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DEPARTMENT OF PARKS
AND COMMUNITY SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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ROBERT P. THOMAS
DIRECTOR

January 29, 1988

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ASSISTANT DIRECTOR

DIVISIONS:

CROCKER ART MUSEUM
GOLF
METROPOLITAN ARTS
MUSEUM & HISTORY
PARKS
RECREATION
ZOO

Budget and Finance Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Sacramento Zoo Master Plan Environmental Impact Report -
Authorization to Execute Consultant Services Agreement

SUMMARY

This report recommends that the City of Sacramento enter into a Consultant Services Agreement for preparation of the Environment Impact Report for Zoo 2002: Master Plan for the Sacramento Zoo and Surrounding Area with EIP Associates for the amount of \$39,963.

BACKGROUND INFORMATION

In May 1986, the City Council authorized the call for proposals for consultant services to prepare the Zoo Master Plan Environmental Impact Report. At that time, the City Council also approved the consultant selection panel and authorized the Director of Parks and Community Services as the hearing officer for this project.

In anticipation of receiving the draft master plan, the EIR process was begun. A Notice of Interest (NOI) was sent to over 150 environmental planning firms and a Request for Proposal for the preparation of the Zoo EIR was issued following the May 13, 1986 City Council authorization. Simultaneously, a Notice of Preparation (NOP) inviting public comment for the State mandated 30-day period was sent to all special interest organizations who had indicated an interest in the master plan as well as all neighbors residing within a five block radius of William Land Park. Responses to the NOP are on file pending selection of an EIR consultant in accordance with California Environmental Quality Act (CEQA) guidelines. Nearly 30 environmental planning firms indicated their intention to submit proposals to prepare the EIR pending availability of the draft master plan.

However, Wildlife Associates failed to furnish the draft master plan document in accordance with the requirements of their consulting services contract. Accordingly, the selection process for a consultant to prepare the EIR was suspended pending the completion of the master plan. Zoo 2002: Master Plan for the Sacramento Zoo and Surrounding Area was completed in December 1987 and the process of selecting an EIR consultant resumed.

The EIR will assess four conceptual site plans (Attachments I-IV). Issues to be addressed will include, but not be limited to, land use; visitor impact; recreational, educational, and cultural services; vehicular and pedestrian circulation; public services capacities; aesthetics; air and noise quality; and potential fiscal impacts on the City. The scope of this EIR is more comprehensive than traditional EIR's in that it is alternative based, requiring full and equal assessment of three conceptual site plans plus a no project plan as opposed to the usual practice of assessing any one project and the no project alternative. In addition, the consultant will be required to perform a fiscal analysis of all the alternatives. Although such an analysis is not required under CEQA laws, it will provide important decision-making data for Zoo-2002. This expanded scope will enable the City Council to utilize the EIR as a valuable planning tool in determining the Zoo's future.

Of the 31 environmental consultant firms who indicated their continuing interest in this project, ten firms attended the pre-proposal meeting held in January 1988 and eight firms submitted proposals to conduct the EIR for the Zoo Master Plan.

Proposals were evaluated by a consultant selection panel comprised of Steve Taylor, Zoo Director; Debra Small-Maier, Resource Development and Management section of Parks and Community Services Administration; Bill Barton from the Zoological Society; Larry Fein from the Association to Preserve Land Park; and Doug Peterson, an Environmental Planner from the County's EIR section. All eight proposers were invited for interviews and were evaluated on such criteria as the firm's experience in preparing similar EIR's, sensitivity to the issues involved; scope of proposed work including the involving of the various special interest groups in the process; and the proposed cost. Reference checks were conducted on the top proposers.

The selection panel was unanimous in recommending that a consultant services contract be awarded to EIP Associates for the sum of \$39,963. Located in Sacramento, EIR is one of California's most experienced planning and environmental firms and is the firm whose experience most parallels the Zoo Master Plan EIR project. EIP Associates' previous experience includes master planning Golden Gate Park and conducting the EIR's for the Oakland Zoo, Marine World, the Sacramento Central Library Expansion Project, the Docks Area Development, and the Alhambra Corridor. Further, EIP Associates submitted one of the lowest bids for the project.

It is expected that the Draft EIR will be available in April 1988 and will be heard at the Transportation and Community Development Committee meeting in May 1988 as part of the State mandated 45 day review period. It is anticipated that the Final EIR will be available in August 1988 and, following the required public review, will be presented to the appropriate City Council committees and to the full Council in September 1988.


FINANCIAL DATA

EIP Associates' proposal is for the sum of \$39,963, an average of \$10,000 less than the majority of the proposers. Funds are available in the FY 1987-88 Zoo Division Operating Budget.

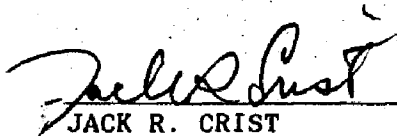
RECOMMENDATION

It is recommended that the Budget and Finance Committee approve this report and refer it to the full City Council for action. Further, it is recommended that the City Council, by resolution, authorize the City Manager to enter into a contract in the amount of \$39,963 with EIP Associates.

Respectfully submitted.

for 
ROBERT P. THOMAS, Director
Parks and Community Services

Recommendation Approved:


JACK R. CRIST
Deputy City Manager

RPT:ja

February 9, 1988
District No. 4

RESOLUTION No.

Adopted by The Sacramento City Council on date of

RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD A
CONSULTANT SERVICES CONTRACT FOR THE
SACRAMENTO ZOO MASTER PLAN EIR TO
EIP ASSOCIATES

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

That pursuant to the provisions of Chapter 59, Section 59.102 of the City Code, the City Manager is hereby authorized to award a consultant services contract to the EIP Associates in the amount of \$39,963 for the preparation of the Sacramento Zoo Master Plan EIR.

MAYOR

ATTEST:

CITY CLERK

Sacramento Zoo
Long-Range Schematic Plan
DATE: 1-30
NORTH

Pl. #B-1

