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**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



September 19, 1989

Budget and Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Interior Design Costs, Central Library

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution approving the funding transfer.

Respectfully submitted,

ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COMMITTEE:

JACK R. CRIST
Deputy City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



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September 26, 1989

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Interior Design Costs, Central Library

SUMMARY

This report recommends that \$27,000 previously encumbered for a contract with Kaplan, McLaughlin & Diaz for interior design services related to the Central Library project be transmitted, instead, to the City in order that it might oversee contracts and incur staff costs related to the interior planning and design work.

BACKGROUND

On January 10, 1989, by Resolution No. 89-003, the Agency authorized the Executive Director to enter into a contract with Kaplan, McLaughlin & Diaz (KMD) for interior design services related to the Central Library. The total amount authorized was \$27,000, which was to be funded by interest accrued in the City's RACS account and transmitted to the Agency. Since that time, City Library and Facilities Management staff have better defined the services required to complete the interior design work and have determined that a total of \$74,435 will be required for design and cost estimate contracts and staff contract management. City staff have decided that they would prefer to issue requests for proposals for the subject work to local consultants, and have requested that the Agency transmit the approved \$27,000 to the City's General Fund in order to offset the anticipated costs rather than enter into a contract directly with KMD. The selected consultant would primarily be responsible for specifying all furniture, window and wall coverings, and facilities management staff believe that the requirements of the contract can be met most cost effectively with a local contractor. The interior design work was not a part of KMD's original scope of services, and KMD agrees that the work can easily be assumed by a different contractor without disrupting the architectural continuity or progress of the project.

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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City of Sacramento
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In order to comply with this request, the Executive Director and the City Manager would execute an agreement between the Agency and the City, which would set forth the terms of transmittal of the funds. A copy of the agreement is attached as Exhibit "A".

FINANCIAL DATA

The amount of the contract, \$27,000, was encumbered in January, and remains unspent. The entire amount would be transmitted to the City's general fund from the interest accrued in the City's RACS account.

POLICY IMPLICATIONS

The recommended action has no policy implications.

MBE/WBE IMPACT

The City Facility Management division will undertake the selection of a consultant in compliance with City MBE/WBE policies pursuant to consultant selection.

ENVIRONMENTAL IMPACT

Pursuant to Title 14, California Administrative Code, Section 15167, the Environmental Coordinator has determined that the proposed action does not constitute a substantial change in the project or the circumstances under which the project is to be undertaken, and that the project involves no new impacts not considered in the previous EIR. Therefore, no further environmental review is required.

VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of September 18, 1989, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES:

NOES:

ABSENT:

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
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RECOMMENDATION

The staff recommends approval of the attached resolutions which authorize the Executive Director and City Manager to execute an Individual Project Agreement for an amount not to exceed \$27,000 for interior planning and design related to the Central Library.

Respectfully submitted,



ROBERT E. SMITH
Executive Director

RES/WS:cmc

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE
City Manager

Contact Person: Wendy Saunders, Associate Planner
440-1355

0734C

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

AGREEMENT WITH CITY OF SACRAMENTO FOR CENTRAL LIBRARY INTERIOR DESIGN SERVICES

WHEREAS, the City intends to undertake responsibilities and enter into agreements related to interior planning and design for the expanded Central Library at a cost of approximately \$75,000; and

WHEREAS, the Agency previously agreed to allocate \$27,000 of the interest accrued in the City's RACS account, transmitted to the Agency in January of 1989, to a contract with Kaplan, McLaughlin & Diaz for the purpose of interior planning and design for the expanded Central Library; and

WHEREAS, the City now desires that the Agency transmit the \$27,000 to the City in order that it might undertake responsibility and enter into agreements related to interior planning and design for the expanded Central Library;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The Agency shall reimburse the City an amount not to exceed \$27,000 for costs actually to be incurred related to Central Library interior planning and design provided that the City shall undertake the administration of interior planning and design consultant services.

Section 2: Said funds shall be transferred to City upon execution by City of agreements by City with design consultants obligating City to expend funds in excess of \$27,000, and City shall be required to refund any amount of such funds unexpended at the completion of such design agreements.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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Section 3: The Executive Director is authorized to execute an Agreement with the City of Sacramento approved by Agency counsel and containing the terms in this resolution.

CHAIR

ATTEST:

SECRETARY

1100WPP2(433)

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AGREEMENT WITH REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO FOR CENTRAL LIBRARY INTERIOR DESIGN SERVICES

WHEREAS, the City intends to undertake responsibilities and enter into agreements related to interior planning and design for the expanded Central Library at a cost of approximately \$75,000; and

WHEREAS, the Agency previously agreed to allocate \$27,000 of the interest accrued in the City's RACS account, transmitted to the Agency in January of 1989, to a contract with Kaplan, McLaughlin & Diaz for the purpose of interior planning and design for the expanded Central Library; and

WHEREAS, the City now desires that the Agency transmit the \$27,000 to the City in order that it might undertake responsibility and enter into agreements related to interior planning and design for the expanded Central Library;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1: The City shall undertake the administration of interior planning and design consultant services provided that the Agency shall reimburse the City an amount not to exceed \$27,000 for costs to be incurred related to Central Library interior planning and design.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 2: The City Manager is authorized to execute an Agreement with the Redevelopment Agency of the City of Sacramento according to the terms set forth in this resolution.

MAYOR

ATTEST:

CITY CLERK

1100WPP2(433)

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

INDIVIDUAL PROJECT AGREEMENT

THIS AGREEMENT is entered into as of _____, 1989, by and between the REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO (hereinafter "Agency"), and the CITY OF SACRAMENTO (hereinafter "City").

RECITALS

WHEREAS, the City intends to undertake responsibilities and enter into agreements related to interior planning and design for the expanded Central Library at a cost of approximately \$75,000; and

WHEREAS, the Agency previously agreed to allocate \$27,000 of the interest accrued in the City's RACS account, transmitted to the Agency in January of 1989, to a contract with Kaplan, McLaughlin & Diaz for the purpose of interior planning and design for the expanded Central Library; and

WHEREAS, the City now desires that the Agency transmit the \$27,000 to the City in order that it might undertake responsibility and enter into agreements related to interior planning and design for the expanded Central Library,

NOW, Therefore, the Agency and City do mutually agree as follows:

1. The City shall hire consultants and incur expenses as itemized:

Interior Design Consultant	\$ 30,000
Cost Estimating Consulting	5,000
Special Consultants	5,000
Predesign Bid Management	9,000
Staff Benefits	3,423
Indirect Costs	18,013
Contingency	<u>4,000</u>
	\$ 74,435

2. Upon execution of contracts with interior design consultants for amounts which exceed \$27,000, City shall submit one reimbursement request for the total reimbursement amount of \$27,000.
3. Upon receipt of such request and copies of contracts, the Agency shall reimburse the City an amount not to exceed \$27,000 for costs to be incurred as itemized above.
4. The invoice for reimbursement shall be delivered to the "Assistant Director - Community Development."

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- 5. If, for any reason, City fails to expend all or any part of such funds provided by Agency to City in accordance with this Agreement, City shall immediately refund such unexpended amount.
- 6. All information and documents that result from this Agreement shall be available to Agency for its use.
- 7. City shall indemnify and hold Agency, its officers, director, employees, and agents, harmless from any claims, liability, court costs or attorneys' fees resulting from City's actions pursuant to this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

By _____
Executive Director

APPROVED AS TO FORM:

General Counsel

CITY OF SACRAMENTO

By _____
City Manager

APPROVED:

Finance Department

ATTEST:

City Clerk

Cost Code: B00881
Organization: 6300
Account: 4290

Organization Approval

0735C