REPORT TO COUNCIL
City of Sacramento

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

Consent
May 15, 2007

Honorable Mayor and
Members of the City Council

Title: Supplemental Agreement: Florin and Meadowview Station Area Plans

Location/Council District: Districts 5 and 8

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute Supplemental Agreement #1 to City Agreement No. 2004-054 in the amount of $72,340 with PB Americas (formerly Parsons Brinckerhoff Quade & Douglas) to fund scope revisions necessary to address revised City policy and the new development conditions at the two stations.

Contact: Fedolia "Sparky" Harris, Senior Planner, (916) 808-2996; Tom Pace, Long Range Planning Manager, (916) 808-6848

Presenters: Not Applicable

Department: Planning

Division: Long Range

Organization No: 4912

Description/Analysis

Issue: On March 30, 2004, the City of Sacramento entered into City Agreement No. 2004-054 with Parsons Brinckerhoff Quade & Douglas (PB) in the amount of $339,943 to prepare Urban Design Plans, Streetscape Plans, Infrastructure Plans, and Circulation Plans for the Florin Road and Meadowview Road Light Rail Transit (LRT) Stations. This project was put on hold pending the resolution of parks acreage requirements in areas planned for transit-oriented development and urban settings. The issue has since been resolved. The plans previously prepared before the issue arose must be significantly revised due to development that has been approved within the study area since the project was interrupted. The plans also have to be revised significantly to reflect the new understanding of the park acreage requirements.

Policy Considerations: This report is consistent with both the City's overall Strategic Plan goal and the City's mission of becoming "The Most Livable City in America". The development of these plans will help to further Smart Growth in the City consistent with the Smart Growth Principles adopted by the City Council.

Committee/Commission Action: None

Environmental Considerations: Pursuant to California Environmental Quality Act (CEQA) Article 18, item 15262, this project is exempt from environmental analysis. The project involves only planning studies for possible future actions. Future actions resulting from the study are not approved, adopted, or funded. The plan will not have a legally binding effect on later activities.

Rationale for Recommendation: This supplemental agreement is necessary to ensure that the plans created for the Florin and Meadowview LRT Station areas reflect the most current land use conditions. Without this work the effectiveness of the plans to guide development around both stations could be significantly compromised.

Financial Considerations: The initial contract with Parsons Brinckerhoff Quade & Douglas was in the amount of $339,943 (Agreement No. 2004-054). This supplemental agreement is requesting $72,340. The new total contract amount will equal $412,283.00 including the supplement. An amount equal to $22,340 will be provided from the Planning Department's FY06/07 operating budget and $50,000 will be provided from the Parks and Recreation Department's Parks Capital Improvement Budget.

Emerging Small Business Development (ESBD): None

Respectfully Submitted by: Carol Shearly for Tom Pace
Long Range Planning Manager

Approved by: Carol Shearly
Carol Shearly
Director of Planning

Recommendation Approved:

Ray Kerridge
City Manager

Ray Kerridge
City Manager

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Attachment 1 – Background

During the course of their work, the Consultant has developed drafts of most of the deliverables originally contracted for in the 2004 professional services agreement. These draft plans were developed with the help of City staff from various departments interested in the ultimate outcome. The Director of Parks and Recreation Director expressed concerns regarding these plans prior to the presentation of the draft plans to the Planning Commission in November 2005. An internal policy discussion ensued concerning the appropriate amount of park acreage that should be required near a transit station to support both the City's commitment to provide recreational opportunities for all citizens and the City's commitment to Smart Growth planning and transit-oriented development. This dialogue resulted in a series of outreach meetings led by the Parks and Recreation Department that culminated in a City Council workshop on "Small Public Spaces" in May of 2006. Based on these efforts, staff was better equipped to determine how to meet the competing goals of park development and transit-oriented development.

As the dialogue went on, so did development in the areas surrounding the Florin and Meadowview light rails stations. A tentative map for the Hampton Station project (P03-109) was approved on 39 acres adjacent to the Meadowview light rail station. A tentative map was also submitted for 3 acres in the northern portion of the Florin Road light rail station area. The Hampton Station project significantly alters the draft infrastructure plan and circulation plan drawn for the Meadowview Road station area requiring the consultant to revise the land use program, land use allocations, open space allocations, and the illustrative plans previously completed for the project. Some level of analysis also has to be completed to ensure that the circulation plan and the infrastructure plans will operate properly once the streets and land uses are revised.

As part of the agreement, the Consultant has been asked to do the following:

1. Revise Land Use Program, Land Use Diagrams, and Open Space Diagrams
2. Revise Illustrative Presentation Plans
3. Revise Traffic, Transit, and Circulation
4. Review and Revise Infrastructure Systems and Cost Estimates
5. Revise Plan Documentation for Presentation and Approval

Attachment 2 – Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING SUPPLEMENTAL AGREEMENT TO CITY AGREEMENT NO. 2004-054 FOR PROFESSIONAL SERVICES TO AMEND THE DRAFT URBAN DESIGN PLANS, STREETSCAPE PLANS, INFRASTRUCTURE PLANS, AND CIRCULATION PLANS FOR THE FLORIN ROAD AND MEADOWVIEW ROAD LIGHT RAIL STATION AREAS

BACKGROUND

A. The City entered into a professional services agreement with Parsons Brinckerhoff Quade & Douglas in 2004 (Agreement No. 2004-054) to provide urban design plans, streetscape plans, circulation plans, and infrastructure plans for the Florin Road and Meadowview Road light rail station areas.

B. Completion of these plans was interrupted by an internal policy conflict that has since been resolved.

C. The existing conditions at the station have changed to a degree significant enough to warrant revisiting the draft plans and programs previously completed.

D. Additional consultant services are necessary to perform these tasks in order to complete the project.

E. Adequate funding has been identified in the Planning Department's 2006 operating budget and in the Parks and Recreation Department Capital Improvement Program budget.

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

Section 1 The City Manager is authorized to execute a supplement to City Agreement No. 2004-054 in the amount of $72,340 with PB Americas (formerly Parsons Brinckerhoff Quade & Douglas) to fund plan revision work for the urban design plans, streetscape plans, circulation plans, and infrastructure plans for the Florin Road and Meadowview Road light rail station areas.

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Exhibit A – Supplemental Agreement #1

Supplemental Agreement

Exhibit A

Project Title and Job Number: Florin and Meadowview Station Area Plans (Job #9046)
Purchase Order #: Supplemental Agreement No.: 1

The City of Sacramento ("City") and PB America (formerly Parsons Brinckerhoff Quade & Douglas) (Consultant"), as parties to that certain Consultant and Professional Services Agreement designated as Agreement Number 2004-054, including any and all prior supplemental agreements modifying said agreement (said agreement and supplemental agreements are hereafter collectively referred to as the "Agreement"), hereby supplement and modify the Agreement as follows:

1. The scope of Services specified in Exhibit A of the Agreement is amended as follows:

   As part of the augmentation, the Consultant will do the following, as directed by staff:
   - **Revise Land Use Program, Land Use Diagrams, and Open Space Diagrams**
   - **Revise Illustrative Presentation Plans**
   - **Revise Traffic, Transit, and Circulation**
   - **Review and Revise Infrastructure Systems and Cost Estimates**
   - **Revise Plan Documentation for Presentation and Approval**

2. In consideration of the additional and/or revised services described in section 1, above, the maximum not-to-exceed amount that is specified in Exhibit B of the Agreement for payment of Consultant's fees and expenses, is **increased** by $72,340, and said maximum not-to-exceed amount is amended as follows:

Agreement's original not-to-exceed amount :$339,943
Net change by previous supplemental agreements:$0
Not-to-exceed amount prior to this supplemental agreement:$339,943
Increase/decrease by this supplemental agreement:$72,340
New not-to exceed amount including all supplemental agreements:$412,283

3. Consultant agrees that the amount of increase or decrease in the not-to-exceed amount specified in section 2, above, shall constitute full compensation for the additional and/or revised services specified in section 1, above, and shall fully compensate Consultant for any and all direct and indirect costs that may be incurred by Consultant in connection with such additional and/or revised services, including costs associated with any changes and/or delays in work schedules or in the performance of other services or work by Consultant.

4. Consultant warrants and represents that the person or persons executing this supplemental agreement on behalf of Consultant has or have been duly authorized by Consultant to sign this supplemental agreement and bind Consultant to the terms hereof.

5. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Consultant shall perform all of the services, duties, obligations, and conditions required under the Agreement, as supplemented and modified by this supplemental agreement.

Approval Recommended By:

_____
Fedolia Harris, Project Manager

Approved By:

_____
PB America, Consultant

Approved By:

_____
City of Sacramento

Approved As To Form By:

_____
City Attorney

Attested To By:

_____
City Clerk