

3.21

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

September 7, 1990

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

SEP 25 1990

OFFICE OF THE
CITY CLERK

A690-190

Subject: California Plaza Office Development Phase II (P90-009)-- Environmental Impact Report - Contract Award to Nichols-Berman Consultants

SUMMARY

The City has received an application for the Phase II of the California Plaza Office Development. This development is located in North Sacramento at the intersections of Arden and Harvard, adjacent to the Hilton Hotel and the USAA Office Building. The project would add an additional 162,235 square feet of office space to the Phase I development of 162,000 square feet of offices. An Initial Study was prepared for the project which determined that a focused EIR should be prepared based on project generated and cumulative traffic, air quality and noise impacts in the Arden area. As a result of the consultant selection process, staff is recommended that the firm of Nichols-Berman be selected to prepare the EIR for a sum not-to-exceed \$52,481.00. This item was reviewed by the Budget and Finance Committee on September 18, 1990.

BACKGROUND

The California Plaza II Office Development is generally located to the north of Business 80 along Arden Way and Harvard Street, specifically, the northeast corner of Arden Way and Harvard Street. The proposed project involves the development of a 5.6+/- portion of the site for a 162,235 square foot (s.f) office building. The office structure is proposed to be 70 feet in height and accommodate five (5) stories of office uses.

A total of 630 parking spaces are to be provided of which 390 spaces are to be provided in

a covered area and the balance, 240 spaces, will be open surface parking. The proposed project is the second phase of an earlier development request which was a companion project of 162,235 square feet of office and related parking (P89-130).

The subject site is zoned "Heavy Industrial" (M-2) and "Heavy Commercial- Review" (C-4-R) and is designated "Regional Commercial and Offices" by the General Plan.

A special permit is requested to exceed 25% office space under the current zoning. A development plan under the C-4-R zoning is also required.

The City Environmental Coordinator has determined that the project will require the preparation of a focused EIR to address land use, traffic, air quality, noise and housing impacts.

As a result, the City issued a concurrent Notice of Preparation and Request for Proposals on May 21, 1990. Proposals were solicited from a list of five qualified firms. Two firms declined to submit proposals due to other engagements. Three firms submitted proposals namely: 1). Environmental Science Associates (ESA), 2). STA, and 3). Nichols-Berman. Proposals were due on June 26, 1990.

On Monday, July 16, 1990, from 1:30 to 5:00 p.m. consultant selection interviews were held for the California Plaza Phase II EIR. The Consultant Selection Panel (comprised of a Planning Commissioner, a representative of City Environmental Services and a staff person from City Transportation Division) recommended that Nichols-Berman be selected based on price, qualifications and familiarity with the project area.

Estimated cost for each of the proposals is summarized below:

Nichols Berman	\$47,710
ESA	\$48,696
STA	\$69,351

The above costs are exclusive of contingency and transportation studies. The Transportation information for the EIR is to be provided as part of the Arden Local Area Traffic Study currently underway.

POLICY CONSIDERATIONS

It is existing City policy to contract private development project EIRs. Staff have also been directed to prepare studies in a timely manner at the lowest possible cost to the applicant. The consultant selection process utilized will allow for a timely completion of an EIR at a reasonable cost to the applicant. Nichols-Berman was determined to be the most qualified and responsive firm to undertake the work required.

MBE/WBE CONSIDERATIONS

Nichols-Berman is a certified MBE/WBE vendor.

FINANCIAL INFORMATION

The consultant cost to prepare the study is projected to be \$47,710. Total recoverable costs of the EIR process including contingency and staff time are estimated to be:

EIR Contract	\$ 47,710
Contingency (10%)	<u>4,771</u>
TOTAL	\$ 52,481

These costs will be financed from a deposit by the developer. No appropriation of city funds is required.

RECOMMENDATION

It is recommended that the City Council approve the adoption of the attached resolution which authorizes the City Manager and City Clerk to execute a contract with Nichols-Berman Consultants to prepare the EIR for the California Plaza Phase II Project.

Respectfully submitted,

Carol L. Branan
Carol L. Branan
Environmental Services Manager

Recommendation Approved:

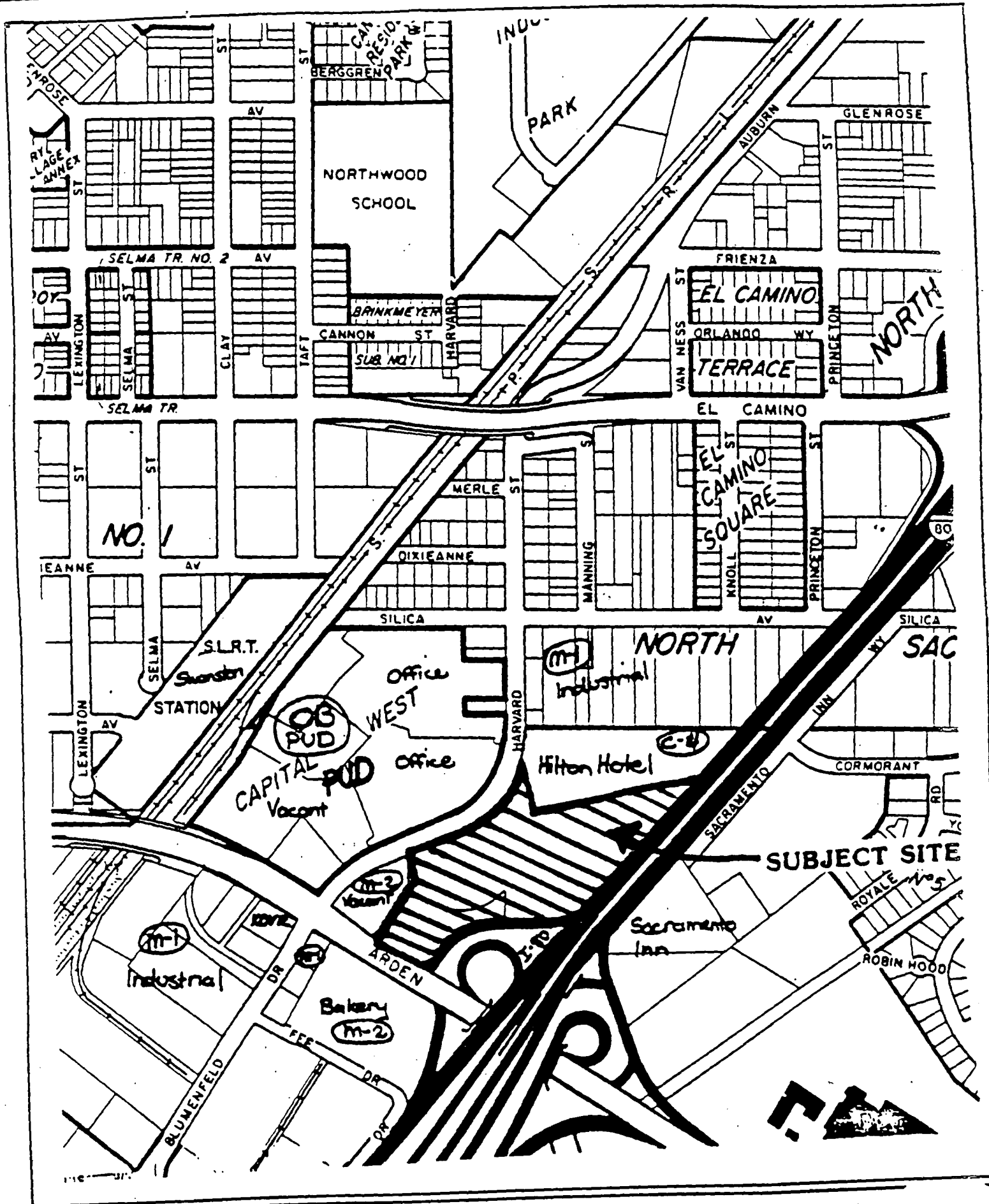
Walter J. Slipe Jr.
For: WALTER J. SLIPE
City Manager

Approved:

Michael M. Davis
MICHAEL M. DAVIS, Director
Planning & Development Department

Person to contact
to answer questions:
Carol Branan 449-2037

September 25, 1990
District 1



VICINITY - LAND USE - ZONING

RESOLUTION NO. 90 - 807

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
SEP 25 1990
OFFICE OF THE
CITY CLERK

A RESOLUTION AUTHORIZING THE EXECUTION OF
A PROFESSIONAL SERVICES AGREEMENT WITH
NICHOLS-BERMAN CONSULTANTS
TO PREPARE THE CALIFORNIA PLAZA PHASE II (P90-009) EIR
IN AN AMOUNT NOT TO EXCEED \$52,481

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

The City Manager and City Clerk are hereby authorized and directed to execute on behalf of the City of Sacramento, a Professional Services Agreement with Nichols-Berman Consultants to prepare the EIR for the California Plaza Phase II (P90-009) Project. Said contract shall not exceed \$52,481.

MAYOR

ATTEST

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

3.22

September 20, 1990

APPROVED
BY THE CITY COUNCIL

SEP 25 1990

OFFICE OF THE
CITY CLERK

TO: OPERATIONS STAFF
FROM: RAMONA
REGARDING: SEPTEMBER 25, 1990 AGENDA

Matters regarding various Boards and Commissions: (D-All)

- A. Open application period for the Civil Service Board, Dora Huntzing; term expiring 12-31-90.
- B. Open application period for the Human Rights/Fair Housing Commission, Charles W. Adams III, Alicia Flores, Dean Lan, Rosemary Metrailler and Ruth T. Woods; terms expiring 12-31-90.
- C. Open application period for the Mosquito Abatement District, Gordon H. Gill; term expiring 12-31-90.
- D. Open application period for the Paratransit, Inc., Board of Directors, Susan P. Wyman; term expiring 12-31-90.
- E. Open application period for the Sacramento Housing and Redevelopment Commission, Karolyn W. Simon and Joseph T. Yew; terms expiring 12-31-90.

RECOMMENDATION OF STAFF: A-E: OPEN APPLICATION PERIOD;
APPLICATIONS DUE 10-19-90

THANK YOU

F:\B&C\OPNB&C.MEM