



REPORT TO COUNCIL

City of Sacramento

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STAFF REPORT
October 16, 2007

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

Title: Agreement: Joint Use Project – Pocket/Greenhaven Library, School of Engineering and Sciences and Sojourner Truth Park Project (QA03)

Location/Council District: 7360 Gloria Drive, Council District 7

Recommendation: Adopt a **Resolution:** authorizing the City Manager or the City Manager's designee to execute a memorandum of understanding with the Sacramento Unified School District regarding the design and construction of the Pocket/Greenhaven Library, School of Engineering and Sciences, and related improvements.

Contacts: Cynthia Kranc, Facilities Manager, 808-2258, Alan Boyd, Recreation Superintendent, 808-6077

Presenters: Cynthia Kranc, Facilities Manager, 808-2258, Alan Boyd, Recreation Superintendent, 808-6077

Departments: General Services and Parks and Recreation

Division: Facilities and Real Property Management

Organization No: 3281

Description/Analysis:

Issue: City staff has been working with the Sacramento City Unified School District (District) and the Sacramento Public Library Authority (Library Authority) to develop a unique partnership and joint use project at and adjacent to Sojourner Truth Park on Gloria Drive in Council District 7.

The proposed joint use project would include a 15,000 square foot library branch (Library) to be operated by the Library Authority for use by the students and faculty of the School and the community, a 500 student middle/high School of Engineering and Sciences (School) to be operated by the District, an expanded park and playfield area, and significant off-street parking to accommodate the varied users. The total playfield area would be seven acres not including hard surface basketball courts and parking areas. This would be a significant gain in

park and playfield space for the community.

The purpose of the memorandum of understanding (MOU) between the City and District is to specify the parties' proposed obligations with respect to the design, environmental review, construction, project management, and payment for all construction and improvements associated with the School, Library, athletic fields, and parking lots.

Policy Considerations: This proposed joint use project and partnership is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation and cultural facilities throughout the City. Further, the recommendation is consistent with *2005-2010 Parks and Recreation Master Plan* policies including:

Policy 6.9: Partner with School Districts and other local and regional agencies to maximize funding opportunities.

Policy 12.1: Actively pursue and formalize partnership agreements with a broad range of public and private entities, including but not limited to schools, for the purpose of building or improving public facilities for maximum community use.

Committee/Commission Actions: The Parks and Recreation Commission reviewed and supported this proposed joint use project on August 2, 2007. Further, they supported the modification of the Master Plan for Sojourner Truth Park to include the expanded playfield area.

Environmental Considerations: District will act as lead agency for all environmental review and approvals required by the California Environmental Quality Act, other laws, or other governmental agencies for the proposed Joint Use Project. The District has involved City staff (Facilities and Real Property Management) as needed to respond to the questions and issues identified throughout the process and will continue to consult with City regarding preparation of the required review documents. Any mitigation costs identified in the review will be shared proportionately by the District and City.

Rationale for Recommendation: On November 22, 2005, the City Council adopted a Resolution (Resolution No. 2005-846) endorsing the development of this proposed joint use project in conjunction with the Sacramento City Unified School District and the Sacramento Public Library Authority on the specific parcels of land identified in this report. There are two key elements to this project:

1. The unique joint use and partnership aspects of the project that have brought three governmental entities together to collaborate on the design, construction and operation of the various elements of the

plan, so as to maximize their collective resources and the shared use of facilities on behalf of the overall community.

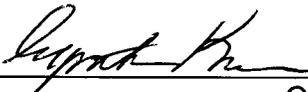
2. The concept of the District serving as the construction project manager and developer of the entire project with its cost and time effective strategies. This approach will result in one comprehensive construction project for the community and will minimize the time, expense, and disruption associated with the project. The City used this approach successfully in the implementation of the 2001 Community and School Partnership Program. City funds were made available to school districts for community based, city-school projects.

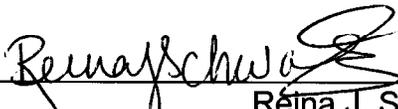
Financial Considerations: As shown in Attachment 4, the City's share of the total construction cost is \$11.2 million, which includes the full costs of the library and shared costs for the parking lots, playfield, park, off-site and infrastructure costs as well as a 10% contingency. The District's estimate for overall construction costs including the school and their shared costs is \$33.7 million, which includes a 10% contingency. Pursuant to the MOU, the District would invoice the City on a periodic basis as costs are incurred. This overall cost to the City is defined in the MOU and would be further defined in the agreements the City and District would enter into with the contractor; this would restrict the financial liability to the agreed upon cost. Any change orders would require the approval of both the District and the City.

In addition to the above, the City has budgeted funds for the shared costs of any CEQA mitigation required and for the direct costs of interior fixtures, shelving and the technology needs of the Library including related consultant costs. Library materials, Arts and Public Places and start-up costs are also included in the budget directly controlled by the City and Library Authority. Total projected costs to the City for construction and the City/Library direct costs is \$14.7 million.

City funds currently available for this project total \$15 million in QA03. This amount includes the following sources: Capital Improvement Revenue Bonds (CIRB) Tax Exempt Fund in the amount of \$2 million; CIRB Taxable Fund in the amount of \$10.9 million; Freeport Regional Water Authority (FRWA) Mitigation Funds in the amount of \$1.5 million; and an accumulation of Council District 7 discretionary funds in the amount of \$0.6 million.

Emerging Small Business Development (ESBD) Considerations: No goods or services are being purchased by the City as a result of this report.

Respectfully Submitted by: 
Cynthia Kranc
Facilities Manager

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

Approved by: 
James L. Combs
Director, Parks and Recreation

Approved by: 
Anne Marie Gold
Director, Sacramento Public Library

Recommendation Approved:

for 
RAY KERRIDGE
City Manager

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Attachment 1**BACKGROUND INFORMATION**

This proposed joint use project will include a 15,000 square foot library branch (Library) to be operated by the Library Authority, a 500 student middle/high School of Engineering and Sciences (School) to be operated by the District, an expanded park and playfield area, and significant off-street parking to accommodate the varied users. The total playfield area will be seven acres not including hard surface basketball courts and parking areas.

The District, the Library Authority and the City Council have conducted a variety of public meetings in the community to seek comments on the site master plan and design features of the proposed joint use project. Parking, traffic flow, noise, safety, and other aspects have all been considered in the design phase. The Library will serve as the School's library. The park and playfield development will provide for the physical education needs of the school and the general recreation needs of the community. Additionally, the City will have access to the gymnasium/multi-purpose room for community use.

Attachment 2 shows the proposed Site Master Plan, which is the agreed upon Master Plan for the joint use project. The City owns the 3.3 acre park site and has developed two ball fields and a parking lot on the facility which also uses part of the adjacent District-owned property for the outfields. The District property is 10.25 acres and, with the exception of the aforementioned ball fields, is undeveloped. Conceptually, the District, Library Authority and City staff looked at the collective acreage available to the community (13.55 acres) and directed the development of the Site Master Plan without regard to property lines. The parties' goal was to utilize the total land available to maximize the community's access to and utilization of educational, cultural and recreational facilities.

The District will serve as the project manager for the construction of all elements of the proposed joint use project. The District has an enviable track record, through its lease/lease-back process of construction, of bringing in projects on time and within budget. It is appropriate and prudent from a design, coordination and cost effective perspective to utilize the same architect and contractor for all elements of the proposed joint use project. The City and the Library Authority will retain oversight responsibilities for their elements of the project to ensure that they are constructed to their appropriate standards. Both City and Library staff have participated in all aspects of the master planning and design process to date.

The MOU being recommended in this report (Design and Construction Agreement) is the first of five agreements that will be required to fully implement this joint use project and partnership between the District, the Library Authority and the City. Attachment 3 provides a summary of the key points of each agreement. Staff will return with the remaining four agreements for Council action following the completion of the CEQA review.

Attachment 3

SUMMARY OF AGREEMENTS

AGREEMENT	PARTIES	ITEMS INCLUDED
Memorandum of Understanding - Design and Construction	City of Sacramento District	Design Construction Management Financing/Shared Costs
Ground Lease	City of Sacramento District	Lease terms
Construction Agreement	City of Sacramento District Builder/Contractor	Plans & Specifications
Memorandum of Understanding – Operations and Maintenance	City of Sacramento District Library Authority	Operations and maintenance of joint use facilities
Access & Joint Use Agreement	City of Sacramento District Library Authority	Access and joint use of facilities

Attachment 4

SUMMARY OF PROPOSED SHARED COSTS

PROJECT ELEMENT	TOTAL	DISTRICT		CITY	
		COST	SHARE	COST	SHARE
School Construction	18,052,028	18,052,028	100%	0	0%
Library Construction	7,550,202	0	0%	7,550,202	100%
Shared Parking Lots	627,792	251,116	40%	376,676	60%
Shared Playfield/Park	1,899,766	759,906	40%	1,139,860	60%
Shared Off-Site	81,950	40,975	50%	40,975	50%
CONSTRUCTION COSTS	\$28,211,738	\$19,104,025	68%	\$9,107,713	32%
Architect Fees	1,739,643	828,872	48%	910,771	52%
Lease/Lease Back Fees	1,452,130	1,016,491	70%	435,639	30%
Other Fees	430,000	301,000	70%	129,000	30%
Furniture & Equipment	400,000	400,000	100%	0	0%
Contingency/Other	1,494,344	844,178	56%	650,166	44%
PROJECT SOFT COSTS	\$5,516,117	\$3,390,541	61%	\$2,125,576	39%
TOTAL PROJECT COSTS	\$33,727,855	\$22,494,566	67%	\$11,233,289	33%

City Items/Direct Costs (\$3.4 million) not included in the above:

- CEQA Mitigation
- Library Interior Design
- Library Interior Furniture, Fixtures and Equipment
- Library Materials
- Library Start Up Costs
- Art in Public Places
- City Project Oversight

RESOLUTION NO. 2007 –XXXX

Adopted by the Sacramento City Council

October 16, 2007

AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH THE SACRAMENTO UNIFIED SCHOOL DISTRICT REGARDING THE DESIGN AND CONSTRUCTION OF THE POCKET/GREENHAVEN LIBRARY, SCHOOL OF ENGINEERING AND SCIENCES, AND RELATED IMPROVEMENTS

BACKGROUND

- A. The City owns the Sojourner Truth Park, which is a 3.3 acre neighborhood park.
- B. The Sacramento City Unified School District owns an adjacent 10.25 acre undeveloped piece of property.
- C. The City, Sacramento City Unified School District (District) and Sacramento Public Library Authority (Library Authority) are interested in developing a joint use project and partnership which would include a 500 student middle/high School of Engineering and Sciences, a 15,000 square foot branch library, an approximate seven acre park/playfield and related joint use parking and other improvements on the combined City and District sites.
- D. On November 22, 2005, the City Council adopted a Resolution (Resolution No. 2005-846) endorsing the development of this project in conjunction with the District and the Library Authority.
- E. All of the parties have participated in the development of a Master Site Plan for the location.
- F. The City and the District have budgeted appropriate funds for the proposed joint use project.

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

- Section 1. The City Manager or the City Manager's designee is authorized to execute a memorandum of understanding with the Sacramento Unified School District regarding the design and construction of the Pocket/Greenhaven Library, School of Engineering and Sciences, and related improvements.