12

REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

CONSENT
April 18, 2006

Honorable Mayor and
Members of the City Council

Subject: Supplemental Agreement: North Natomas Library (QA33)

Location/Council District: Town Center Education Complex (District 1).

Recommendation:
Adopt a resolution authorizing the City Manager to sign a supplemental agreement to the Nacht and Lewis Architects contract in the amount of $423,907 for the purpose of completing Architectural / Engineering drawings and specifications for approval by the City of Sacramento and Division of the State Architect Office to allow the construction of the North Natomas Library.

Contacts: Bob Williamson, Supervising Architect, 916-808-8430; Anne Marie Gold, Library Director, 916-264-2830

Presenters: Not Applicable

Department: Department of General Services

Division: Facility and Real Property Management

Organization No: 3282 / 8210

Summary:
The action recommended in this report is to approve a supplemental agreement to the Nacht and Lewis Architects contract in the amount of $423,907 to complete the A/E services for the North Natomas Library and authorization to proceed.

Committee/Commission Action:
On December 12, 2002, the Planning Commission ratified a Negative Declaration for the development of the Town Center Education Complex, which includes the development of the an education complex with a high school, community college center, and public library.

Background Information:
In partnership, the City of Sacramento, Sacramento Public Library Authority, Natomas Unified School District (NUSD), and Los Rios Community College District (LRCCD) sought grant

funding through the Library Construction Bond Act of 2000 and other funding sources to build the joint-use, co-located North Natomas Library in the Town Center Education Complex. The North Natomas Library received Bond Act funds during the State's 3rd review, submitted on January 16, 2004. The City's staff has received approval to move forward with acceptance of the grant from the governing bodies of the partners.

On December 13, 2005, the City Council approved a resolution accepting the State Library Grant for North Natomas Library in the amount of $7,013,889. The Natomas Unified School District applied for joint-use funding through the California State Office of Public School Construction in the amount of $2 million.

The requested supplemental agreement to the contract is to complete the remaining 15% of the Construction Document. This remaining balance of work is due to changes required by the State Library Grant reviewers and the amendment costs also include Construction Administration during construction. Based on the above approvals, the Architectural team shall obtain Silver LEED's standards DSA and City of Sacramento building permit approvals in order to go out to bid. City staff will be reporting back to Mayor and City Council on these issues.

Financial Considerations:
As of April 3, 2006, there is sufficient funding available in the North Natomas Library capital improvement project (PN: QA33) to award this supplemental agreement in the amount of $423,907. Recent programming and design work conducted by the stakeholder group estimates the cost of the joint use library at a projected total of $15 million. The State Grant of $7,013,889 is being matched by $5.2 million in North Natomas Development Funds (Fund 780). The remaining costs of the library will be shared with the City's partners, NUSD, and LRCCD.

Environmental Considerations:
The project is a component of the Town Center and Regional Park Master Plan. The Environmental Services Manager has determined that the action of the approval of the Grant Agreement between California State Library and the City of Sacramento does not require further environmental evaluation.

Policy Considerations:
The Library project supports the City's Strategic Plan goal to expand economic development throughout the City.

Emerging Small Business Development (ESBD):
Goods and services being purchased for this project will comply with the established ESBD goals for the project.

April 18, 2006

Respectfully Submitted by: _____
Cynthia Kranc
Facilities Manager

Respectfully Submitted by: _____
Anne Marie Gold
Library Director

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

Recommendation Approved:

for _____
Ray Kerridge
City Manager

Table of Contents:

Pg	1-3	Report
Pg	4	Resolution

RESOLUTION NO.

April 18, 2006

Library for North Natomas – Supplemental Agreement between the City of Sacramento and Nacht and Lewis Architects (PN. QA33)

BACKGROUND

A. The City of Sacramento, Sacramento Public Library Authority, Natomas Unified School District and Los Rios Community College District have agreed to build a joint-use library in North Natomas.

B. Recent estimates provided to the City of Sacramento project the total cost of the building the Library at $15 million.

C. The California Public Library Construction and Renovation Board, on December 20, 2004, granted the City of Sacramento the sum of $7,013,889 for the purpose of constructing the public library.

D. The City of Sacramento is providing $5,205,285 in North Natomas Development Funds (Fund 712).

E. Natomas Unified School District has applied for $2 million in joint use school funds from the State Allocation Board.

F. State Library Commission request for changes, the new engineering requirement, and the City's request to obtain Silver LEED certification require that the plan be revised.

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

Section 1. The City Manager is authorized to sign the supplemental agreement to Nacht and Lewis Architects current contract in the amount of $423,907 for the purposes of completing the construction documents and approvals, to construct the North Natomas Library and forward the contract to Nacht and Lewis Architects.