

Agenda Report

TO: CITY COUNCIL

Date: November 6, 2000

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PROPOSED AGREEMENT AND GRANT OF SUBSURFACE PARKING EASEMENT BENEATH A PORTION OF CITY-OWNED RIGHT-OF-WAY ON PACIFIC ALLEY LOCATED WEST OF RAYMOND AVENUE AND SOUTH OF WALNUT STREET

RECOMMENDATION:

It is recommended that the City Council:

1. Direct that a subsurface easement be sold to Buchanan Symonds Limited Partnership, an adjoining landowner, and authorize the City Manager to take all actions necessary to effectuate the agreement and sale.
2. Approve a journal voucher recognizing \$12,917.00 from Buchanan Symonds Limited Partnership and appropriating it to Budget Account 73876, Improvement of Alleys and Concrete Streets.

BACKGROUND:

The City has received an offer to purchase a subsurface easement from Buchanan Symonds Limited Partnership to accommodate the construction of a subterranean parking structure for a proposed apartment complex on their property at 155 North Raymond Avenue. The portion of the parking structure requiring the easement three feet beneath the alley has dimensions of 129.17 feet by 20 feet on Pacific Alley, a total of 2,583.40 square feet. The area is graphically shown on the attached Public Works and Transportation Department Drawing No. 5128. The easement will be restricted to a segment starting three feet below the alley surface to fifteen feet below the alley surface. The property in question is situated south of the Marriott parking structure.

Staff believes that the best course of action at this time is for the subsurface easement to be sold on a direct sale basis to Buchanan Symonds Limited Partnership, an adjoining property owner.

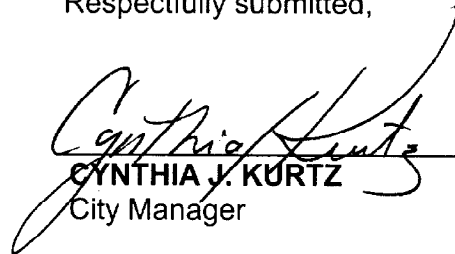
BACKGROUND:, Continued

Funds received will be journal vouchered into Budget Account 73876, the Improvement of Alleys and Concrete Streets project. These funds will be utilized to continue the capital improvement of alleys on schedule. As additional funds are received from other sources, some alley repairs will be accelerated.

FISCAL IMPACT:

The estimated fair market value of the subsurface easement of \$12,917.00 shall be appropriated into Budget Account 73876, Improvement of Alleys and Concrete Streets. The property owner, Buchanan Symonds Limited Partnership, paid all costs for preparing and processing the subsurface easement.


Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:


MANUEL NEGRETE, JR.
Real Property Manager

Concurrence:


C. BERNARD GILPIN
Director, Public Works and
Transportation Department

Approved by:



RICHARD J. BRUCKNER
Director, Housing and
Development Department

By rejecting all bids and rebidding the project, the City would essentially be able to buy more project scope that will extend the lifecycle of material and equipment for this facility. Staff anticipates concluding the rebidding process and returning to City Council by early December. Consequently, the revised target construction start date will be January 2001 with a target completion date of January 2002.

FISCAL IMPACT:

There is a negligible cost associated with re-bidding this project. It is expected that by re-bidding the City may receive more competitive bids, as this has been the experience.

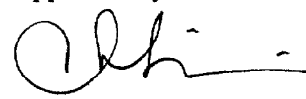
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

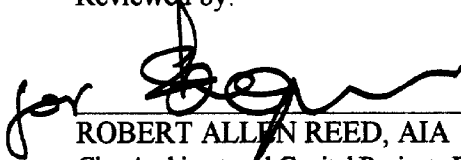
Prepared by:


SEGUN ABEGUNRIN, Project Manager
Capital Projects

Approved by:


C. BERNARD GILPIN, Director
Public Works & Transportation

Reviewed by:


ROBERT ALLEN REED, AIA
City Architect and Capital Projects Division Head Fire Chief

Concurrence:


ERNEST MITCHELL