



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**

Comm Rep
60
31
CITY OF SACRAMENTO
CALIFORNIA

March 21, 1989

Redevelopment Agency of the
City of Sacramento
Sacramento, California



Honorable Members in Session:

SUBJECT: Approval to Extend the Design Services Contracts and
Authorization to Amend the 1989 Agency Budget

SUMMARY

This report requests 1) Approval to extend the design services contracts with Chinn and Rusconi Architects and Hansen and Associates through December 1989, and 2) Authorization to amend the 1989 budget to provide additional funds for the contracts.

BACKGROUND

Since October 1985 the Agency has contracted with architectural firms to provide design services for participants in the Commercial Facade Improvement Program. Following a formal request for proposals (RFP) process, initial contracts were given to Hansen and Associates and West Coast Signs and Design. West Coast Signs was hired to provide graphic designs for the facades.

Consistent with the Agency's practice of soliciting requests for proposals for consultant services on a periodic basis, a second RFP for design services was distributed in August 1987. The RFP was structured to allow the selection of more than one consultant to provide more flexibility for the applicants and Agency in assigning consultants.

Two firms were selected -- Hansen and Associates and Chinn and Rusconi, Architects. The contracts began in September 1987.

The design services provided in the downtown and neighborhood commercial target areas (see Attachments 1 and 2) include:

3-28-89
All Districts

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- . making recommendations to the property and business owners on how to achieve attractive exterior business designs within the budget constraints on the project and development of cost estimates for the improvements
- . developing a blue-line, colored rendering of the property outlining the recommended improvements. (The design proposed must be consistent with design guidelines established for the area and compatible with existing codes and sign ordinances.)

Depending upon location and the level of improvements performed, these renderings are then reviewed by the respective target area Design Review Committee, City Design Review staff or Design Review Board/Preservation Board or the State Office of Historic Preservation.

Since the grant activity and number of requests for design services has been relatively steady, and since the time elapsed from the last RFP has not been that great, the staff recommends continuing the services of both architectural firms.

This duality allows a greater flexibility for staff to match a project and applicant with a firm that can best address their needs. The recommendation also requests that additional funds be allocated from the 1989 budget to assure sufficient monies are available to cover the requests from downtown and neighborhood target areas.

It is anticipated that the staff will seek authorization to issue a Request for Proposals for Design Services in the fall of 1989. A new contract would be proposed for 1990.

ENVIRONMENTAL IMPLICATIONS

The proposed action does not require environmental review, pursuant to Section 15378(b)(3) of the California Environmental Quality Act (CEQA). It is also exempt from the National Environmental Protection Act per 24 CFR Part 58.34(a)(3). Each facade application undergoes individual environmental review.

FINANCIAL IMPLICATIONS

These services would require an amendment to the current 1989 budget. The following amounts are recommended for design services:

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	<u>Existing Budget*</u>	<u>Proposed Budget Additions</u>	<u>Total</u>
Downtown	\$ 8,000.00	0.00	\$ 8,000.00
Alkali Flat	2,333.34	3,000.00	5,333.34
Oak Park	3,253.34	4,746.66	8,000.00
Marysville/ Del Paso Heights	2,333.34	2,666.66	5,000.00
City CDBG	14,160.00	-	14,160.00
County CDBG	<u>12,520.00</u>	<u>-</u>	<u>12,520.00</u>
	<u>\$42,600.02</u>	<u>\$10,413.32</u>	<u>\$53,013.34</u>

The additional amounts would be taken from the following accounts:

Alkali Flat - \$3,000 from Developer's Assistance/Tax Increment Funds.

Oak Park - \$4,747 from Oak Park Economic Development.

Marysville/Del Paso Heights - \$2,667 from Del Paso Heights Design Review.

The architect is paid a maximum of \$500 per building. This action does not increase the overall Agency budget but authorizes transfers from the capital carryover budget to the operations budget.

In addition, this report requests the establishment of a new cost center for CDBG funded design services, transferring City and County CDBG funds for design services which are currently in Economic Development Administration.

*Includes amount remaining in Hansen and Chinn-Rusconi contracts and 1989 allocation.

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POLICY IMPLICATIONS

There are no policy implications as a result of this action.

MBE/WBE EFFORTS

The Request for Proposals was sent to the firms listed in the Agency's Minority Business Enterprise/Womens Business Enterprise (MBE/WBE) Directory. Ten firms responded to the Request. All of the five firms selected for interviews were either minority-owned or had affirmative action programs. Three of those firms had over 50% minority- or women-ownership. The other two had 50% minority/women ownership. Hansen and Associates is a woman-owned business. Chinn and Rusconi is a 50 percent minority-owned firm.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of March 20, 1989, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolutions. The votes were as follows:

- AYES: Amundson, Moose, Sheldon, Simpson, Strong,
Wooley, Yew
- NOES: None
- NOT PRESENT TO VOTE: Simon
- ABSENT: Wiggins

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RECOMMENDATION

The staff recommends adoption of the attached resolution to 1) Approve the extension of the Chinn and Rusconi and Hansen and Associates contracts for design services through December 1989; and, 2) Authorization to amend the 1989 budget to provide additional funds for the contract.

Respectfully submitted,


ANDREW J. PLESCIA
Acting Executive Director

Contact Person: Cynthia Shallit/
Thomas V. Lee
440-1318

TRANSMITTAL TO COUNCIL:


WALTER J. SLIP
City Manager

4200J
03/14/89

RESOLUTION NO. 89-024

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

REQUEST FOR EXTENSION OF DESIGN SERVICES CONTRACTS AND
AMENDMENT TO 1989 AGENCY BUDGET

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

Section 1: The Acting Executive Director is authorized
to extend to December 31, 1989, the contract for design services
with Chinn and Rusconi, Architects, dated September 15, 1987 and
amended on December 31, 1988.

Section 2: The Acting Executive Director is authorized
to extend to December 31, 1989, the contract with Hansen and
Associates, dated October 4, 1985, and amended May 1, 1986 and
February 11, 1987.

Section 3: The Acting Executive Director is authorized
to amend the 1989 budget to transfer additional funds for design
services in the amount of \$3,000 from Alkali Flat Developer's
Assistance A00688 to 2460/4222/A00600; \$4,746.66 from Oak Park
Developer's Assistance A00735 to 2460/4422/A00700; and \$2,666.66
from Del Paso Heights Design Review (6300/4888/A00577) to
2460/4222/A00500.

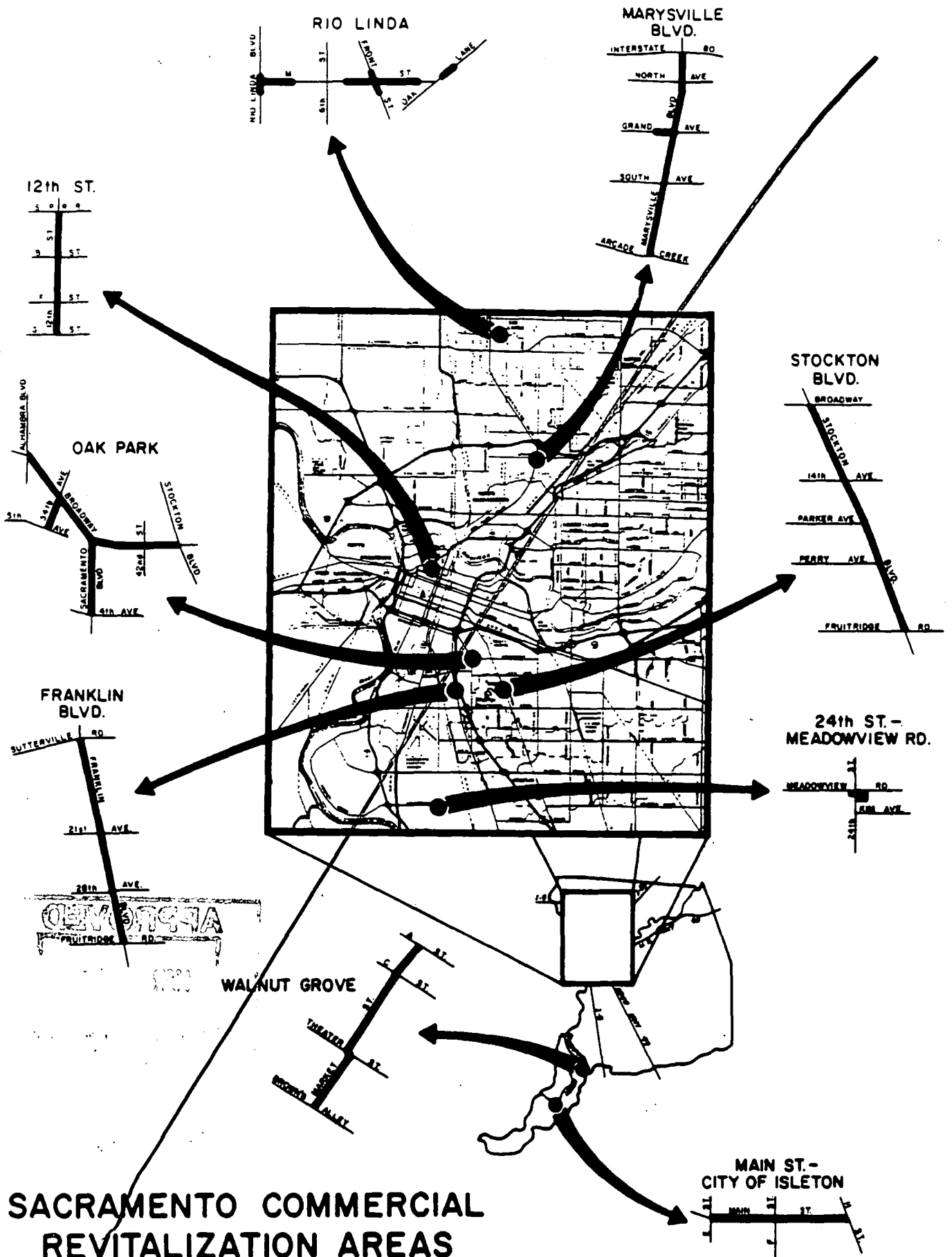
CHAIR

ATTEST:

ASSISTANT SECRETARY

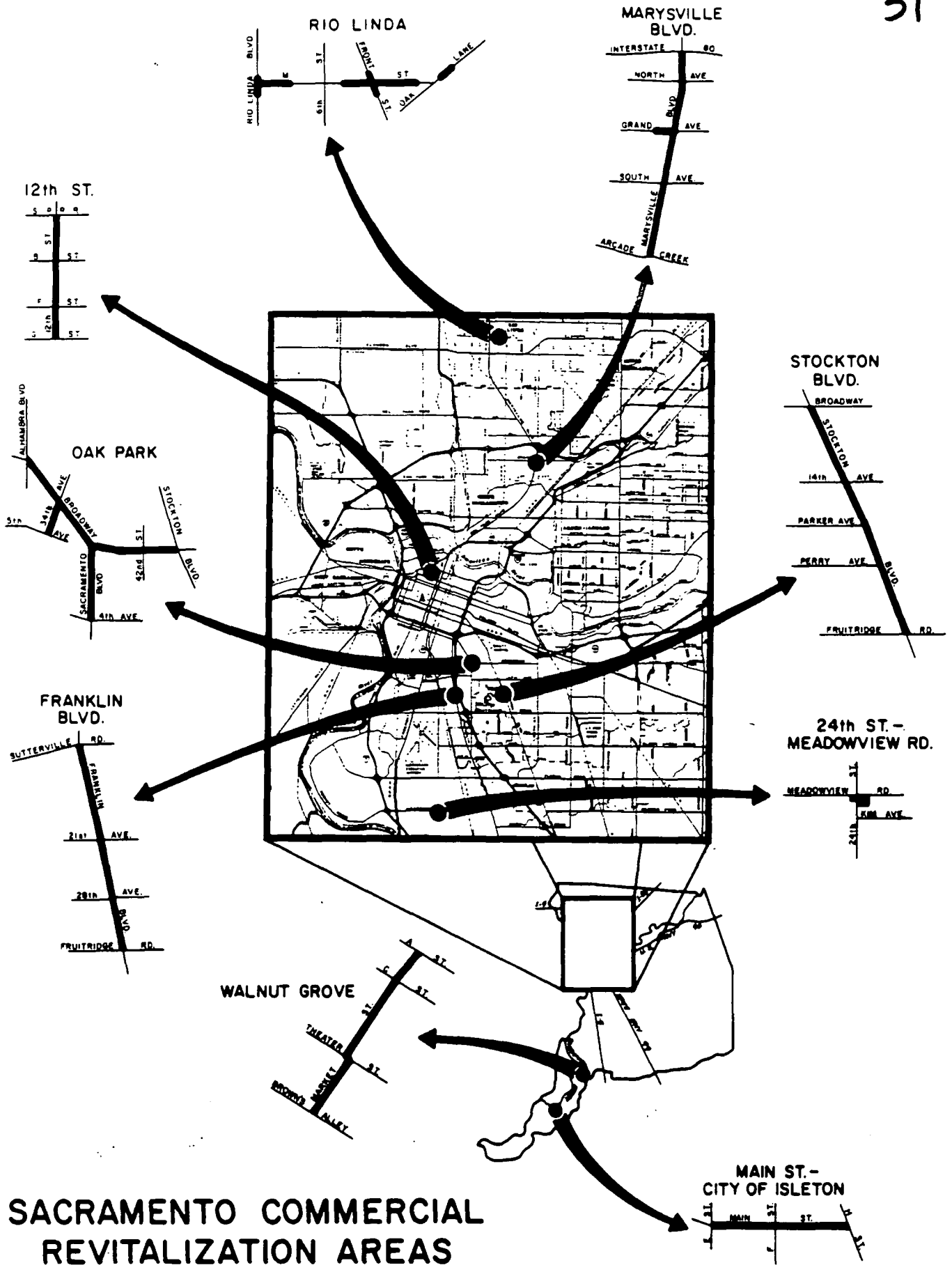


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03/09/89



SACRAMENTO COMMERCIAL REVITALIZATION AREAS

NOTE: FOR FURTHER CLARIFICATION, DETAILED MAPS CAN BE OBTAINED FROM THE REDEVELOPMENT AGENCY.



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