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**DEPARTMENT OF PARKS
AND COMMUNITY SERVICES**

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SUITE 400
SACRAMENTO, CA
95814-2977

ROBERT P. THOMAS
DIRECTOR

October 13, 1989

916-449-5200

G. ERLING LINGGI
ASSISTANT DIRECTOR

DIVISIONS:
CROCKER ART MUSEUM
GOLF
METROPOLITAN ARTS
MUSEUM AND HISTORY
PARKS
RECREATION
ZOO

WALTER S. UEDA
DEPUTY DIRECTOR

Budget and Finance/Transportation and
Community Development Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Expansion and Remodel of the Sacramento Senior Citizens Center (KA62)

SUMMARY

The Facility Management Division has coordinated, on behalf of the Department of Parks and Community Services, the preparation of plans and specifications for the addition and renovation of the Sacramento Senior Citizens Center located in Marshall Park at 915 27th Street. This report recommends various actions regarding the approval of the plans and specifications.

BACKGROUND INFORMATION

This project is designed to expand the Senior Citizens Center by an additional 5,721 square feet to include an assembly/multi-purpose room, kitchen, additional restrooms, and appropriate storage. In addition, the existing building is to be remodeled to include smaller meeting rooms and more efficient use of the overall space. This project was originally requested by Parks and Community Services due to the deteriorating condition, the significant increase in usage, and the inadequacy in capacity and function of the existing facility. Facility Management, due to the condition of the existing heating and air conditioning system (HVAC) and the impractical maintenance repair costs, has included the installation of a complete new system to link with the equipment required in the new addition.

The project was originally funded by the 1984 State Senior Center Bond Act (\$450,000) and a General Fund Appropriation of \$287,566. The City Council recently approved a transfer of funds from other CIP projects and Operation and Maintenance funds in the amount of \$115,965 to provided for the new HVAC system. The total project cost is now budgeted at \$853,531.

The above project budget originally provided for a larger expansion and more modifications to the existing facilities than currently included within the project. The continuing inflationary costs of the project has resulted in the current scaled back design. There have been various delays in proceeding with this project including: (1) numerous redesigns and estimates by the Facility Management Division to accommodate the programmatic needs within the budget and (2) an initial delay in completing the E.I.R. study and then the subsequent need to update the original study based on the redesigns. The delays themselves have added to the cost of the project and the resultant scaling back of the design. There is even concern that the present design will not be able to be accomplished within the the current budget and thus the project is being bid with add alternates. With the exception of adding the HVAC replacement to the project (funding coming from other finished projects), no additional General Fund resources have been added to this project to date.

In 1988, the Facility Management Division, in coordination with the Building Inspections Division, began a policy adjustment for the formal administrative and planning review of all City owned building projects. The goal for this policy change was to bring City facility reviews in line with the private sector review and permit process. During the review process, it was found that the Senior Citizens Center design had not been submitted to the Design Review Board (D.R.B.) since its design had begun before the administrative procedures were totally implemented. The Senior Citizens Center project was then submitted to the D.R.B.

This submission to the D.R.B. came after all of the above mentioned redesigns and after the plans and specifications had been prepared for the current design. In retrospect, it is unfortunate that this project was submitted as it was basically completed and should have been exempted from the policy adjustment. The D.R.B. did not approve the project and asked that it be redesigned to mitigate a number of concerns they raised. Specifically, the D.R.B. suggested that there be better matching of the existing and new facility both in configuration/design and in materials; that the new facility have more glass/exposure to the outside; and that in general the entire project be redesigned.

City staff maintains that: (1) the design is appropriate for the programmatic needs of the users in that a large multi-purpose/assembly room that can be darkened for stage/movie use is the primary requirement of the new addition and thus dictates to some degree the design (adding a rectangular space to a round building); there is ample glass in the existing facility; none of this is to be displaced; and energy, maintenance and comfort issues are important design considerations; (2) the design is reasonable, given the budget and programmatic constraints, and that sensitivity has been shown for aesthetic and environmental issues; and (3) a redesign as suggested by the D.R.B. would add additional costs to the project as well as an additional three to four month delay in the start of construction.

A planning advisory group of Senior Citizens has assisted the City in the process to date and are supportive of the current design and program. During the design phase of the project, various meetings were held with center participants and neighborhood residents to review and discuss the proposed expansion. No significant comments were received and there was general support of the project. Individual members of the Sacramento Old City Association (S.O.C.A.) have raised some of the same concerns that the D.R.B. did, but no official action was taken by S.O.C.A., deferring all such actions to the decisions of the D.R.B.

Paralleling the design review process, a negative declaration was prepared in accordance with the State EIR guidelines and was filed with the State Clearinghouse and the County Clerk. An initial study was performed, and it was determined that the expansion of the Sacramento Senior Citizens Center would not have a significant adverse effect on the physical environment. On May 16, 1989, the City Council approved the Negative Declaration and directed that the determination be filed with the County Clerk.

Given the need to resolve this issue, informal meetings have been held with City staff and the D.R.B. at the site. Both parties now have a much clearer understanding of the concerns and constraints of the other. Based on these discussions, a conceptual redesign was prepared and cost estimates made to determine the additional costs to the project (redesign, additional construction costs, and inflationary delay) should a decision be made to redesign the project. The redesign would basically "round" the edges of the main assembly room, add some additional glass to the main room, and match the exterior materials of the old building to the new. Members of the D.R.B. are supportive of this redesign and at the same time are aware of the current budgetary limitations of the project and the constraints under which city staff has been working.

A presentation of both designs will be made at the joint committee meeting and is provided as Attachments A and B.

FINANCIAL DATA

The following identifies the cost estimates for each of the proposed designs:

	Current Design (Attachment A-1)	Current Design + Alternates (Attachment A-2)	Redesign + Alternates (Attachment B)
Construction	\$596,000.	\$690,276.	\$ 729,530.
Architect/Consultant	72,289.	72,289.	108,081.
Art-In-Public Places	5,000.	5,000.	5,000.
Furnishings	32,308.	32,308.	32,308.
Project Management	55,293.	55,293.	63,423.
Contingency	<u>92,101.</u>	<u>92,101.</u>	<u>103,225.</u>
Total:	\$853,531.	\$947,807.	\$1,041,567.
Budget Shortfall:	NONE	\$ 94,276.	\$ 189,954.

POLICY CONSIDERATIONS

There are three major alternatives relative to this issue: (1) Cancel the project. This is unacceptable with both the intent of the project - Senior Citizen Bond Grant and most particularly to the current and future users of the expanded facility - Sacramento's Senior Citizens. As there are no environmental issues with either the current or redesign and no significant construction delays with either project, a redesign would be completed by the Spring 1990 construction period which would be the realistic construction start for the current design. The primary issue is one of budget. (2) Proceed with the current design at the current budget, or (3) Authorize an additional \$189,954 to provide for the redesign as preferred by the Design Review Board.

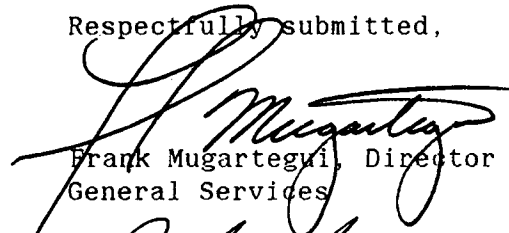
MBE/WBE EFFORTS

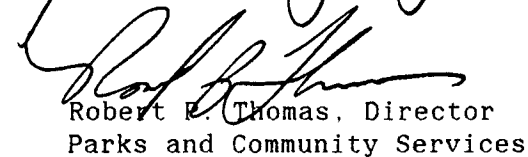
All appropriate actions and required documentation and guidelines will be included and followed during the bidding of this project.

RECOMMENDATION

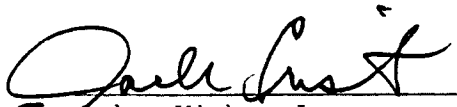
It is recommended that the Joint Committees review this report and refer it to the City Council for action. Further, it is recommended that the City Council, by resolution, approve: (1) the plans and specifications for the additions to and renovations of the Sacramento Senior Citizens Center as currently designed (Attachment A), (2) a \$25.00 non-refundable plan and specification fee, and (3) that bids be received for construction of the improvements on November 28, 1989.

Respectfully submitted,


Frank Mugartegui, Director
General Services


Robert E. Thomas, Director
Parks and Community Services

Recommendation Approved:


Solon Wisham Jr.
Assistant City Manager

October 26, 1989
District No. One

RPT:ja

Contact Persons: Gary Szydelko, Facility Management Division, 449-5977
Alan Boyd, Recreation Division, 449-5171

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION APPROVING THE PLANS AND
SPECIFICATIONS FOR THE SACRAMENTO
SENIOR CITIZENS CENTER AND
RELATED MATTERS

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO that:

1. Plans and specifications for the additions to and renovations of the Sacramento Senior Citizens Center as currently designed are hereby approved.
2. A \$25 non-refundable plans and specifications fee for the project is hereby approved.
3. The designation of November 28, 1989 as the date that bids will be due for the construction of the improvements is hereby approved.

MAYOR

ATTEST:

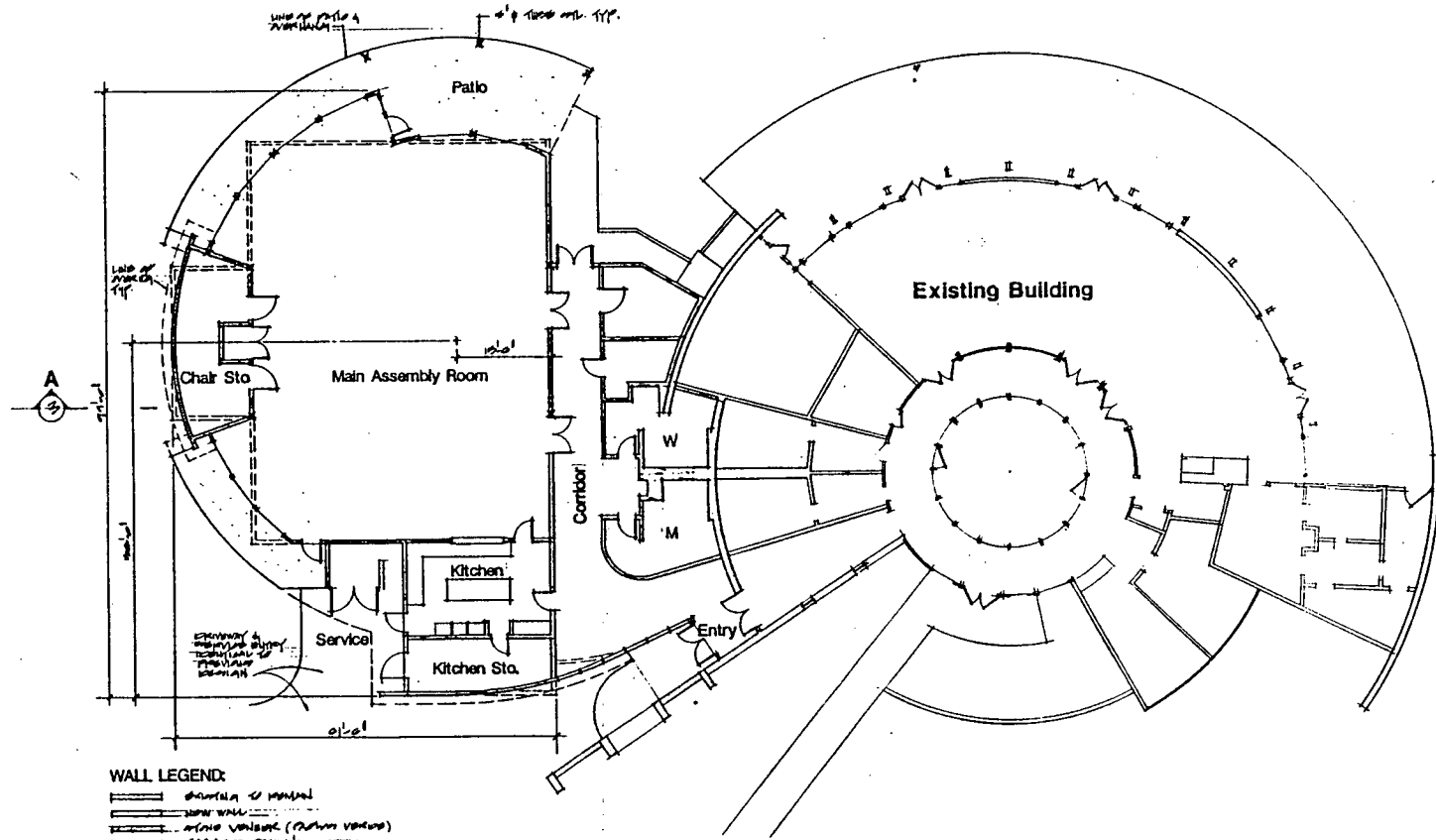
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

ATTACHMENT A-1



WALL LEGEND:

- ===== Structural or masonry
- New wall
- Existing wall (shown in red)
- Proposed wall

FLOOR PLAN 02/18/01



**NIIYA
CALPO
HOM &
DONG,
INC.**

ARCHITECTURE: NIIYA CALPO
HOM & DONG, INC.
1300 I STREET, SUITE 220
SACRAMENTO, CA 95814
916.446.7741

1300 I STREET, SUITE 220
SACRAMENTO, CA 95814
916.446.7741

CONTRACT NO.

PROJECT

**Sacramento
Senior
Citizen
Center
Expansion**

SCHEMATICS

The information on this drawing is the property of NIIYA CALPO HOM & DONG, INC. and is to be used only for the project and location specified. It is not to be used for any other project or location without the written consent of NIIYA CALPO HOM & DONG, INC. The information on this drawing is not to be used for any other project or location without the written consent of NIIYA CALPO HOM & DONG, INC. The information on this drawing is not to be used for any other project or location without the written consent of NIIYA CALPO HOM & DONG, INC.

ARCHITECT
OWNER

REVISION NO.	DATE	DESCRIPTION

DATE: 02/18/01
DRAWING NO.:

1
OF SHEETS

ATTACHMENT A-2

EXISTING WALLS TO REMAIN
 2-4 STUDS AT 16" O.C. (2-4")
 2-4 STUDS AT 16" O.C. (2-4")
 2-4 STUDS AT 16" O.C. (2-4")
 2-4 STUDS AT 16" O.C. (2-4")



NIIYA
CALPO
HOM &
DONG,
INC.

ARCHITECTURE: NIIYA DESIGN
 Interior Architecture
 Planning
 Design
 Construction Administration
 1700 I STREET, SUITE 220
 SACRAMENTO, CA 95814
 916/446-7741

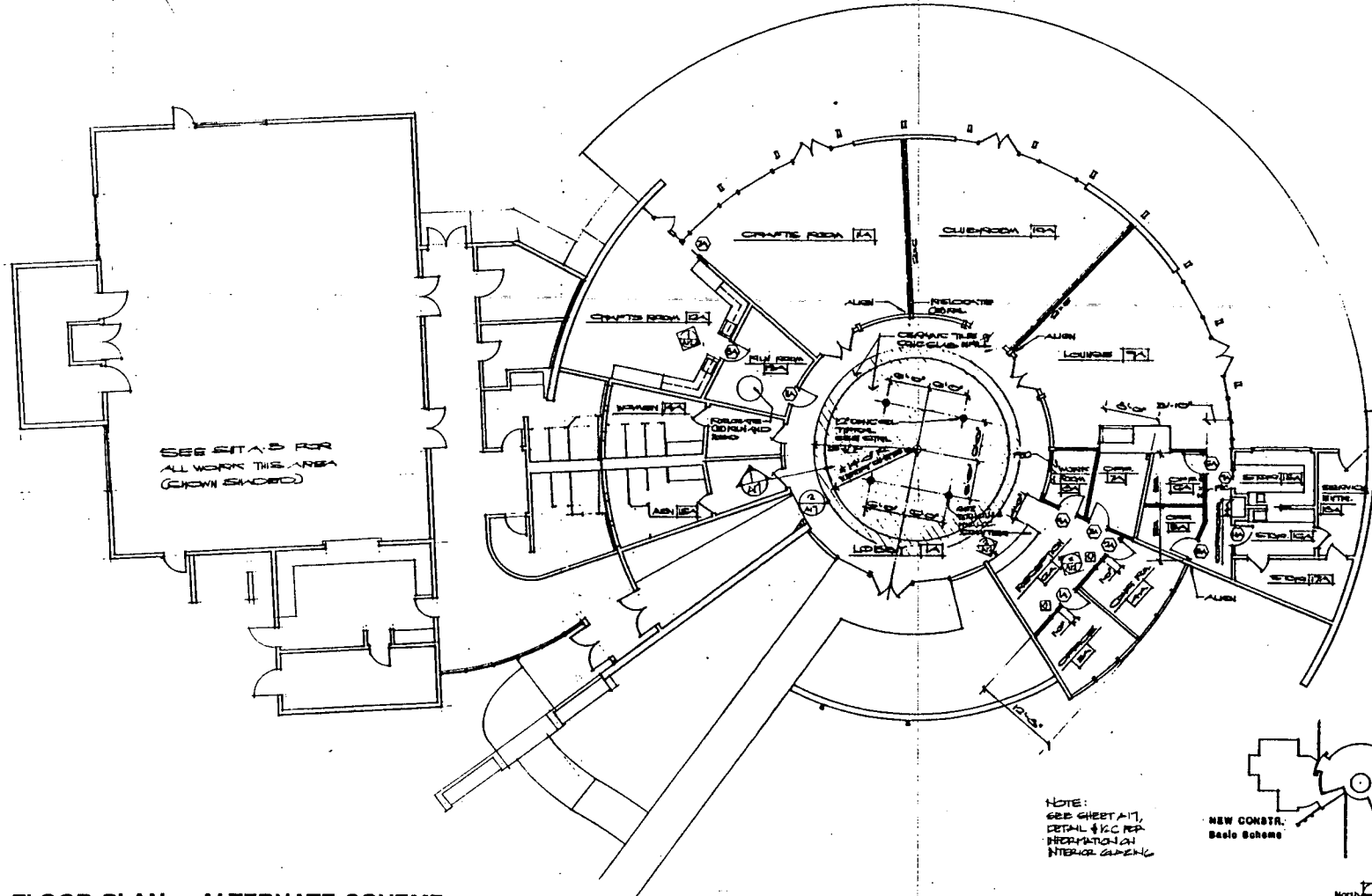
1700 I STREET, SUITE 220
 SACRAMENTO, CA 95814
 916/446-7741

CONTRACTOR

PROJECT

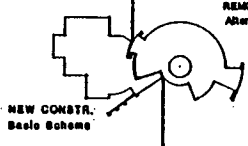
Sacramento
Senior
Citizen
Center
Expansion

Marshall Park
 27th and J Streets
 Sacramento, CA



FLOOR PLAN - ALTERNATE SCHEME

NOTE:
 SEE SHEET A-1,
 DETAIL # K/C FOR
 INFORMATION ON
 INTERIOR FINISHES



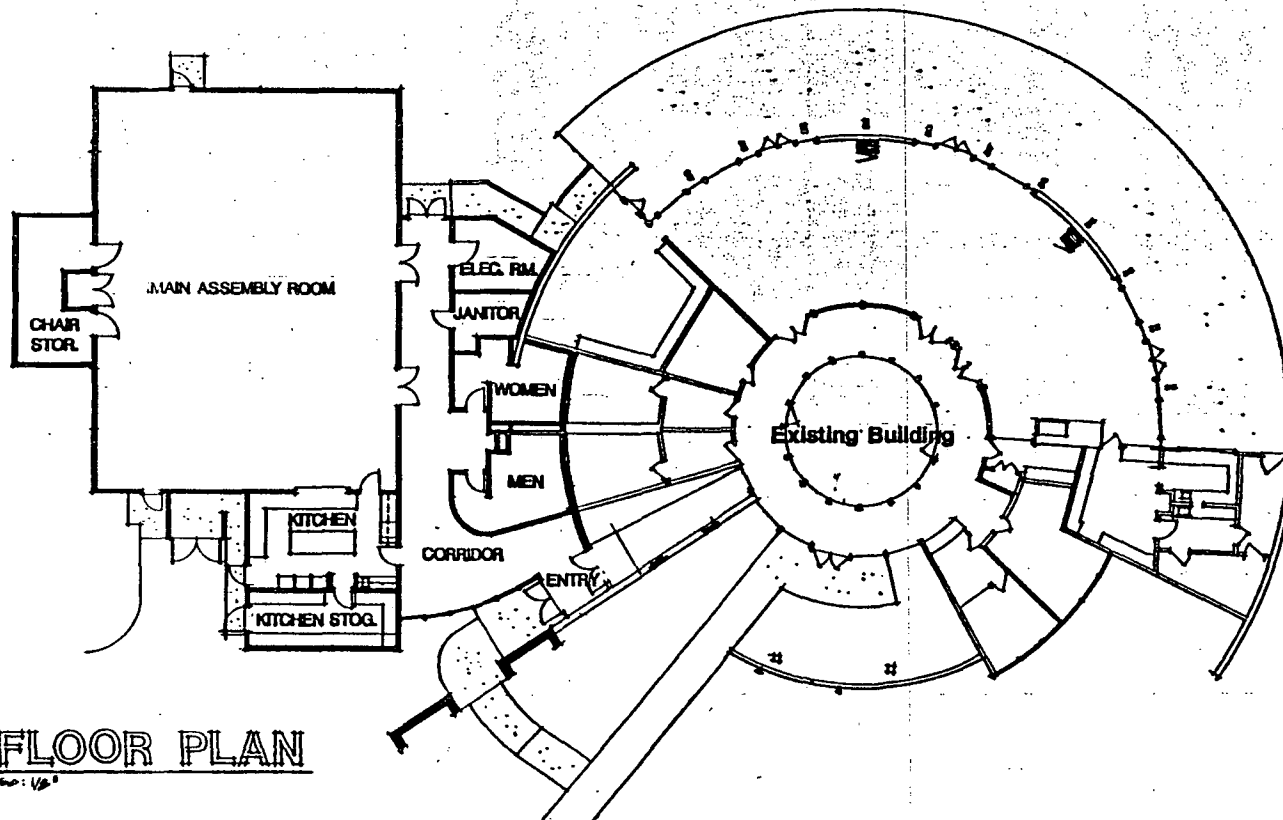
REMODEL EXIST'G
 Alternate Scheme

NO.	DATE	DESCRIPTION
0.01.89	80% CONST DOG	
0.02.89	85% CONST DOG	
10.14.89		
1.18.89		

JOB NO.: 87.19.03
 DATE:
 DRAWING NO.:

A-7a

ATTACHMENT B



FLOOR PLAN

SACRAMENTO SENIOR CITIZEN'S CENTER

CITY OF SACRAMENTO

BA
NEWALFORDHOWDONG, INC.
Architects