds for the Docks Area Alternative Modes Parkway. The Docks Parkway project was selected by SACOG for a Community Design Grant and will be receiving these local funds from SACOG via a separate agreement approved by Council at a later date. This allows the Docks Project parkway/promenade to proceed without needing to federalize that project.

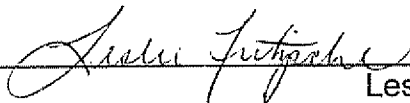
**Financial Considerations:** The current project budget is \$3,212,648. As of July 17, 2006, the Tower Bridge Pedestrian Improvements Project (PN: HC06) has an unobligated balance of \$990,312, which is sufficient to execute Supplemental Agreement No. 5 in the amount of \$85,000 with Parsons Brinckerhoff Quade and Douglas. Total agreement costs, including this supplement, is \$2,102,730.

The current estimated project cost is \$11,590,000. Construction funds will be added to the project budget at construction contract award. The cities of Sacramento and West Sacramento, and the redevelopment agencies of Sacramento and West Sacramento are jointly funding the improvements to the Tower Bridge, although it is owned and operated by Caltrans. West Sacramento is also providing local funds. In addition, state and federal grant funds have been utilized for the project.

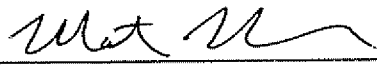
**Emerging Small Business Development (ESBD):** As this is a federally-funded project, Disadvantaged Business Enterprise (DBE) project participation requirements apply. ESBD rules are held in abeyance. Parsons Brinckerhoff Quade and Douglas has met required 25% DBE goals.

Respectfully Submitted by:   
Nicholas Theocharides  
Engineering Services Manager

Approved by:   
Jerry Way  
Interim Director, Department of Transportation

Approved by:   
Leslie Fritzsche  
Downtown Development Manager  
on behalf of the Redevelopment Agency  
of the City of Sacramento

Recommendation Approved:

  
RAY KERRIDGE  
City Manager

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**Attachment 1**

**Background Information:**

Tower Bridge is the primary pedestrian/bikeway connection across the Sacramento River between the cities of Sacramento and West Sacramento. The purpose of the Tower Bridge Pedestrian/Bikeway Improvements Project (PN: HC06) is to widen the sidewalks from 3-4 feet to 10 feet improving pedestrian safety and bicyclist access while maintaining the current vehicular car width over the bridge.

City Council previously approved a Consultant Services Agreement with Parsons Brinckerhoff Quade and Douglas, for the Tower Bridge Pedestrian Improvements Project (PN: HC06) in the amount of \$699,964 on July 18, 2001. Supplemental Agreements No. 1 thru No. 4 were approved by Council. The City Manager's authority was reset on February 14, 2006 with Supplemental Agreement No. 4.

This report requests approval of Supplemental Agreement No. 5 in the amount of \$85,000 with Parsons Brinckerhoff Quade and Douglas to provide additional coordination meetings, PS&E revisions and submittals, work for Utility Relocations and Right-of-Way Documentation. This additional work and revisions are due to changing requirements by the City, Caltrans, SMUD and SSRR.

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**TOWER BRIDGE PEDESTRIAN/BICYCLE IMPROVEMENTS PROJECT (PN: HC06)**

**BACKGROUND**

- A. Tower Bridge is the primary pedestrian/bikeway connection across the Sacramento River between the cities of Sacramento and West Sacramento. The purpose of the Tower Bridge Pedestrian/Bikeway Improvements Project (PN: HC06) is to widen the sidewalks from 3-4 feet to 10 feet improving pedestrian safety and bicyclist access while maintaining the current vehicular car width over the bridge.
- B. City Council previously approved a Consultant Services Agreement with Parsons Brinckerhoff Quade and Douglas, for the Tower Bridge Pedestrian Improvements Project (PN: HC06) in the amount of \$699,964 on July 18, 2001. Supplemental Agreements No. 1 thru No. 4 were approved by Council. The City Manager's authority was reset on February 14, 2006 with Supplemental Agreement No. 4.
- C. This report requests approval of Supplemental Agreement No. 5 in the amount of \$85,000 with Parsons Brinckerhoff Quade and Douglas to provide additional coordination meetings, Plans, Specifications and Estimate (PS&E) revisions and submittals, work for Utility Relocations and Right-of-Way Documentation. This additional work and revisions were due to changing requirements by the City, Caltrans, SMUD and Sacramento Southern Railroad (SSRR).
- D. In order to more effectively utilize state and federal funding, the City, SACOG and the Redevelopment Agency of the City of Sacramento (Agency) worked out an agreement whereby SACOG would provide \$1,239,000 of STIP funds to the already federalized Tower Bridge project and the Agency would repay the funds with Downtown Tax Increment funds that had been identified for the Tower Bridge project. SACOG would then provide \$1,239,000 in local funds for the Docks Area Alternative Modes Parkway. The Docks Parkway project was selected by SACOG for a Community Design Grant and will be receiving these local funds from SACOG via a separate agreement. This allows the Docks Project parkway/promenade to proceed without needing to federalize that project.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

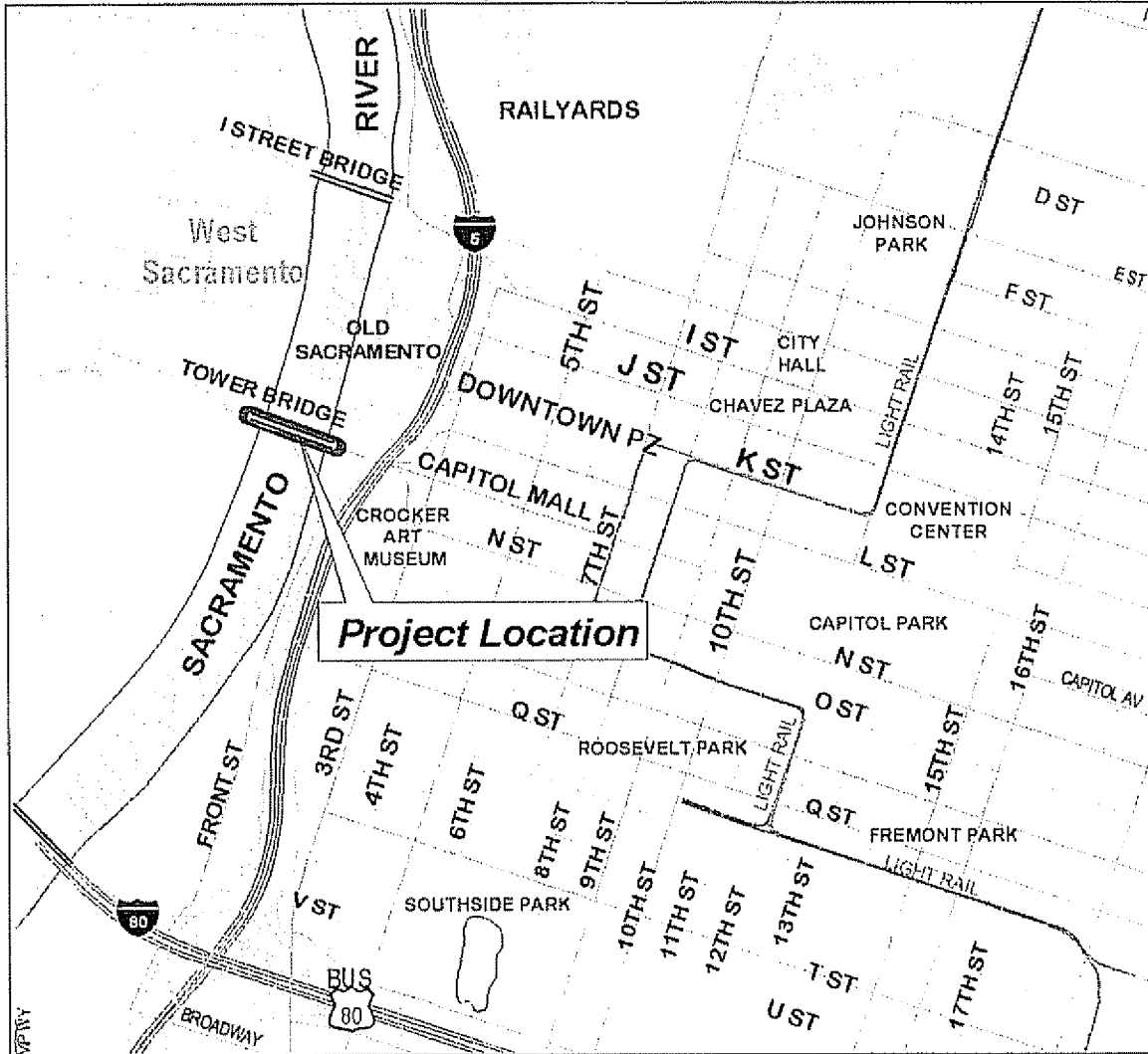
- Section 1. The City Manager is authorized and directed to execute Supplemental Agreement No.5 in the amount of \$85,000 with Parsons Brinkerhoff Quade and Douglas. Total agreement costs, including this supplement, is \$2,102,730.
- Section 2. The City Manager's Supplemental Agreement authority is reset.
- Section 3. Pursuant to Section 33445 of the Health and Safety Code of the State of California, the following findings are made:
- a. The Tower Bridge Project is of benefit to the Merged Downtown Redevelopment Project Area because it provides additional linkages for pedestrian and bicycle access and it assists in the implementation of the 2003 Sacramento Riverfront Master Plan.
  - b. There are no other reasonable means of fully financing the project available to the community except for redevelopment area tax increment proceeds; and
  - c. The use of redevelopment area tax increment proceeds for the project will result in the elimination of blighting influences of inadequate, under-capacity and dilapidated infrastructure inside the Project Area which is consistent with the implementation plan adopted pursuant to Health and Safety Code of the State of California, Section 33490.
- Section 4. The City Manager is authorized and directed to execute an Agreement with SACOG and the Agency in the amount of \$1,239,000 to exchange local Downtown Tax Increment funds with State Transportation Improvement Program (STIP) funds.

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Exhibit A: Map of Tower Bridge Pedestrian/Bicycle Improvements Project (PN: HC06)

EXHIBIT A

Location Map for  
Tower Bridge Pedestrian Improvements  
(PN:HC06)



Department of  
**TRANSPORTATION**  
City of Sacramento

Map Contact: S Tobin  
Map Date: March 2006

500 0 500 1000 Feet



**RESOLUTION NO.**

**ADOPTED BY THE REDEVELOPMENT AGENCY  
OF THE CITY OF SACRAMENTO**

**MERGED DOWNTOWN SACRAMENTO  
REDEVELOPMENT PROJECT AREA:  
ALLOCATING DOWNTOWN TAX INCREMENT  
FUNDS FOR THE TOWER BRIDGE PROJECT**

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO THAT:

Section 1. After due consideration of the evidence presented, the findings, including the environmental findings regarding this action as stated in the staff report that accompanies this resolution, are approved.

Section 2. Pursuant to Section 33445 of the Health and Safety Code of the State of California, the Agency makes the following findings:

- a) The Tower Bridge Project is of benefit to the Merged Downtown Redevelopment Project Area because it provides additional linkages for pedestrian and bicycle access and it assists in the implementation of the 2003 Sacramento Riverfront Master Plan.;
- b) There are no other reasonable means of fully financing the project available to the community except for redevelopment area tax increment proceeds;
- c) The use of redevelopment area tax increment proceeds for this extraordinary project will result in the elimination of blighting influences of inadequate, under-capacity and dilapidated infrastructure inside the Project Area and the Projects are consistent with the implementation plan adopted pursuant to Health and Safety Code of the State of California, Section 33490.

Section 3: The Executive Director, acting as the designated authority for the Redevelopment Agency of the City of Sacramento, is authorized to:

- (a) Enter into a tri-party agreement among the Agency, the City of Sacramento and the Sacramento Area Council of Governments (SACOG) in the amount of \$1,239,000 to be paid out of the Merged Downtown Project Area tax exempt bond funds for the Tower Bridge project;

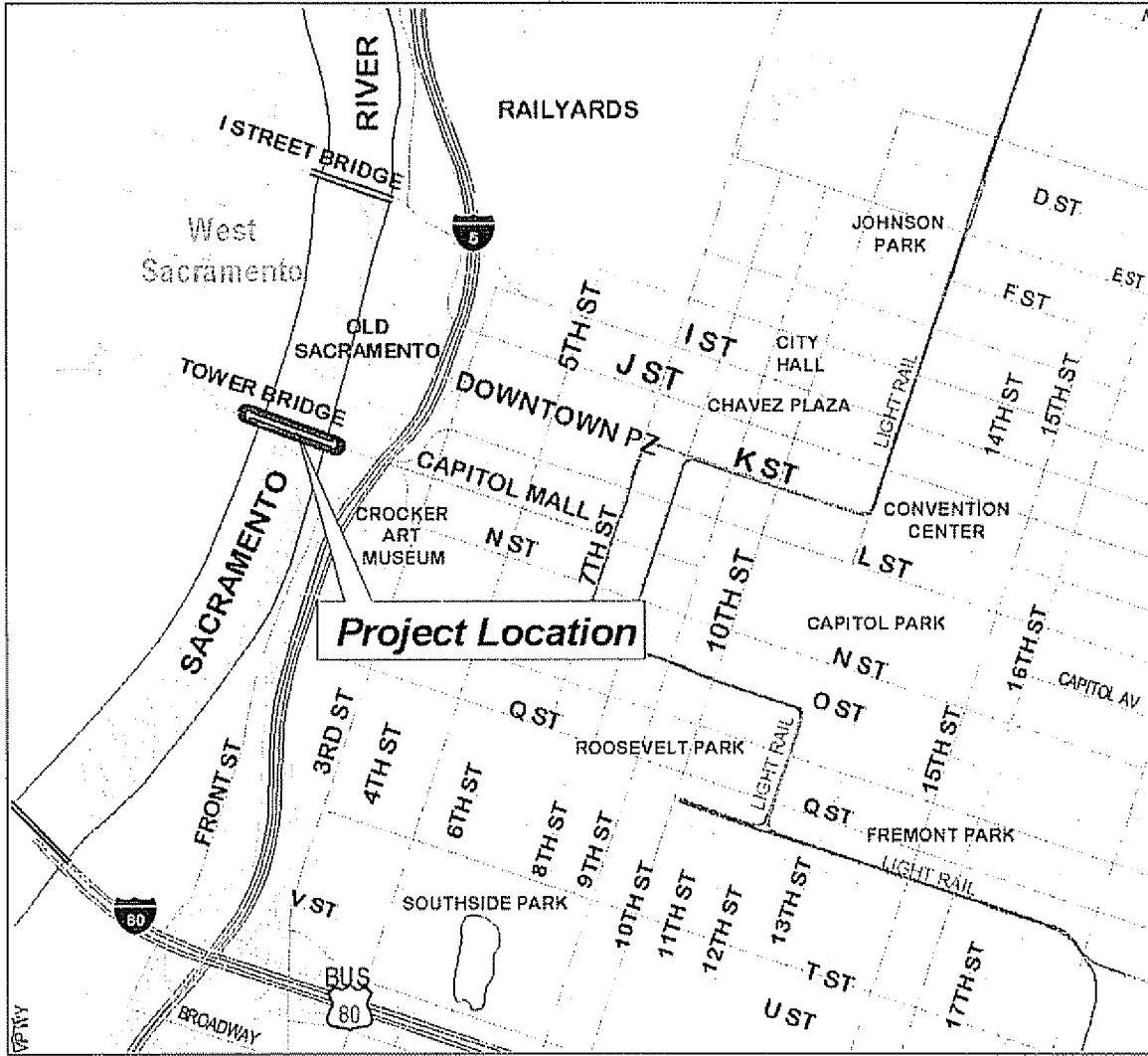
(b) Transfer \$1,239,000 from the Merged Downtown Development Assistance project to SACOG.

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Exhibit A: Map of Tower Bridge Pedestrian/Bicycle Improvements Project

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Location Map for  
Tower Bridge Pedestrian Improvements  
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Department of  
**TRANSPORTATION**  
City of Sacramento

Map Contact: S Tobin  
Map Date: March, 2008

500 0 500 1000 Feet

