



# REPORT TO COUNCIL

## City of Sacramento

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

STAFF REPORT  
January 23, 2007

Honorable Mayor and  
Members of the City Council

**Title: Agreement: Valley Hi North Laguna Library, Architectural Services (QA36)**

**Location/Council District:** Bruceville Road between Cotton Lane and Shasta Avenue, Districts 7 and 8

**Recommendation:** Adopt a **Resolution:** 1) Accepting the architectural services proposal from Noll and Tam Architects in an amount not to exceed \$1.082 million; and 2) authorizing the City Manager or his designee to execute a professional services agreement with Noll and Tam Architects for the architectural services for the Valley Hi North Laguna Library in an amount not to exceed \$1.082 million.

**Contacts:** Jeff Blanton, Associate Architect, 808-8423; Cynthia Kranc, Facilities Manager, 808-2258

**Presenters:** Cynthia Kranc, Facilities Manager, 808-2258

**Department:** General Services

**Division:** Facilities and Real Property Management

**Organization No:** 3282

### **Description/Analysis:**

**Issue:** The proposed Valley Hi North Laguna Library will be a 20,000 square foot library with collections, seating for adults, teens, and children, a computer lab, meeting rooms, a friend's area as well as a staff area and support spaces. On October 11, 2005, City Council authorized the City Manager to identify projects for a 2006 Community Reinvestment Capital Improvement Program (CRCIP) bond issuance. This project was included in the approved 2006 CRCIP bond issuance. In September 2006, the Department of General Services issued a Request for Qualifications (RFQ) for Architectural Design Services. The selection committee chose Noll and Tam to provide the architectural design services for the project, which includes a set of bid ready plans and specifications, as well as construction support for the project.



**Policy Considerations:** The request for this agreement is intended to facilitate compliance with the guiding principles adopted by the Council for the use of CRCIP bond proceeds. Providing library facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding recreation facilities throughout the City.

**Environmental Considerations:** The Environmental Services Manager has determined that the Valley Hi North Laguna Library Agreement will not have a significant impact to the environment.

**Rationale for Recommendation:** This professional services agreement is recommended for the following reasons:

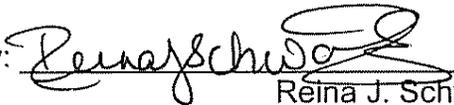
- On October 10, four design teams were interviewed. The selection committee chose Noll and Tam Architects. Staff has been working with Noll and Tam Architects to refine the scope and recommends approval of this professional service agreement.
- Noll and Tam Architects are positioned to perform the architectural work immediately.
- This project is funded with tax-exempt bonds. As a general rule, projects constructed with tax-exempt bond funds must be completed within three years of bond issuance.
- For these reasons, it is in the best interests of the City to award the architectural agreement to Noll and Tam.

**Financial Considerations:** As of December 5, 2006, the Valley Hi North Laguna Library Project (QA36) has sufficient funds to award this agreement with Noll and Tam for architectural services in an amount not to exceed \$1.082 million. The current project budget of \$16 million is sufficient to deliver the project. Staff will return to update Council after the plans and specifications are complete.

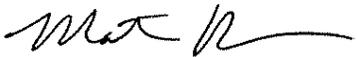
**Emerging Small Business Development (ESBD):** Noll and Tam is certified by the State of California as an Emerging and Small Business Enterprise.

Respectfully Submitted by:

  
Cynthia Kranc  
for Facilities and Real Property Manager

Respectfully Submitted by:   
Reina J. Schwartz  
Director, Department of General Services

Recommendation Approved:

  
Ray Kerridge  
City Manager

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## **BACKGROUND INFORMATION**

### Prior Council Action

- On October 11, 2005, City Council authorized the City Manager to identify projects for a Community Reinvestment Capital Improvement Program (CRCIP) bond issuance.
- On December 13, 2005, staff presented a proposed list of community projects.
- On January 10, 2006, City Council held a financial planning workshop and developed a CRCIP project list. Each project was evaluated and ranked in priority order as either a Tier 1 or Tier 2 project.
- On February 7, 2006, City Council approved the CRCIP project list. This project was included in the approved 2006 CRCIP bond issuance.
- On March 21, 2006, City Council directed staff on which final projects to include in the Tier I and Tier II lists.
- On April 18, 2006, City Council approved the final Tier I and Tier II project list and bridge financing.
- On May 23, 2006, City Council authorized the issuance of approximately \$150 million in 2006 bonds, authorized funding for the Tier I CRCIP projects and adopted policy directives.

### Prior Project Activity

- In September 2006, the Department of General Services issued a Request for Qualifications (RFQ) for Architectural Design Services.
- On September 22, 2006, the City of Sacramento received ten (10) Request for Qualifications (RFQ) submittals.
- Four design teams were interviewed on October 10, 2006. The selection committee chose Noll and Tam Architects.
- Staff worked with Noll and Tam Architects to finalize the scope of work.

**RESOLUTION NO. 2007-XXXX**

Adopted by the Sacramento City Council

**January 23, 2007**

**ACCEPTING AN ARCHITECTURAL SERVICES PROPOSAL AND AUTHORIZING  
THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A PROFESSIONAL  
SERVICES AGREEMENT WITH NOLL AND TAM ARCHITECTS TO PROVIDE  
ARCHITECTURAL SERVICES FOR THE VALLEY HI NORTH LAGUNA LIBRARY IN  
AN AMOUNT NOT TO EXCEED \$1.082 MILLION**

**BACKGROUND**

- A. On October 11, 2005, City Council authorized the City Manager to identify projects for a 2006 Community Reinvestment Capital Improvement Program bond issuance. This project was included in the approved 2006 CRCIP bond issuance.
- B. In September 2006, the Department of General Services issued a Request for Qualifications (RFQ) for Architectural Design Services.
- C. On September 22, 2006, the City of Sacramento received ten (10) Request for Qualifications (RFQ) submittals.
- D. Four firms were interviewed on October 10, 2006. The selection committee composed of two community members, four Library staff, and two Council representatives chose Noll and Tam Architects.

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

- Section 1. The architectural services proposal from Noll and Tam for the Valley Hi North Laguna Library in an amount not to exceed \$1.082 million is hereby accepted.
- Section 2. The City Manager or his designee is authorized to execute a professional services agreement with Noll and Tam Architects in an amount not to exceed \$1.082 million to provide architectural services for the Valley Hi North Laguna Library.

**Attachment A**

**Professional Services Agreement**

