



# REPORT TO COUNCIL

## City of Sacramento

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915 I Street, Sacramento, CA 95814-2604  
www.CityofSacramento.org

Consent  
January 4, 2007

**Honorable Mayor and  
Members of the City Council**

**Title:** Supplemental Agreement: The Docks Project (Michael Dequine and Associates, Inc.)

**Location/Council District:** Sacramento Riverfront (District 4)

**Recommendation:** Adopt a Resolution authorizing the City Manager to execute Supplemental Agreement #2 to City Agreement No. 2006-0439 with Michael Dequine and Associates, Inc. in the amount of \$44,900 for additional survey work for the Docks Area Specific Plan and promenade design.

**Contact:** Beth Tincher, Senior Project Manager, 808-7730

**Presenters:** Not Applicable

**Department:** Economic Development

**Division:** Downtown Development Group

**Organization No:** 4451

### **Description/Analysis**

**Issue:** Michael Dequine and Associates, Inc. was hired to provide surveys and base maps of the Docks Area Specific Plan properties along the Sacramento waterfront and the promenade design. Survey work included the placement of utilities, property lines, contour lines and other existing improvements as part of the predevelopment activities related to the redevelopment of the Docks Area. Supplemental Agreement #1 was approved in August, 2006, to conduct supplemental surveys along the levee banks. As the Docks Project has evolved and new projects have surfaced (river bridge crossing), unanticipated surveys are required including surveys to determine the appropriate alignment of Front Street; the potential location of a Sacramento River bridge crossing at or near Broadway; the R Street Bridge alignment; determine the boundary line between river (State Lands property on the water side of the levee) and the upland parcels; and the promenade design. Additional survey data is required from the R Street Bridge to Tower Bridge for seawall calculations and to assist in the determination of appropriate flood control.

**Policy Considerations:** The Michael Dequine and Associates Supplemental Agreement #2 and redevelopment of the Docks Area, which is in the Merged Sacramento Downtown Redevelopment Project Area, is consistent with the goals of



1. The elimination of environmental deficiencies in the Merged Downtown Sacramento Redevelopment Project Area, including, among others, mixed and shifting uses, small and irregular lots, obsolete, aged and deteriorated building types, inadequate or deteriorated public improvements, and incompatible and uneconomic land uses;
2. The strengthening of retail and other commercial activity downtown, the strengthening of the economic base of the Project Area and the community by the installation of needed site improvements, either inside or outside the Merged Sacramento Downtown Redevelopment Project Area, to stimulate new commercial/light industrial expansion, employment and economic growth; and
3. The establishment and implementation of performance criteria to assure high site-design standards and environmental quality and other design elements, which provide unity and integrity to the entire Merged Sacramento Downtown Redevelopment Project Area.

In addition, the Michael Dequine and Associates Supplemental Agreement #2 and redevelopment of the Docks Area is consistent with the following goals identified in the 2005-2008 City of Sacramento Strategic Plan:

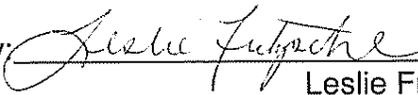
- Achieve sustainability and livability;
- Increase opportunities for all Sacramento residents to live in safe and affordable housing; and
- Expand economic development throughout the city.

**Environmental Considerations:** The proposed action to fund feasibility and planning studies for the Docks Area is exempt from environmental review under CEQA Guidelines Section 15262. The environmental analysis for the Docks Area project is currently underway. It is anticipated that the draft Environmental Impact Report will be complete in June 2007.

**Rationale for Recommendation:** On October 31, 2006, the City Council adopted the business terms for the Docks Area Project Concept. The term sheet included the desire to complete the Docks Area Specific Plan and the promenade design by June, 2007. The proposed survey work will allow the design teams to propose the placement of roadways, existing and desired bridge alignments, the promenade; to determine appropriate flood control measures; and to complete the Specific Plan and promenade designs. Because the firm already completed the initial survey work, staff recommends continuing to utilize them to prevent time delays and potentially higher costs incurred by soliciting and contracting with another firm.

**Financial Considerations:** The initial agreement approved by the City was \$50,400. Supplemental Agreement #1 was awarded in August, 2006 for \$41,200. This action would increase the total contract amount with Mike Dequine and Associates, Inc. to \$136,500. The amendment will be funded from KC 67 Downtown Predevelopment funds.

**Emerging Small Business Development (ESBD):** Michael Dequine and Associates has provided surveying and mapping assistance to the Docks area project from its inception.

Respectfully Submitted by:   
Leslie Fritzsche  
Downtown Development Manager

Recommendation Approved:

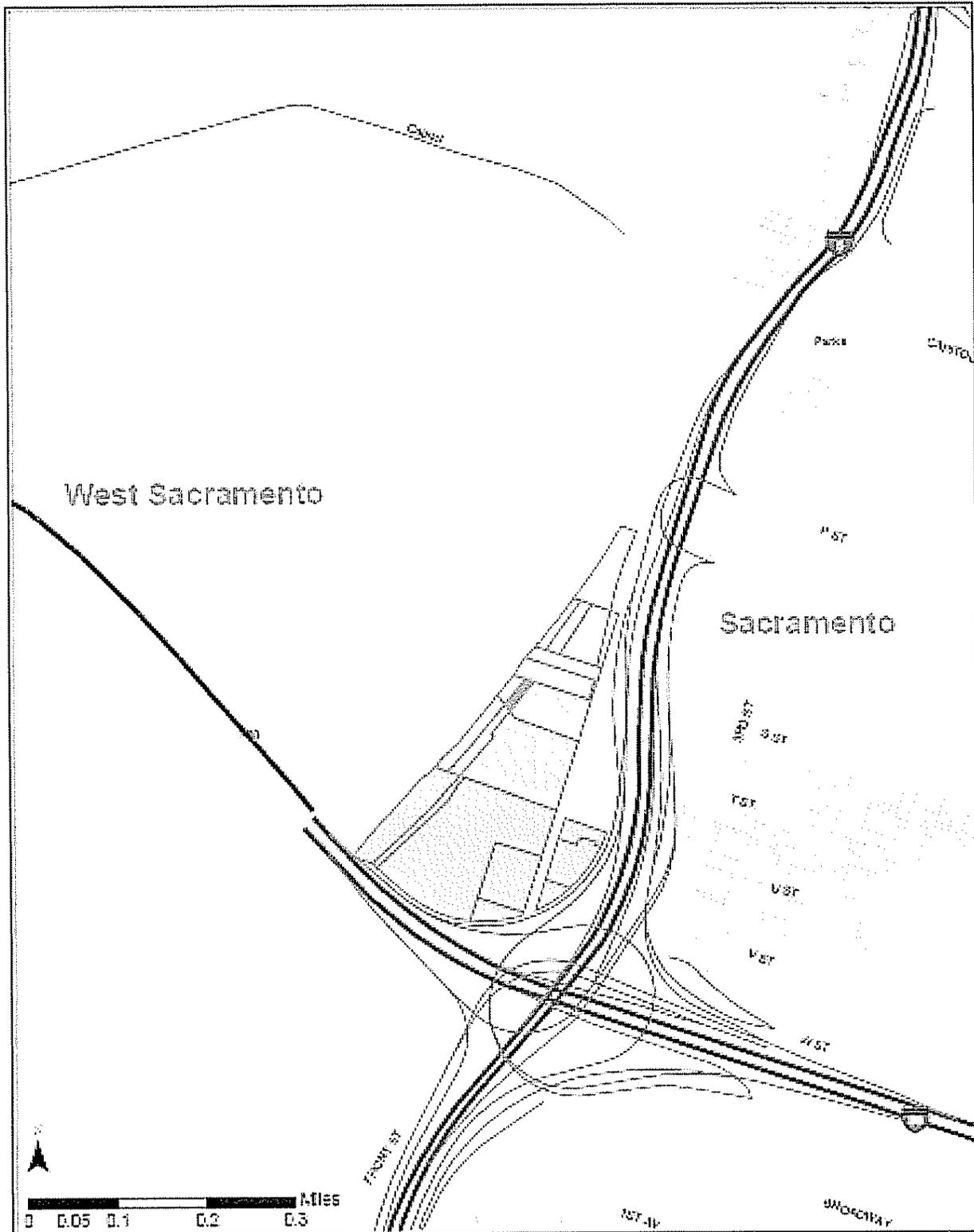


Ray Kerridge  
City Manager

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## Attachment 2 Map of the Docks Area



**Attachment 3**

**RESOLUTION NO.**

Adopted by the Sacramento City Council

January 4, 2007

**APPROVING SUPPLEMENTAL AGREEMENT #2 TO CITY AGREEMENT NO.  
2006-0439**

**WITH MICHAEL DEQUINE AND ASSOCIATES, INC. RELATING TO THE  
DOCKS PROJECT**

**BACKGROUND**

- A. Michael Dequine and Associates, Inc. (Dequine) was awarded a contract to assist with predevelopment surveying and mapping in the Docks Area, along the Sacramento Riverfront.
- B. The City of Sacramento would like to conduct additional surveying to determine the appropriate alignment of roadways in the Docks Area Specific Plan and the design of the promenade along the Sacramento riverfront.
- C. The City of Sacramento would like to provide accurate survey data to the design team to determine the appropriate flood control measures.
- D. A supplemental agreement is needed to authorize Dequine to complete the survey work for the Docks Area Specific Plan and the Promenade design.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

- Section 1. Pursuant to Section 33445 of the Health and Safety Code of the State of California, the City makes the following findings:
- a) Surveying and mapping are pre-development activities for the Docks Area and are of benefit to the Merged Downtown Redevelopment Project Area;
  - b) There are no other reasonable means of financing the Project available to the community except for redevelopment area tax increment proceeds;
  - c) The use of redevelopment area tax increment proceeds for the Projects will result in the elimination of blighting influences of inadequate, under-capacity and dilapidated infrastructure inside the

Project Area and the Projects are consistent with the implementation plan adopted pursuant to Health and Safety Code of the State of California, Section 33490.

Section 3. The City Manager is authorized to execute Supplemental Agreement #2 to City Agreement No. 2006-0439 with Michael Dequine and Associates, Inc. in the amount of \$44,900 increasing the total agreement amount to \$136,500.

**Table of Contents:**

Exhibit A: Contract Amendment – 6 pages



December 21, 2006

File: 06-1106

Economic Development Department  
City of Sacramento  
1030 Fifteenth Street, Second Floor  
Sacramento, CA 95814

**Attention: Ms. Beth Tincher**

Dear Beth:

**Reference: Docks Area Surveys and Mapping – Supplemental Agreement No. 2  
Additional Surveys along Broadway and other areas  
City of Sacramento, Sacramento County, California  
Professional Services Proposal**

As per your request, we are pleased to present this proposal to provide professional services for the subject site. The following outlines our understanding of the scope of services and our related professional fees:

## 1.0 INTRODUCTION

We recently met with you and other team members to review the project objectives and to discuss issues related to the design and planning elements of the project. During that meeting, a few items of additional information were requested of our firm. As a result of that meeting, you recently requested that we provide you with an additional scope of services and cost proposal for the additional work.

Based upon our notes at the meeting the following scope of services and cost proposal are provided for your approval:

## 2.0 SCOPE OF SERVICES

### 2.1 Design Surveys along Broadway from Miller Park to Interstate Highway 5

- Design Surveys will be conducted along Broadway from the existing entrance to Miller Park westerly to the Interstate Highway 5 over-crossing. Design surveys will consist of field surveyed cross sections conducted on approximate 50' intervals. Design surveys will include location of existing improvements including curb, gutter, and sidewalk, sewer, water, and storm drain lines, the elevations of the centerline of the road crown (centerline based on visual observation), road striping, street lights, trees, walkways,

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and other physical improvements visible on the surface of the ground. Cross sections will extend from fence to fence along the road right of way.

- 2.2 Design surveys over the R Street bridge crossing Interstate Highway 5
  - Design Surveys will be conducted along the R Street bridge crossing over Interstate Highway 5. Design surveys will consist of field surveyed cross sections conducted on approximate 50' intervals. Design surveys will extend from inside edge of bridge deck to inside edge of bridge deck.
- 2.3 Field Surveys to locate the top of the existing wall from the Circle of Lights north to the Tower Bridge
  - Field Surveys will be conducted along the existing sea wall from the Circle of Lights northerly to the Tower Bridge. Field surveys will include shots on the top of the wall as well as at the base of the wall on the river side at approximate 50' intervals.
- 2.4 Field Surveys to locate SAGE Geotechnical Boring sites
  - Field Surveys will be provided to locate the SAGE Geotechnical soil boring sites. We will coordinate with SAGE to identify the location of their soil boring sites and then field locate the positions of the sites. This proposal includes up to 16 hours of field surveying activities for location of boring sites.
- 2.5 Additional detail for tie-in to Miller Park
  - Field surveys will be conducted to provide additional detail at the proposed improvements tie in points at Miller Park. This proposal includes up to 8 hours of field surveying activities for additional detail surveys.
- 2.6 Import data into existing base maps
  - Field survey information will be reduced to coordinate values and elevations and imported into our digital base map drawings. The base map drawing will be enhanced to include one foot contours and the locations of existing facilities located during the field survey portion of the work. A field verification of the additional information to be included in our Base Map Drawings will be conducted on site. The base map drawing will be revised to incorporate the review comments and a final Base Map Drawing will be prepared.

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## 2.7 Coordinate State Lands Boundary along Miller Park

We recently met with you and other team members to review the project area along the levee where the City of Sacramento and the State Lands Commission intend to enter into a Boundary Line Agreement. As a result of that meeting, we have identified a method for reaching agreement on the location of that line as well as on how to proceed with the remaining items necessary for the final agreement. The City has requested that we extend the agreement line south, from the northerly edge of the Interstate Highway 5 right of way, southerly, to a point south of the existing boat ramp and parking lot that is just south of the river entrance to the Miller Park Marina. Based upon our discussions with you and previous meetings with the State Lands Our Scope of Services for this task will include:

- 1) Site visit and coordination with State Lands Commission
  - We will coordinate with you and the State Lands Commission regarding an on site meeting to review the proposed boundary line locations and to set temporary stakes at the agreed upon positions along the project corridor. This proposal is based upon temporary stakes being set at approximately 100' intervals. The proposed agreement line is intended to extend from the northerly right of way line of Interstate Highway 5 at the river levee southerly, along the river levee, for approximately 5,400 feet. The proposed agreement line will extend southerly to a point that is approximately 100' south of the parking lot area just south of the existing boat ramps at Miller Park at the southerly line of Sacramento County Assessor's Parcel Number 009-002-003.
- 2) Boundary and Control Surveys
  - We will research the Sacramento County public records and obtain copies of relevant documents and maps in the Miller Park area. We will identify existing survey monumentation within the Park area and review the vesting deeds and copies of easement documents pertinent to your boundary.
  - We will coordinate with you to obtain an up to date (within thirty days) Preliminary Title Report and copies of all documents noted in the report as exceptions to title for the Miller Park property.

**Reference: Docks Area Surveys and Mapping – Supplemental Agreement No. 2  
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- Field surveys will be performed to locate our existing horizontal and vertical control network and to extend that network southerly for approximately 5,400 feet.
  - Field surveys will be performed to locate the positions of existing survey monumentation in the Miller Park area. Field information will be reviewed and analyzed and our opinion of the position of the Miller Park boundary will be determined.
- 3) Field Surveys to locate the agreed upon stakes or positions of the proposed agreement line
- Field Surveys will be conducted along the project corridor to locate the stakes set to mark the proposed agreement line during Scope of Work Item1 above.
- 4) Preparation of Base map drawings
- Field Survey data will be reduced to coordinate values and elevations and imported into a digital base map drawing. We will identify the positions of the agreement line stakes in our drawings and compute a “best fit” proposed agreement line.
  - The location of the agreement line will be provided to the City and the State Lands Commission for review and approval.
  - Suggested revisions or amendments will be incorporated into our proposed agreement line and a final position for the proposed agreement line will be determined.
- 5) Preparation of Legal Description and Exhibit Map showing the agreement line
- A Legal description and exhibit map will be prepared identifying the new agreement line. This proposal is based upon one legal description and exhibit map being prepared. If the City determines that several legal descriptions and maps are necessary, we will be happy to provide them for an additional fee. The legal description will be prepared as Exhibit A and the exhibit map will be prepared as Exhibit B. These exhibits are to be used as attachments to the actual agreement document to be prepared by others.

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Attn: Ms. Beth Tincher  
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Reference: **Docks Area Surveys and Mapping -- Supplemental Agreement No. 2**  
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### 3.0 FEES

Our fee for the scope of work described herein is a fixed fee amount of **\$44,900 including disbursements**, as itemized below. Budget amounts indicated below are for informational purposes only. Individual task amounts may be over or under the budget amount but the total fixed fee amount will remain the same.

2.1	Design Surveys along Broadway	\$7,500
2.2	Design Surveys over R Street Bridge	\$1,800
2.3	Field Surveys to locate existing top/bottom wall	\$2,600
2.4	Field surveys to locate SAGE Borings	\$6,900
2.5	Additional tie in surveys at Miller Park	\$1,800
2.6	Update Base Map Drawings with new information	\$9,100
2.7	Coordinate State Lands Boundary along Miller Park	<u>\$15,200</u>

**Fixed Fee Total** **\$44,900**

### 4.0 SCHEDULE OF DELIVERABLES FOR TASKS

MD&A can begin work immediately upon your authorization to proceed and will work diligently and expeditiously to complete the tasks. Please allow approximately 6 to 8 weeks after we receive your written authorization to proceed for delivery of our Final Base Map Drawings.

**Michael Dequine and Associates, Inc.**

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Please review the scope of services described above and contact us if our understanding of the scope of services is not exactly what you had intended. We trust that this proposal is in order and that if authorized, this work can be performed under the contract terms and conditions of our original agreement. However, please do not hesitate to contact the undersigned, at 916-923-5820 if you have any questions.

Sincerely,

**MICHAEL DEQUINE AND ASSOCIATES, INC.**



Michael R. Dequine, LS  
President  
[mdequine@mdequine.com](mailto:mdequine@mdequine.com)

- c. Mr. Ian Brooks, Michael Dequine and Associates, Inc.  
Mr. Richard Kennedy, Michael Dequine and Associates, Inc.  
Ms. Rosemary Morgan, Michael Dequine and Associates, Inc.

