



CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY
Engineering Division Manager

May 13, 1986

Budget and Finance Committee
Sacramento, California

Honorable Members In Session:

Subject: Laguna Creek Assessment District (CC: 9671) - Engineering
Services Agreement Amendment and Assessment District Revolving
Account Increase

SUMMARY

The Laguna Creek Assessment District requires the acquisition of easements and rights-of-way. This acquisition will require appraisals to be prepared and negotiations to be conducted with the property owners. It is recommended that the General Fund (101-1194) advance an additional \$50,000 to the proposed assessment district for easement and right-of-way appraisals, negotiations and contingencies. It is also recommended that the Raymond Vail and Associates (RVA) Consultant Services Agreement be amended to include easement and right-of-way negotiations in behalf of the City of Sacramento.

BACKGROUND

On March 4, 1986 the City Council passed a Resolution of Intention to form the Laguna Creek Assessment District and authorized the execution of an Agreement with Raymond Vail and Associates for engineering design work for the proposed district. The engineering design has identified the location of necessary easements and rights-of-way for the project. Acquisition of easements and rights-of-way must proceed quickly to avoid project delays.

Appraisals for the easements and rights-of-way are required for negotiations. The appraisals need to be performed by a private, independent real estate appraiser. City staff will hire appraisers for easement and right-of-way appraisal work.

Negotiations for easements and rights-of-way are normally conducted by City staff. Due to the time restraints and staff project assignments, the negotiations cannot be conducted by City staff. Staff has negotiated with RVA to prepare the necessary documents and to conduct negotiations for easements and rights-of-way for the City.

FINANCIAL

The attached amendment to the RVA consultant agreement to include services for easements and rights-of-way negotiations is for an amount not to exceed \$22,500.

The services required for easements and rights-of-way appraisals is expected to be approximately \$15,000.

It is also requested that an additional \$12,500 be appropriated for unforeseen contingencies. A total of \$50,000 of additional funding is needed for negotiations, appraisals and contingencies.

On March 4, 1986 the City Council advanced a \$338,000 loan from the General Fund to the Laguna Creek Assessment District by adopting Resolution No. 86-181.

It is recommended that an additional \$50,000 be appropriated from the General Fund Contingency Reserve Fund to the Laguna Creek Assessment District for easements and rights-of-way negotiations, appraisals and contingencies. In accordance with the attached resolution, this amount shall be a loan to the Laguna Creek Assessment District and shall be recovered with interest upon district formation.

Budget and Finance Committee
Laguna Creek Assessment District
May 13, 1986
Page Three

RECOMMENDATION

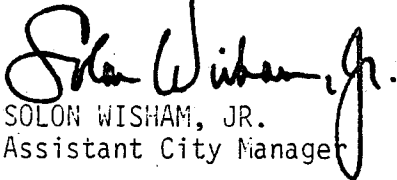
It is requested that the Budget and Finance Committee recommend to the City Council approval of the attached amendment to the Raymond Vail and Associates Consultant Services Agreement and amend the 1985-86 Public Works Department Operation Budget by the passage of the attached resolution.

Respectfully submitted,



THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:

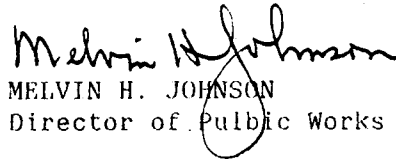


SOLO WISHAM, JR.
Assistant City Manager

KMY:eh
KY24012B
04.2886

Attachment

Approved:



MELVIN H. JOHNSON
Director of Public Works

May 13, 1986
District No. 7



RAYMOND VAIL and ASSOCIATES
We design communities

1410 ETHAN WAY
SACRAMENTO, CALIFORNIA 95825
(916) 929-3323
W.O. 1851.10E

ENGINEERING
PLANNING
SURVEYING

April 21, 1986

City of Sacramento
Engineering Division
915 I Street, Room 207
Sacramento, CA 95814

Attn: Mr. Kim Yee

Re: Laguna Creek Assessment District
Extra Work for Acquisitions

Dear Mr. Yee:

Recently, the City of Sacramento has requested our assistance in the acquisition of rights-of-way and easements for the Laguna Creek Assessment District. Since this work will be outside the scope of work detailed on Exhibit A of the City Agreement No. 85136, dated March 5, 1986, we request that said Agreement be amended to add the following scope of work for the right-of-way and easement negotiation:

RVA will perform the following services to acquire 24 easements, 9 grant deeds, 32 filled ground permits from 18 different owners:

1. Assemble descriptions (provided in the basic contract) into legal deed format for acquisition of grant deeds (floodway), easements (roadways and utilities), and filled ground encroachment permits.
2. Pre-negotiation preparation comprising analysis of existing deed, topo, land use, zoning, monumentation; their benefit by the proposed improvements, fill, land use & severance potential; site review, and coordination with the City.
3. Easement negotiation, documentation, and preparation of agreements detailing the conditions of the negotiated acquisition.
4. Delivery of signed documents, recommendations on eminent domain, and general coordination with the City.

With reference to Exhibit B of said Agreement, we request that the payment provisions be amended to provide that the City will pay to RVA a not to exceed amount of \$22,500 for performing the negotiation services specified above. Since the time required to complete the acquisition process can be highly variable, the \$22,500 amount is conditioned that the City will utilize eminent domain proceedings for those acquisitions that fail to reach a satisfactory negotiated conclusion.

Since time is of the essence in keeping this project on schedule, it is imperative that this proposed contract amendment be diligently pursued.

Raymond Vail and Associates
a California corporation

By Quane J. Thompson

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING THE ENGINEERING
SERVICES AGREEMENT FOR THE PROPOSED
LAGUNA CREEK ASSESSMENT DISTRICT AND
ADVANCING ADDITIONAL FUNDS TO THE
PROPOSED LAGUNA CREEK ASSESSMENT DISTRICT

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

1. That the City Manager and City Clerk are hereby authorized to execute on behalf of the City of Sacramento an amendment to the agreement between Raymond Vail and Associates and the City of Sacramento for additional services in the amount of \$22,500.

2. That an additional \$50,000 be advanced on behalf of the proposed assessment district from the General Fund (101-1194) and Resolution No. 86-181 ("Resolution Creating A Revolving Account For The Purpose of Advancing Funds to the Proposed Laguna Creek Assessment District") be amended increasing the amount in the revolving account to \$388,000. This amount shall be recovered upon district formation in the manner specified in Resolution No. 86-181.

MAYOR

ATTEST:

CITY CLERK

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