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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SACRAMENTO, CA

June 5, 1990

Budget and Finance Committee  
Sacramento, California

ADMINISTRATION  
ROOM 300  
95814-2987  
916-449-5571

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

Honorable Members in Session:

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

**SUBJECT: AUTHORIZATION TO INCREASE CONTRACTURAL AUTHORITY IN THE AMOUNT OF \$30,910 FOR ENVIRONMENTAL REVIEW OF THE PACIFIC PLAZA PROJECT (P87-418)**

**SUMMARY**

On July 12, 1988 the City of Sacramento approved Consultant Service Agreement No. 87200 with Environmental Science Associates, Inc. (ESA) to perform the necessary environmental review for two projects in the R Street Corridor area, California Capitol Center (now Pacific Plaza) and Golden State Tower. The total contractual authority approved was set at \$270,000. Subsequent Amendments have increased the amount authorized under the contract to \$316,350. The City is requesting that City Agreement No. 87200 be amended for an amount not to exceed \$30,910. This will bring the total contract authority to \$347,260. All costs will be financed through applicant deposits with no General Fund impact.

**BACKGROUND INFORMATION**

Consultant Services Agreement No. 87200, which was executed on July 12, 1988, provided environmental review services for California Capitol Center and Golden State Tower. The contract authorized ESA to evaluate the environmental impacts of these two projects in one Environmental Impact Report (EIR). However, it was determined in later stages of the review process, that the projects should be reviewed separately. The contract was later amended to expand the scope of consultant services to include two separate EIR reviews. However, subsequent to completion of these reviews, the California Capitol Center property was purchased, and the project revised, by Duke Development.

Pacific Plaza (formally California Capitol Center) is currently a proposed office development located within the R-Street Corridor between Q and R Streets, and 3rd and 7th Streets. The proposal was originally submitted in 1988 by then owner/applicant Union Pacific Realty. That proposal was for a three-building highrise totaling 1.5 million square foot office, as well as a 400-room hotel development. The property was subsequently sold to Duke Development, who submitted the revised application in late 1989. The revised proposal consists of four buildings ranging in height from 8 to 13 stories totaling 1.25 million square feet of office, 17,000 square feet of retail, 99,000 square feet of open space, and an on-site housing and child care component. Following resubmittal, staff identified the need for new environmental analysis which requires a contract amendment of \$30,910.

#### FINANCIAL DATA

The project manager from the consulting firm of ESA has developed a cost estimate for completion of the Pacific Plaza DEIR. The cost, including the City's 10 percent contingency fee, is \$30,910.

The Environmental Services Division operates its consultant service agreements on a revenue deposit basis. All costs will be financed through applicant deposits with no General Fund impact. Duke Development has submitted a deposit for the amount requested.

Development of an Final Environmental Impact Report (FEIR) for Pacific Plaza will require an additional amendment to Contract No. 87200. Until comments on the DEIR are received, the consultant cannot cost out the final portion of the project (FEIR). That amendment will be brought forward at a later date.

#### POLICY CONSIDERATION

This recommendation does not deviate from existing City Environmental or Consultant services policy.

#### MBE/WBE EFFORTS

Environmental Science Associates (ESA), an environmental consulting firm based in San Francisco, originally received authorization to develop the environmental documentation for this project in 1987. ESA was not then, nor are they now, a Minority Business Enterprise or Women Business Enterprise.

**RECOMMENDATIONS**

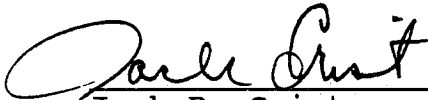
It is the staff's recommendation that the Budget and Finance Committee recommend approval of the attached resolution amending the contract with ESA, Inc. This contract will be paid by revenues deposited by the applicant and will have no General Fund impact.

Recommendation Approved:

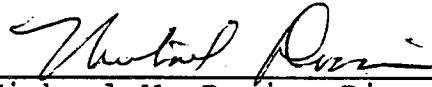
Respectfully submitted,



Carol L. Branan  
Carol L. Branan  
Manager, Environmental Services



Jack R. Crist  
Jack R. Crist  
Deputy City Manager



Michael M. Davis  
Michael M. Davis, Director  
Planning and Development

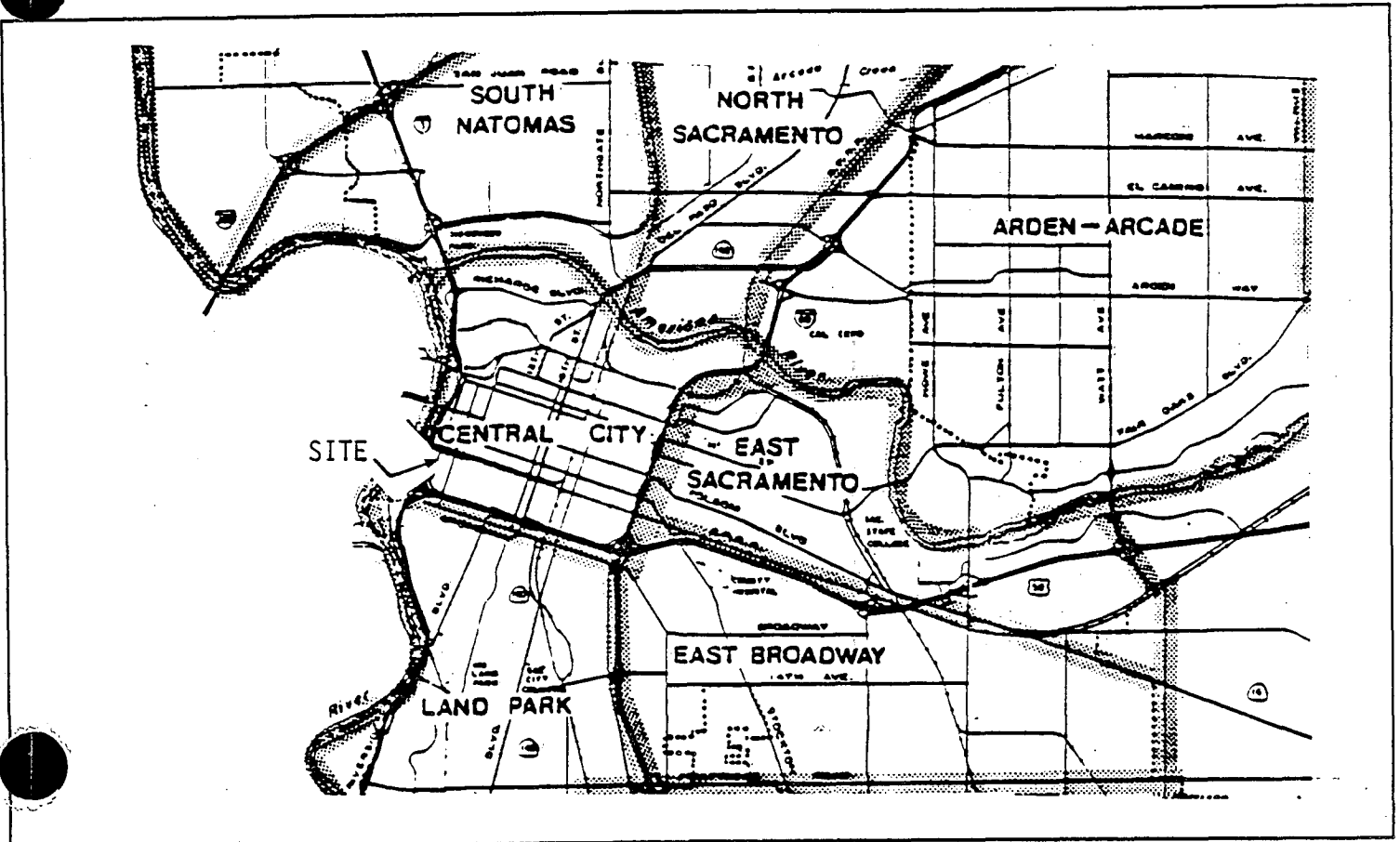
Contact person to answer questions:

Joe Broadhead  
Assistant Planner  
449-2037

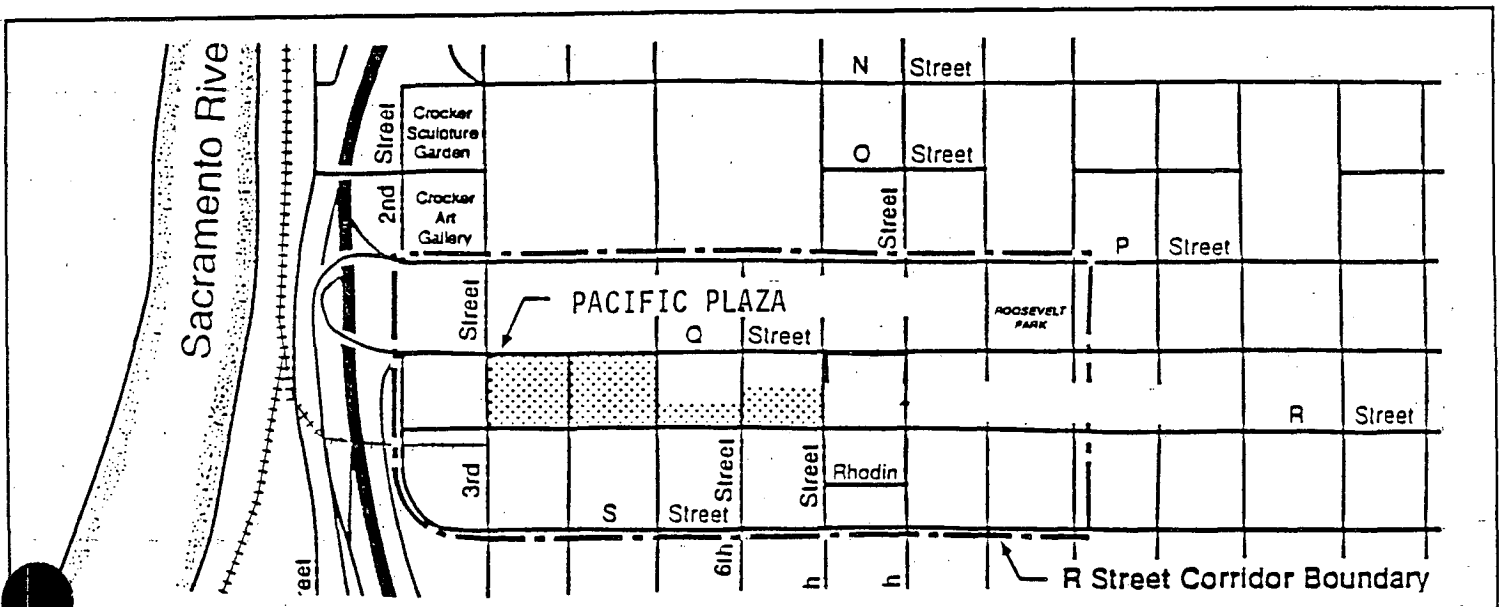
June 5, 1990  
District 1

JC:MMD:CB:JB

LOCATOR/SITE MAP  
P87-418



LOCATOR MAP



SITE MAP

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**RESOLUTION AUTHORIZING THE AMENDMENT  
OF THE AGREEMENT WITH ESA INC. FOR  
PREPARING THE PACIFIC PLAZA DRAFT  
ENVIRONMENTAL IMPACT REPORT (P87-  
418)**

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

The City Manager and City Clerk are hereby authorized and directed to execute on behalf of the City of Sacramento Amendment No. 8 to the agreement with ESA Inc. (Agreement No. 87200) for the Pacific Plaza Reissued Draft Environmental Impact Report to increase the not-to-exceed amount from \$316,350 to \$347,260.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

CONSULTANT SERVICES AGREEMENT

AMENDMENT NO. 8 TO CITY AGREEMENT NO. 87200-1

THIS AGREEMENT is made at Sacramento, California, as of \_\_\_\_\_ by and between the CITY OF SACRAMENTO, a municipal corporation ("City") and ENVIRONMENTAL SCIENCE ASSOCIATES, INC., a California Corporation ("Consultant"), who hereby agree to amend City Agreement No 87200-1.

1. Services

The following text is added to Task 5, as paragraph 5d:

Consultant shall additionally provide:

- Additional traffic analysis as indicated in the February 27, 1990 Traffic Division letter
- Modification of the cumulative base data for consistency between the transportation section and the rest of the document, and to reflect current trends
- Development of a Preliminary Set of Findings
- Revise Alternative E (off-site alternative) to include analysis based on a specific site in the CBD zone.

2. Payment

Costs in lines 11 to 15 of Section 1. in Exhibit B are amended as shown below:

[ ] = delete  
*italics = change/add*

1.	ADEIR	\$150,949
2.	DEIR	16,438
3.	FEIR	67,870
4.	Hearings/Meetings	5,200
5a	Re-Issued DEIR/ R Street Cumulative Analysis	6,900
5b	Pacific Plaza DEIR	34,950
5c	GST Comments and Responses document	13,500
5d	<i>Additional Tasks for Pacific Plaza</i>	28,100
	TOTAL	<del>[\$295,807]</del> \$323,907

Marilyn Abell 73278  
CONSULTANT Vice President

ENVIRONMENTAL SCIENCE ASSOCIATES, INC.  
760 Harrison Street  
San Francisco, California 94107

\_\_\_\_\_  
CITY

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

**PACIFIC PLAZA RE-ISSUED DRAFT EIR—CITY AGREEMENT 87200-1, AMENDMENT 8  
 COST ESTIMATE**

<u>Additional Task No.</u>	<u>Revise summary chapter, tables (hours)</u>	<u>Revise Environ- mental Assess't chapters (hours)</u>	<u>Additional Graphics and Word Process. (hours)</u>	<u>Traffic Sub- consultant (dollars)</u>	<u>Additional Project Management (hours)</u>	<u>Total Hours/Cost</u>
1.	5	--	15	\$6,500	10	30/\$8,600
2.	20	110	45	--	15	190/\$11,900
3.	--	--	5	--	25	30/\$1,900
4.	5	55	20	--	10	90/\$5,700
<b>Total</b>	<b>30</b>	<b>165</b>	<b>85</b>	<b>\$6,500</b>	<b>60</b>	<b>340/ \$28,100</b>

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