

## RESOLUTION NO. 2007-309

Adopted by the Sacramento City Council

May 22, 2007

**ACCEPT THE CITY DOWNTOWN SPACE PLAN CONSISTENT WITH THE GUIDING PRINCIPLES APPROVED BY THE CITY COUNCIL ON SEPTEMBER 19, 2006; APPROVE THE DESIGN-ASSIST APPROACH FOR THE DELIVERY OF TENANT IMPROVEMENTS AT 300 RICHARDS BLVD.; SUSPEND COMPETITIVE BIDDING IN THE BEST INTERESTS OF THE CITY FOR TENANT IMPROVEMENTS AT 300 RICHARDS BLVD. (TWO-THIRDS VOTE REQUIRED); AND AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO SOLICIT REQUESTS FOR QUALIFICATIONS FOR GENERAL CONTRACTING SERVICES FOR TENANT IMPROVEMENTS AT 300 RICHARDS BLVD.**

### BACKGROUND

- A. Population growth, residential and commercial development in the City of Sacramento over the last few years has resulted in significant increased demand for City services and the need to realign those resources to best meet the needs of the City's customers.
- B. On September 19, 2006, City Council approved the Guiding Principles for Downtown Space Planning and directed staff to proceed with developing a more detailed Downtown Space Plan.
- C. To resolve the most pressing issue, the need for additional space resulting from authorized growth, the City Council on November 21, 2006, authorized the City Manager to exercise an Option to Purchase the property located at 300 Richards Blvd. which added approximately 150,000 square feet to the City's asset inventory.
- D. On November 21, 2006, the City Council approved the issuance of approximately \$33.5 million in Capital Improvement Revenue Bond (CIRB) Series C & D lease revenue bonds for the purchase of 300 Richards Blvd., and tenant improvements.
- E. The proposed method of delivery for the tenant improvements at 300 Richards is the design-assist delivery approach. The design-assist delivery approach provides the opportunity to maximize project scope within a limited budget.
- F. Chapter 3.60.170 of the City Code allows the City Council to suspend competitive bidding when it finds, by a two-thirds vote, that suspension is in the best interests of the City.

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

- Section 1. The Downtown Space Plan is accepted.
- Section 2. The design-assist delivery approach for tenant improvements at 300 Richards Blvd. is approved.
- Section 3. Competitive bidding is suspended in the best interests of the City for tenant improvements at 300 Richards Blvd.
- Section 4. The City Manager or his designee is authorized to solicit requests for qualifications for general contracting services for tenant improvements at 300 Richards Blvd.

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Exhibit 1 - Downtown Space Plan Pg 3

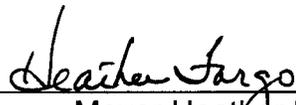
Adopted by the City of Sacramento City Council on May 22, 2007 by the following vote:

Ayes: Councilmembers, Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Waters and Mayor Fargo.

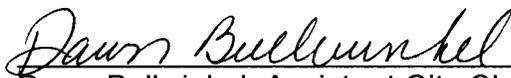
Noes: None.

Abstain: None.

Absent: Councilmember Tretheway.

  
\_\_\_\_\_  
Mayor Heather Fargo

Attest:

  
\_\_\_\_\_  
Dawn Bullwinkel, Assistant City Clerk

**DOWNTOWN SPACE PLAN**

<b>921 10<sup>th</sup> Street</b>		
<i>Proposed Occupancy</i>	<i>Issues:</i>	<i>Consistency with Downtown Space Planning Guiding Principles</i>
eCAPS Staffing	Requires a temporary location for implementation of the City's new HR/Financial system. Results in no additional cost impact resulting from leasing additional space.	1, 2, 3
Human Resources Organizational Development Division	Additional classroom and storage space is required for City University.	1, 2, 3, 5, 6
Neighborhood Services <i>Interim Location, permanent housing recommended at 111 Bercut</i>	With the consolidation of the Neighborhood Services Department, staff needs to be housed together to the maximum extent possible to ensure operational and management efficiency. Staff needs to be located near the Mayor/City Council.	1, 2, 3, 5
<b>Relocations</b>		
Code Enforcement	The Code Enforcement Department needs to be consolidated to ensure operational/management efficiency. Parking is available at the Meadowview Annex.	1, 2
Department of Transportation – Parking Division	Operational efficiencies will result in locating the Department at City Hall, and will allow for a more efficient use of existing space at 921 10 <sup>th</sup> Street.	1, 2, 3

<b>111 Bercut</b>		
<i>Proposed Occupancy</i>	<i>Issues:</i>	<i>Consistency with Downtown Space Planning Guiding Principles</i>
Crocker Art Museum Association (CAMA)	CAMA requires temporary office space during the Crocker Art Museum Expansion project (est. 2 1/2 years). This temporary use will reduce the financial impact of leasing temporary space as well as prepare the facility for permanent housing by City staff.	1, 2, 5, 6

<b>300 Richards</b>		
<i>Proposed Occupancy</i>	<i>Issues:</i>	<i>Consistency with Downtown Space Planning Guiding Principles</i>
Development Services Department	The Department has outgrown space at City Hall and the North Area Permit Center. MAXTRIX implementation requires consolidation of staff in one location. Parking and customer access is limited at City Hall.	1, 2, 3, 4, 7
Police Department	Current space needed is insufficient for authorized	1, 2, 5, 7

	growth. Operational and facility efficiencies will result in locating Central Patrol and other administrative functions in the Downtown.	
<b>City Hall 3<sup>rd</sup> Floor</b>		
<i>Proposed Occupancy</i>	<i>Issues:</i>	<i>Consistency with Downtown Space Planning Guiding Principles</i>
Department of Transportation – Parking Division	As noted above: Relocating from 921 10 <sup>th</sup> Street. Will result in operational efficiencies and provide permanent secure location of scooters.	1, 2, 3
Planning	Current tenant will remain.	1, 2, 3
Parks and Recreation	Relocating from 5 <sup>th</sup> Floor City Hall. Current operations are centralized Administration and Park Planning and Development.	1, 2, 3, 5
Economic Development	Relocating from 1030 15 <sup>th</sup> Street. Authorized growth makes current space needs inadequate. The Department needs to be located in proximity to similar functioning departments. Relocation allows for greater operational efficiency at 1030 15 <sup>th</sup> Street.	1, 2, 3, 4
<i>Relocations</i>		
Development Services	As noted above: Current space is inadequate for authorized growth. MATRIX implementation requires consolidation of Department staff.	1, 2, 3, 5

<b>City Hall 5<sup>th</sup> Floor</b>		
<i>Proposed Occupancy</i>	<i>Issues:</i>	<i>Consistency with Downtown Space Planning Guiding Principles</i>
Finance	Current tenant will remain. Will be relocated on the floor for operational efficiency.	1, 2, 3
City Manager's Office	Current tenant will remain. Current space is inadequate for authorized growth.	1, 2, 3
Mayor/City Council	Current tenant will remain. Current space is inadequate for storage and meeting spaces.	1, 2, 3, 4
<i>Relocations</i>		
Parks and Recreation	As noted above: Will be relocated to 3 <sup>rd</sup> Floor of City Hall. Allows for greater operational efficiency within City Hall (co-location) to similar functioning Departments. Allows for operational efficiency and growth on the 5 <sup>th</sup> floor.	1, 2, 3, 5

<b>1030 15<sup>th</sup> Street</b>		
<i>Proposed Occupancy</i>		<i>Consistency with Downtown Space Planning Guiding Principles</i>
Convention, Culture and Leisure	Current tenant will remain.	1, 2, 3
Convention, Culture and Leisure – Metro Arts	Will relocate from leased facility, resulting in savings, and operational efficiencies by co-locating divisions of the same Department.	1, 2, 3, 4, 5