



Comm. Rpt 24

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

October 20, 1982

Redevelopment Agency of the City of Sacramento  
Sacramento, California

APPROVED  
SACRAMENTO REDEVELOPMENT AGENCY  
CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
RECEIVED  
NOV 9 1982

Honorable Members in Session:

SUBJECT: Project Maestra Facility  
NOV 16 1982

### SUMMARY

The attached resolutions (1) approves the preliminary architectural plans Alternative 1) for the Project Maestra Headstart facility located at 923 "F" Street; (2) authorizes the utilization of the Agency-owned property located at 518 - 10th Street as a part of the project development; (3) extends the appeal period for a lot line adjustment which would merge Assessor's Parcels Numbers 002-112-17 and 002-112-13; and (4) authorizes the Executive Director to execute a Contract Amendment with Dean F. Unger, AIA, Inc., which authorizes additional services for an amount not to exceed \$35.00 per hour to a maximum of \$4,000; and (5) authorizes the Sacramento Housing and Redevelopment Commission to approve final plans, authorizes solicitation of bids and acceptance of bid if the bid is within the project budget.

### BACKGROUND

At the Commissions October 4, 1982 meeting, staff was about to present preliminary plans for a structure in which to house Project Maestra Headstart Program. New information became available at the meeting related to the possible availability of the kindergarden on the Marshall School site for a facility in which to house the Project Maestra Headstart Program (Site location map attached as Exhibit I). Due to this information the Commission directed staff to further investigate the Marshall site and report back on the advisability of pursuing this option.

As a result staff considered the following items:

- A. Site availability - On September 27, 1982 the Governing Board of the Sacramento Unified School District adopted Resolution No. 713 (attached as Exhibit II) authorizing the district sell the entire half block site bounded by 28th Street on the east, 27th Street on the west, G Street on the north and the Alley between G & H on the south, to the highest responsible bidder for a minimum sales price of \$675,000. The District received no bids for the purchase of the site. Districe staff has indicated that they would submit any proposal including the

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purchase or lease of the kindergarden portion of the site, to the District's Governing Board. If the Board acted in favor of the proposal they would direct staff to go through another soliciation of proposals consistent with the provisions of Title 2 of the Education Code of the State of California (Summary attached as Exhibit III). The disposition process would take approximately 4½ months.

- B. Site Location Comparision - The subject site is located at the South-East corner of 27th and "G" Street approximately 21 blocks from the 923 "F" Street site and 15 blocks outside the nearest Redevelopment Project Area. Though closer than the present Project Maestra facility, at the Newton-Booth School, the Marshall School site would still be removed from a majority of the families which participate in the program. Approximately 33 of the 63 families which particiapte live in the Alkali Flat or Washington Neighborhoods. This distance though relatively minimal does discourage parent participation and, as noted below, is an important factor to the participating parents.
- C. Long Term Site Management - The 923 "F" Street site is adjacent to the 9 units of family housing project currently under construction by the Agency and within a half block of a 40 unit elderly housing project. The primary reason for its selection as a site for Project Maestra was that for some reason if Project Maestra were to be defunded the facility could be used for purposes supporting the housing units (i.e. elderly nutrition, other child care or conversion to housing units).

If the decision were made to pursue the Marshall School site staff could not support long term ownership by the Agency for practical management reasons. This would require the investigation of other ownership interest such as syndication, or direct resale, etc., which would not adversely affect Project Maestra. According to Mr. Unger's office the Field Act (Seismic Safety for School Buildings) applies to any building the District owns and that it is not feasible to renovate the subject structure to Field Act standards, therefore leasing the structure from the District should not be pursued. Subject to further investigation staff would support some sort of resale which would allow investors to take advantage of the tax benefits, repay all or a portion of the purchase and rehabilitation costs and then deed the property to Project Maestra.

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D. Timing - As noted above the disposition process would take approximately 4½ months, in addition the Agency would be required to obtain a special use permit from the City Planning Commission, this process would take roughly another month. In combination, assuming no delays, approximately 5½ months would be added to the development process (Schedules attached as Exhibit IV).

E. Costs - The following cost estimates were prepared by the County of Sacramento Department of Public Works Real Estate Division and Dean F. Unger, AIA, Inc.:

1. LAND VALUE (Highest and Best Use which includes the cost of Demolition, See Exhibit V)	\$ 103,000
2. Demolition	(4,500)
3. Rehabilitation (Exhibit VI)	257,577
4. Architectural Fees	19,000
5. Architectural Fees expended to date	8,468
6. As Built Drawings	1,200
7. Art in Public Places @ 2% of 3	<u>5,151</u>
	\$ 389,896

The previous approved budget for this project is \$272,000 or \$117,896 less than the estimated budget that would be required to locate Project Maestra at the Marshall School.

F. Project Maestra Parent Meeting - On Tuesday October 12, 1982 at a Parent Policy Committee Meeting of Project Maestra the consensus was not to support the Marshall School site due to its location and longer development schedule (minutes attached as Exhibit VII). The Project Maestra Board of Directors will meet prior to the November 1, 1982 commission meeting, a representative of Project Maestra will be present at your meeting on this subject to explain their position.

G. Project Area Committee Recommendation - On October 13, 1982 the PAC recommended against the Marshall School site and

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reemphasized their previous position to support Alternative 1 which utilizes both 923 "F" Street and the adjoining 518 10th Street Parcel.

Due to the ultimate uncertainty of securing the site, the time delay, the location, the management uncertainties, the additional costs and the community input, staff recommends against spending additional resources required to pursue the Marshall School Site.

On October 4, 1982 staff had prepared a staff report recommending the adoption of Preliminary Plans on the previously approved site located at 923 "F" Street site. Following is a discussion of that recommendation.

### 923 "F" Street

The City of Sacramento and the Redevelopment Agency have considered a number of alternatives to assist in the establishment of a permanent facility for Project Maestra from 1977 to the present. Some of the alternatives previously considered and for various reasons rejected included a temporary building located at the Washington School or the Alkali Flat mini-park and the Old Salvation Army Warehouse.

During the past year, Agency, Project Area Committee, Project Maestra and City staffs have been actively pursuing the permanent relocation of Project Maestra. This effort resulted in the Redevelopment Agency's adoption of RA 82-013, March 9, 1982, which: (1) authorized the use of 923 "F" Street as the project site; (2) appropriated \$272,000 for the construction of a permanent facility; and (3) authorized the utilization of Dean F. Unger, AIA, Inc. as Project Architect. Dean Unger was selected as the Project Architect in order to ensure architectural conformity between the Agency's adjacent housing development and Project Maestra. Subsequently the Agency formally executed a contract with Mr. Unger's office and the preliminary architectural plans were prepared which are consistent with the approved plans for the housing project. (Preliminary Plans are attached as Exhibit VIII)

At the time of Redevelopment Agency approval of this project it was acknowledged that subject site might be too small and the utilization of the adjacent parcel, 518 - 10th Street, may be required in addition to 923 "F" Street. During the preliminary design study phase, the Architects determined that

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the 923 "F" Street site was, in fact, too small and that the adjacent 518 - 10th Street site would be required in order to meet space requirements under State and Federal laws regulating Headstart programs, as well as the City parking requirements. On July 7, 1982, these plans were presented to the City Design Review and Preservation Board (DRPB). The DRPB continued action until after Redevelopment Agency action on the additional site. Rather than requesting two separate reviews by the Redevelopment Agency, one for approval of the use of the adjacent site and subsequently the approval of the preliminary plans, as a matter of expedience staff recommends approval of both items at this time. If the Redevelopment Agency approves preliminary plans at this time, further action by the Agency/City Council would only be required in the event an appeal of DRPB's actions were appropriate.

On July 22, 1982 the City Planning Commission (CPC) approved the issuance of a Special Permit to locate Project Maestra on the subject site. However, the CPC denied a lot line adjustment which would have merged the two parcels (923 "F" and 518 - 10th Street) into one parcel. In addition, the CPC reduced the parking requirement from 12 spaces (one per employee) down to four spaces. (Final CPC staff report attached as Exhibit IX)

Subsequent to the CPC's action, the architects evaluated two alternative site plans in order to address the CPC's desires to maintain 518 - 10th Street as a residential parcel while at the same time meet the State open space requirements for Headstart Programs. These site plans are attached as Exhibit XI.

Alternative 2 utilizes the westerly 20 feet of 518 -10th Street and reduces the first floor area of the structure by increasing the second floor to accommodate the conference room. Although this alternative on the surface appears feasible, staff has several concerns with it: 1) it creates a substandard (61.58' x 37.40') residential parcel at 518 -10th Street; 2) it increases construction cost due to the additional second story floor area; and 3) it perpetuates the Alkali Flat parking problems by providing four spaces while 12 are needed.

Alternative 3 utilizes space from the adjacent DHUD financed family housing project and modifies the structure as in Alternative 1A. Again staff has several concerns with this alternative: 1) it tends to isolate the facility from the family project due to the need to provide a six foot masonry wall between the residential use and the child open space area; 2) as in Alternative 1A, it increases construction costs; 3) as in Alternative 1B it perpetuates the parking situation; and 4) it creates some unusable open space along the west side of the facility.

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For these reasons staff recommends Agency approval of the preliminary plans as submitted to the CPC with the conditions recommended in the original Planning staff report to the CPC dated July 22, 1982:

1. The proposed Day Care Center shall be limited to 34 children. Expansion will be subject to a new Special Permit. The hours of operation of the Day Care Center shall be limited to 8:00 a.m. to 5:00 p.m.;
2. The site plan shall be revised to indicate the following changes and submitted to Planning Department staff for review and approval prior to issuance of any building permits;
3. Relocate the trash enclosure area to the northwest corner of the site;
4. The 6-foot high solid masonry wall along the 16 feet of the south property line separating the parking lot and adjacent residential structure be lowered to 3 feet measured from the 10th Street property line;
5. The area immediately north of the 3-foot high fence (8' x 16' = 128 sq. ft.) be landscaped with ground cover, shrubs and trees;
6. Replace the 4-foot high solid masonry wall proposed for the landscape strip between 10th Street and the parking lot with a 3-foot high wooden picket fence and locate a minimum of two feet distance from the parking stall; and
7. The 6½ foot landscape strip be planted with ground cover, shrubs and trees.

Staff further recommends that the City Council extend the appeal period for the lot line adjustment which would merge APN's 002-112-17 and 002-112-13. In order to compensate the Project Architect for additional design services (not provided for in the existing contract) required to evaluate alternative site plans and the Marshall School Site, staff recommends that the Executive Director be authorized to execute a contract amendment in a form acceptable to Agency Counsel, with Dean F. Unger, AIA, Inc. for additional services and based on an hourly rate not to exceed \$35.00 per hour up to a maximum of \$4,000 for the contract amendment.

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Staff further recommends that all further actions related to this project ( i.e., approval of final plans, authorization to solicit bids, and authorization to execute the construction contract) will be approved by the Sacramento Housing and Redevelopment Commission.

Letters of support for Project Maestra from various community organizations are attached as Exhibit XII.

### FINANCIAL DATA

As noted previously, \$272,000 in Alkali Flat tax increment funds have been appropriated for this project and although exact costs will not be known until bids are received, it is estimated that total costs of Alternative 3 should not exceed \$252,324 plus administrative costs (detailed budget breakdown attached as Exhibit XIII).

The estimated projects are as follows:

- Alternative 1 - \$268,515
- Alternative 2 - \$257,683
- Alternative 3 - \$252,324

### RECOMMENDATION OF ALKALI FLAT PROJECT AREA COMMITTEE

The Alkali Flat Project Area Committee at its July 14, 1982 and again at its August 11, 1982 meetings recommended approval of the preliminary plans, Special Permit, utilization of 518 10th Street and the lot line adjustment. The PAC believes that this plan (Alternative 1) best meets the open space requirements and the parking demand which will be generated by the twelve employees at Project Maestra in the Alkali Flat preferential permit parking area.

### VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of November 1, 1982, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

- AYES: Angelides, Knepprath, Luevano, Teramoto, Walton
- NOES: Dickinson, Fisher, B. Miller
- ABSENT: A. Miller

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## RECOMMENDATION

The staff recommends adoption of the attached resolutions which:  
(1) approves the preliminary architectural plans attached and identified as Alternative 1 for the Project Maestra Headstart facility; (2) authorizes the utilization of the Agency owned property located at 518 10th Street as part of the project development; (3) extends the appeal period for a lot line adjustment which would merge assessors Parcel Numbers 002-112-17 and 002-112-12; (4) authorizes the Executive Director to execute a contract amendment with Dean F. Unger, AIA, Inc. which authorizes additional services for an amount not to exceed \$35.00 per hour to a maximum of \$4,000 and (5) authorizes the Sacramento Housing and Redevelopment Commission to approve final plans, authorize solicitation of bids and acceptance of bid if the bid is within the project budget.

Respectfully submitted,  
*William Edgar*  
WILLIAM H. EDGAR  
Executive Director

TRANSMITTAL TO COUNCIL:

*Walter J. Slupe*  
WALTER J. SLIPE  
City Manager

Contact Person: Bruce D. Pope

# RESOLUTION NO. 72-088

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO  
ON DATE OF

RESOLUTION APPROVING PRELIMINARY ARCHITECTURAL PLANS, AUTHORIZING EXECUTION OF CONTRACT AMENDMENT, UTILIZATION OF 518 10th STREET AND AUTHORIZING SOLICITATION OF BIDS FOR PROJECT MAESTRA

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The Preliminary Architectural Plans submitted by Dean F. Unger, AIA, Inc. for the Project Maestra Headstart facility at 923 F Street in the Alkali Flat Redevelopment Area (Alternative 1), are hereby approved.

Section 2. The Executive Director is authorized to execute a contract amendment in a form acceptable to Agency Counsel, with Dean F. Unger, AIA, Inc. for additional services at a rate not exceeding \$35.00 per hour, to a maximum of \$4,000.

Section 3. Approval to utilize the Agency owned property located at 518 10th Street as part of the project development.

Section 4. Authorize the Sacramento Housing and Redevelopment Commission to approve final plans, authorize solicitation of bids and acceptance of bids if the bid is within the project budget of \$272,000.

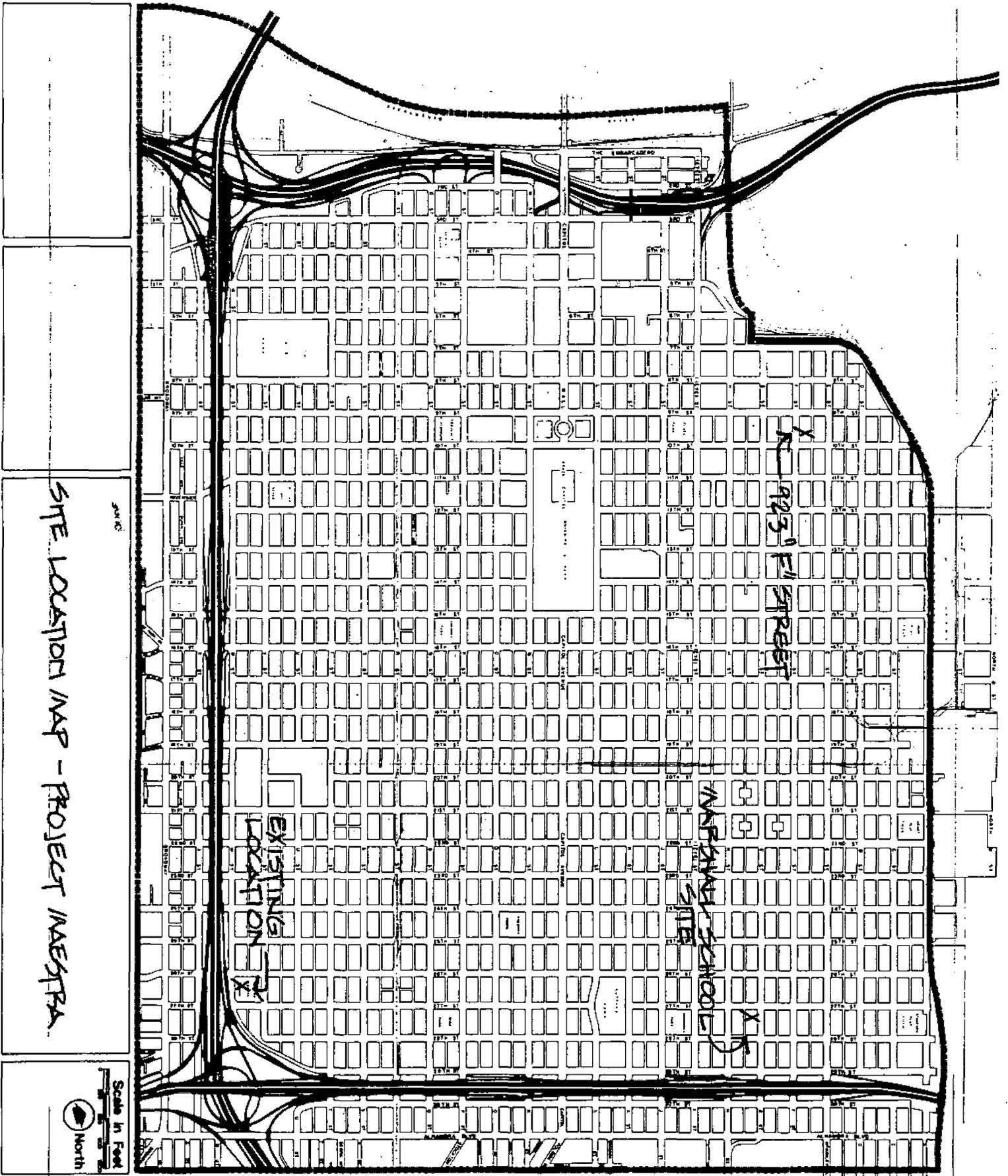
CHAIRMAN

ATTEST:

**APPROVED**  
SACRAMENTO REDEVELOPMENT AGENCY  
CITY OF SACRAMENTO

SECRETARY

NOV 16 1982



SITE LOCATION MAP - PROJECT MAESTRA

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## RESOLUTION NO. 713

## A RESOLUTION OF INTENT TO SELL REAL PROPERTY

## OLD MARSHALL SCHOOL

IT IS HEREBY DECLARED by the Governing Board of the SACRAMENTO CITY UNIFIED SCHOOL DISTRICT of SACRAMENTO COUNTY, a political subdivision of the State of California, that the following described real property is not now and will not in the future be needed by the District for school classroom purposes and that this Resolution is adopted pursuant to the provisions of Title 2, Division 3, Part 23, Chapter 3, Article 4, of the Education Code of the State of California, commencing at Section 39360 and particularly, the provisions of Section 39366 of said Education Code.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the SACRAMENTO CITY UNIFIED SCHOOL DISTRICT that it is the intention of said Board to sell to the highest responsible bidder pursuant to the submission of sealed written proposals and oral bids, and in accordance with the terms and conditions hereinafter stated and the requirements of the statutory provisions above cited, all the right, title and interest of said District in and to the following described real property situated in the County of Sacramento, State of California:

Old Marshall School, 2718 G Street  
Sacramento, California, containing  
one-half city block as bounded by  
28th Street on the east, 27th Street  
on the west, G Street on the north  
and the alley between G and H Streets  
on the south.

BE IT FURTHER RESOLVED that during a regular public meeting of the Governing Board starting at 7:30 p.m. on Monday, September 27, 1982, in the Board Room of the District's Administration Building, 1619 N Street, Sacramento, California, sealed written proposals and oral bids for the purchase of the above described real property will be opened, received, and considered. Sealed proposals may be submitted at any time prior to and until the time of bid opening and shall be signed by the person in behalf of whom the proposal is submitted. Before tentatively accepting any written proposal at the time and place stated above, the Board shall call for oral bids. If upon the call for oral bidding, any responsible person offers to purchase the property under the terms and conditions specified in this Resolution and for a price exceeding the highest written

proposal by at least five percent (5%), then the highest oral bid shall be tentatively accepted. Tentative acceptance of the highest oral bid shall not be made, however, until the oral bid is reduced to writing and signed by the bidder.

No oral bid, subsequent to the first oral bid, shall be considered unless it exceeds the previous highest oral bid by an amount not less than One Thousand Dollars (\$1,000.00).

A certified check or cashier's check in the amount of \$20,000.00 made payable to the SACRAMENTO CITY UNIFIED SCHOOL DISTRICT must accompany all sealed proposals as a guarantee to the District that the bidder, if successful, will pay for the above described property in accordance with the terms and conditions of this Resolution, and in the event of failure to perform in accordance with the terms and conditions of this Resolution by the successful bidder, the bid security in the amount of \$20,000.00 will be retained by the District as damages for breach of contract. In the event that a higher oral bid is tentatively accepted from a person who has not submitted a sealed proposal accompanied by the above described bidder's security, then that oral bid as reduced to writing and signed by the bidder shall also be accompanied by a certified check or cashier's check in the amount of \$20,000.00 for the reason stated above. All bid securities of unsuccessful bidders shall be returned within fifteen (15) days of the bid opening date. The tentatively accepted highest proposal or oral bid shall remain valid for a period of fifteen (15) days during which time the Governing Board reserves the right to accept the highest proposal or to reject all proposals or bids. The Governing Board reserves the right to waive any irregularity in any written proposal or oral bid received.

BE IT FURTHER RESOLVED that the following terms and conditions apply to the real property offered for sale under this Resolution:

Minimum Sales Price

The minimum sales price for this real property is Six Hundred and Seventy-Five Thousand Dollars (\$675,000.00) and written proposals or oral bids that are not equal to or higher than the minimum sales price will not be considered.

Broker's Commission

A broker's commission will not be paid by the District. All amounts specified herein shall be exclusive of any commission the bidder may elect to pay to a broker.

Historical Significance

The Old Marshall School was constructed in 1903 and is considered to be a Historically Significant structure. It is the intent of the Governing Board to have this structure preserved and to be rehabilitated for public use in conformance with the standards for Historic Preservation Projects as published by the Office of Archaeology and Historic Preservation, Heritage Conservation and Recreation Service, U.S. Department of the Interior, Washington, D.C.

During the escrow period as herinafter defined, the successful bidder shall be required to enter into a written agreement with the District regarding the rehabilitation and preservation of the structure and conveyance shall be by way of a conditional deed intended to achieve that purpose. The District reserves the right to review and approve the plans for rehabilitation of the structure before they are submitted to the City of Sacramento.

Escrow Period

After being notified by the Governing Board that his bid has been accepted, the successful bidder shall be required to proceed with the necessary steps in obtaining City of Sacramento approval of his intended rehabilitation and use of the structure. The action required to obtain such approval shall be completed within the following time periods:

1. Within Sixty (60) calendar days.  
File an application for the rehabilitation and intended use of the structure with the Sacramento City Planning Department.
2. Within One Hundred and Eighty (180) calendar days.  
Complete the preliminary plans for the rehabilitation of the structure and have them submitted to the City of Sacramento for approval.
3. Within Two Hundred and Forty (240) calendar days.  
Obtain City of Sacramento approval of the rehabilitation plans and intended use of the structure.
4. Within Two Hundred and Seventy (270) calendar days.  
Deposit in escrow a payment of the full purchase price in cash, lawful money of the United States. The bid security as previously defined that accompanied the sealed proposal or oral bid shall be applied to the sale price.

Failure on the part of the successful bidder to comply with the actions required during the above defined time periods shall result in the forfeiture of his bid security. Delays in completing the above, that can be shown to the District as being beyond the successful bidders control, shall be considered as an extension of the time period.

#### Bid Security

In the event the City of Sacramento refuses to grant approval of the successful bidder's plans for the rehabilitation and use of the structure, after having complied with all the terms and conditions of this resolution, the bid security, as previously defined, shall be returned in full to the bidder.

#### Title

The title company shall be selected by the District. The escrow shall close, title shall pass and possession shall be delivered in conformance with the terms and conditions defined in this resolution. The purchaser shall pay all closing and escrow costs, including, but not limited to, deed preparation, recording, stamp and other transfer fees, title insurance costs, assessments, if any, and deed and tract covenants, conditions, and restrictions, whether on record or not.

This resolution shall be posted and published in the manner required by law and shall constitute the notice of the offer of the real property for sale.

IN WITNESS WHEREOF, we the members of the Governing Board of the SACRAMENTO CITY UNIFIED SCHOOL DISTRICT OF SACRAMENTO COUNTY, California, have hereunto set our hands this 23rd day of August, 1982.

Thomas King  
Elva J. Hickey  
August Friedman  
Tommy Smith  
Vernon Freeman

ATTEST: Jim Bignini  
Secretary of the Board

Members of the Governing Board of the  
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PROCEDURES FOR SELLING SURPLUS SCHOOL REAL PROPERTY



1. School staff obtains appraisal(s) and title report.
2. Board votes by minute order to market the property and sets a minimum price based on the appraisal(s).
3. Letters offering property for sale at fair market value are sent to the agencies prescribed by Section 39363.5 Education Code. (See attached forms "A" and "B".)

Government Code Section 54222 Agencies:

- Park Department of the City of Sacramento
- Park Department of the County of Sacramento
- State Resources Agency

Education Code Section 39363.5(b)(1) Agencies:

- State of California
- Regents of the University of California
- Trustees of California State University and Colleges
- County of Sacramento
- City of Sacramento
- Sacramento Housing and Redevelopment Agency

Note: The above letters must be mailed by the second publication of the Notice of Intent to Dispose of Surplus Real Property provided for in Step 4.

4. Publish Notice of Intent to Dispose of Surplus Real Property once a week for three weeks in a newspaper of general circulation within the District. (See attached form "C".)
5. Wait sixty days after the last publication of the Notice of Intent to dispose of surplus real property.
6. Have Board adopt resolution of intent to sell property pursuant to Education Code 39366. Note that resolution must be by two-thirds vote.
7. Ascertain all former owners of the property who conveyed to the school district and mail notice of their right to submit Notice of Intent to purchase the property pursuant to Education Code 39369.5. (See attached Form "D".)
8. Publish Notice of the adoption of the resolution, bid offering data, etc., once a week for three weeks and post copies of the resolution in three public places in the District.
9. Written and oral bids opened at Board meeting and high bid awarded.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 WORK ASSIGNMENT/PROGRAM REPORT

Division: Redevelopment  
 Project: Project Maestra Marshall School  
 Responsible staff: Notestine  
 Supervisor: Pope

- Legislative Approvals and Dates:  
 1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_

Project Type  
 City       Redevelopment  
 County       Housing  
 Grant  
 Technical

Updated: 12 Day, 10 Month, 82 Year

Legend

- Critical milestone (identify)
- △ Date project updated
- ▲ Current progress of project

Project Budget: \$ Unknown      Construction Bid Amount: \$ \_\_\_\_\_      Expenditures to date: \$ \_\_\_\_\_      Funding Source: \$ Project 6 Tax Increments

Major Steps	Oct			Nov			Dec			Jan 1983			Feb			March		
	Week	Of		Week	Of		Week	Of		Week	Of		Week	Of		Week	Of	
Decision to pursue Marshall School Site & complete analysis, prepare preliminary plans & submit proposal to school board																		
School Board Approval																		
Special Permit/ARB Approval																		
Preparation of Final Plans																		
Approval of Final Plan Authorization to Bid																		
Accept Bid Execute Contract																		
Construction																		

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# COUNTY OF SACRAMENTO

## *Inter-Department Correspondence*

Date October 14, 1982

To : Roy Tjen-A-Looi, Chief  
Technical Services, S.H.R.A.

From : Mel Guthmiller, Supervisor  
Real Estate Division

Subject : VALUE ESTIMATE FOR A PORTION OF THE MARSHALL SCHOOL SITE (80' x 160')

Based on a review of comparable data presently available this office, we feel that the subject property has an approximate market value of \$103,000. This amount is net after the cost of removing the existing structure.

Though we feel that the indicated amount is reflective of its market value, we advise you that a complete appraisal was not made.

MG:mm

CC MIKE AUGESTINE



# DEAN F UNGER AIA INC

architecture and environmental planning

700 ALHAMBRA BOULEVARD  
SACRAMENTO, CALIFORNIA  
95816 916 443-5737

October 18, 1982

Sacramento Housing & Redevelopment Agency  
630 I Street  
Sacramento, CA 95814  
Attn: Mike Notestine

Re: Schematic Estimate  
Project Maestra  
Marshall School Renovation  
27th & G Streets  
Sacramento, CA 95816

Gentlemen:

Attached is the schematic estimate for renovation of Marshall School Kindergarten building for Project Maestra. This estimate is presented before preliminary design has been completed. Renovation costs are difficult to determine before the existing conditions are confronted in the field. We have prepared this estimate in less than one week as you requested. This estimate is intended to be of "ball-park" accuracy to allow the Agency to make a decision on the feasibility of the project.

Dave Niguchi of the Office of the State Architect has informed us that the Field Act (seismic safety for school buildings) applies only to public school uses or to any buildings which a public school system owns. This ruling would require that the building not be owned by the Sacramento City School District and leased to the Agency. Our structural engineer has determined that it is not feasible to renovate to Field Act standards. It would be more effective to tear the building down and rebuild.

The renovated Kindergarten building will serve the needs of Project Maestra. There is enough room to house the children and most of the support uses. Parking would be 90° spaces backing up into the alley. Eight parking spaces with the required planters will fit in the eighty feet length. This will again be less than the 12 spaces required by the staff. This neighborhood does have less of a parking problem than Alkali Flat so on-street parking might be acceptable to the Planning Commission.

The Planning Department will require a special permit for the day care use. Parking requirements will be decided by the Planning Commission.

The Kindergarten building is a registered structure with the City. The renovation will have to be reviewed by the Preservation Board,

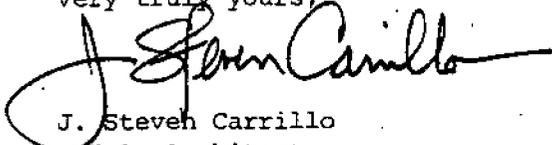
October 18, 1982

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which is now incorporated with the Architectural Review Board. We are using the same materials and not altering significantly the exterior of the building. There should be no problems with the Preservation Board.

Please call me if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "J. Steven Carrillo". The signature is written in a cursive style with a large initial "J" and a long horizontal flourish at the end.

J. Steven Carrillo  
A.I.A. Architect

JSC/v1

PROJECT MAESTRA  
MARSHALL SCHOOL RENOVATION  
27th & G Streets  
Sacramento, CA 95816

SCHEMATIC ESTIMATE  
PROJECT COST SUMMARY

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Total Building Cost	\$ 257,577.
Land Value (Purchase Price)	98,500.
Architectural Fees	19,000.
As Built Drawings, if none are available	<u>1,200.</u>
Total Project Budget	\$ 376,277.
Original Redevelopment Agency Budget	\$ 272,000.

PROJECT MAESTRA  
MARSHALL SCHOOL RENOVATION  
27th & G Streets  
Sacramento, CA 95816

BUILDING COST SUMMARY

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Demolition		\$ 12,126.
Architectural Interior		44,573.
Architectural Exterior		33,006.
Structural		<u>9,850.</u>
Architectural Sub Total		\$ 99,555.
Site Work		\$ 18,380.
Mechanical		26,000.
Plumbing		24,000.
Electrical		<u>15,000.</u>
Building Cost Sub Total		\$ 182,935.
Contractor Profit	8%	\$ 14,635.
Contractor Overhead	6%	10,976.
General Conditions	6%	10,976.
Permits, Fees, etc.	5%	9,147.
Contingency	15%	<u>27,441.</u>
Building Cost Total		\$ 256,110.

PROJECT MAESTRA  
MARSHALL SCHOOL RENOVATION  
27th & G Streets  
Sacramento, CA 95816

DEMOLITION

---

Remove all roofing and dispose \$35/Square      7,500 SF	\$ 2,625.00
Remove all lath and plaster ceilings 4,100 SF x .50/SF	2,050.00
Remove inside lath and plaster on all exterior walls 4,550 SF x .50/SF	2,275.00
Remove interior lath and plaster walls \$750.00 Allowance	750.00
Remove any dryrot/termite damage on walls \$1,000.00 Allowance	1,000.00
Remove gutters and downspouts 325 LF x .50/LF	163.00
Remove fascia behind gutters as required 325 LF x .50/LF	163.00
Remove passageway to existing school building Secure existing building 550 SF x \$2.00/SF	1,100.00
Disposal 1,000/LS	1,000.00
Remove Kitchen work 1,000/LS	1,000.00
Demolition Sub Total	<hr/> \$ 12,126.00

PROJECT MAESTRA  
 MARSHALL SCHOOL RENOVATION  
 27th & G Streets  
 Sacramento, CA 95816

ARCHITECTURAL INTERIOR

Add Ceiling Insulation R-19 .41/SF x 4,100	\$ 1,681.00
Add Wall Insulation R-11 .28 x 4,550	1,274.00
Add Suspended T-Bar Acoustic Ceiling 1.25/SF x 4,100 SF	5,125.00
Gypsum Board on Interior of Exterior Walls .75/SF x 4,550 SF	3,413.00
1 Hour Corridor Repair \$1,000/LS	1,000.00
New Gypsum Board Partitions \$3.00/LF x 150 LF	450.00
New Finish Floor - Carpet \$16.00/SY x 152 SY	2,430.00
Interior Painting .50/SF	5,200.00
Window Repair \$5,000 Allowance	5,000.00
Kitchen Remodel \$5,000 Allowance	5,000.00
Hardware \$3,000 Allowance	3,000.00
Wainscoat Replaced on Exterior Walls \$2,500 Allowance	2,500.00
New Doors 10 x \$150/ea.	1,500.00
Toilet Rooms Rinishes \$5,000 Allowance	5,000.00
Tackboards, etc. \$2,000 Allowance	2,000.00
Architectural Interior Sub Total	<u>\$ 44,573.00</u>

PROJECT MAESTRA  
MARSHALL SCHOOL RENOVATION  
27th & G Streets  
Sacramento, CA 95816

ARCHITECTURAL EXTERIOR

Add new wood shingle roof w/flashings \$175.00/Square x 7,500 (75 SF)	\$ 13,125.00
Add new gutters and downspouts \$7.00/LF x 325	2,275.00
Add new fascia boards \$2.25/LF x 325	731.00
Repaint stucco .75/SF	4,875.00
Repaint/Repair windows and trim \$6,000 Allowance	6,000.00
HCP access at exits \$5,000 Allowance	5,000.00
Caulking and sealants \$1,000 Allowance	1,000.00
Architectural Exterior Sub Total	<u>\$ 33,006.00</u>

PROJECT MAESTRA  
MARSHALL SCHOOL RENOVATION  
27th & G Streets  
Sacramento, CA 95816

STRUCTURAL

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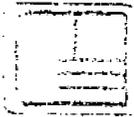
Add structural plywood to roof .60/SF	\$ 4,500.00
Termite Control \$350 LS	350.00
Repair dryrot/termite damage \$5,000 Allowance	5,000.00
Structural Sub Total	<u>\$ 9,850.00</u>

PROJECT MAESTRA  
MARSHALL SCHOOL RENOVATION  
27th & G Streets  
Sacramento, CA 95816

SITE WORK

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Demolish all asphalt surfaces .35/SF x 3,520 SF	\$ 1,232.00
New asphalt parking and play area 1.25/SF x 3,520 SF	5,650.00
Landscape area \$1.75/SF x 4,180 SF	7,298.00
Playground equipment \$1,000 Allowance	1,000.00
Fence - wood 6'-0" \$10.00/LF x 320 LF	3,200.00
Site Work Sub Total	<hr/> \$ 18,380.00



Peters Engineering  
2014 Street, Sacramento, CA 95814

October 13, 1982

Dean F. Unger, AIA, Inc.  
700 Alhambra Boulevard  
Sacramento, CA 95816

Attn: Steve Carrillo

Re: Marshall School Remodel  
27th and G Streets

Gentlemen:

We estimate that the plumbing to remodel this building will cost \$24,000.00.

This estimate includes the following work:

1. Replace three (3) existing water closets.
2. Add three (3) new water closets.
3. Replace two (2) existing lavatories.
4. Add two (2) new lavatories.
5. Replace drinking fountain with electric refrigerated type.
6. New kitchen sink.
7. Provisions for a new range and range hood.
8. Kitchen gas, hot and cold water, waste and vent piping.
9. Grease trap for the kitchen.
10. New gas fired water heater for the kitchen.
11. New sewer service to the alley between G and H Streets.
12. New water service to 27th Street.
13. Unplug underground rain water leaders, etc.

We estimate that a new heating, ventilating and air conditioning system for this building will cost \$26,000.00.

This work includes:

1. Three (3) 3-ton split system heat pump systems, each with 5 KW of electric heat.

cont'd

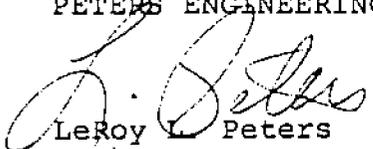
October 13, 1982  
Mr. Steve Carrillo  
Marshall School Remodel  
Page Two

- 2. A make-up air unit to supply air to the kitchen for make-up air to the kitchen hood.
- 3. Three (3) or four (4) ceiling exhaust fans for toilet areas, etc.

Total mechanical estimate at +\$50,000.00.

Sincerely yours, ..

PETERS ENGINEERING



LeRoy L. Peters

LLP:mt



# CHARLES A. MARTIN & ASSOCIATES

CONSULTING ENGINEERS

1730 O STREET • SACRAMENTO 95816 • 442-0415

October 13, 1982  
J1628/01.DFU

Dean F. Unger, F.A.I.A., Inc.  
700 Alhambra Blvd.  
Sacramento, CA 95816

Attn: Steve Carrillo

Re: Bilingual Headstart Pre-School  
Marshall School

Dear Steve:

The electrical remodelling for the west building at the Marshall School site would include such items as new electrical service, new telephone service, new electrical distribution to the air conditioning equipment, new lighting, replacement of receptacles to safe types, and generally refurbishing of the electrical system.

It is very difficult to predetermine the electrical contractor charges to do this work. At this stage of our project participation, we would anticipate electrical construction costs of \$15,000. This price could change substantially after completing our design work.

Sincerely yours,

CHARLES A. MARTIN & ASSOC.



Charles A. Martin

CAM:dlw



# DEAN F UNGER AIA INC

architecture and environmental planning

700 ALHAMBRA BOULEVARD  
SACRAMENTO, CALIFORNIA  
95816 916 443-5717

October 18, 1982

Sacramento Housing & Redevelopment Agency  
630 I Street  
Sacramento, CA 95814  
Attn: Mike Notestine

Re: Fee Proposal  
Project Maestra  
Marshall School Renovation

Dear Mike;

The scope of the Marshall School renovation is similar to the Project Maestra 9th and F Site. We propose a fee of \$19,000.00 (Nineteen Thousand and no/100 Dollars). Services would include Consultations, Preliminary Drawings and Cost Estimates, Construction Documents, Assistance in Bidding Procedures, and Construction Observation. If record drawings are not available, an additional \$1,200.00 (Twelve Hundred and no/100 Dollars) will be required for us to prepare as-builts.

Compensation would be on a flat fee percentage of completion basis, as follows:

- Schematic Drawings.....	15%
Preliminary Documents.....	35%
Working Drawings, Specifications and Bid Documents.....	80%
Bidding.....	85%
Completion of Construction.....	100%

Printing expenses and other reimbursable expenses would be billed at 1.1 x Cost.

Our approximate costs to this date on this project are as follows:

Engineering - 10 hours @ \$50/hour	\$500.00
Architecture - 15 hours @ \$35/hour	<u>\$525.00</u>
	\$1,025.00

We look forward to working with you on this project. Please call me if you have any questions on this proposal.

Very truly yours,

  
Dean F. Unger, F.A.I.A.  
Architect C2180

Eulaleone Rands - representing Lisa's class  
Sue Agosto - representing Luc's class  
Lorraine Rodriguez - representing Luc's class

Rosamaria Avalos - representing Richard's class.

The following parents volunteered to serve on the parent policy committee:

adopted.

Rosamaria Avalos moved to restructure the parent policy committee to  
9 voting members with 8 members as parents and 1 member a community  
representative. Quantia Solorio seconded the motion. The motion was

This structure would allow for a more cohesive, active parent involvement  
in the overall planning and decision making process within the program.  
The meetings would still be open to all parents but only the 9  
representatives would be able to vote.

The Parent Policy Committee for Project Maestra, Inc. should be comprised  
of 9 members: (8 parents and 1 community agency representative)

II. Elect two representatives from each classroom to serve on the Parent  
Policy Committee.

Staff Present:  
Olga C. Uribe, Director

- Rosamaria Avalos
- Luis Montes De Oca
- Sandra Uribe
- Sue Agosto
- Judy Carroia
- Rachel Carroia
- Lalo Gomez
- Quantia Solorio
- Lorraine Rodriguez
- Eulaleone Rands

Roll Call

The members answered roll call.

A regular Parent Policy Committee meeting was called to order at  
5:30 p.m. on October 12, 1982 in the office of Project Maestra, Inc.  
located on the corner of 26th & W street.

Regular Parent Policy Committee Meeting  
Tuesday, October 12, 1982  
5:30 p.m.

PROJECT MAESTRA, INC.  
P.O. BOX 986  
SACRAMENTO, CALIFORNIA 95805  
451-4443

Redevelopment Agency

Rachel Correia - representing Emma's Class  
Judy Correia - representing Emma's Class

One parent from Lisa's class and one parent from Richard's class is needed. An open letter to community agencies will be sent to them asking if they have any interest with participating on the parent policy committee.

III. Approval of the 1982 Funding Contract

Project Maestra recieved the 1982-83 Funding contract from the Sacramento Employment and Training Agency. Parents reviewed and discussed the contract.

Emilione Rands moved to accept the 1982-83 funding contract. Rosamaria Avalos seconded the motion. The motion was adopted.

OFF AGENDA ITEM

Building Update

The Sacramento Housing and Redevelopment Agency request Project Maestra review the old Marshall School site located on 27th and G street.

Parent discussion revealed that the site was unacceptable because A. Project Maestra is already in a substandard building and should not be moved into an other one.

B. The time period to acquire and rehabilitate the Marshall school would be too long.

C. The Commissioners voted for the 10th and F street site.

D. Plans are already developed for the 10th and F St. site.

E. Parent participation would continue to suffer because of the distance for the families served.

The parents suggested they organize and call the Redevelopment Agency Commissioners regarding buying Project Maestra, Inc.

IV. New Business

Discussion was held regarding the Christmas Holidays. Mrs. Rands moved to hold a rummage sale on Saturday, October 23, 1982 in the school yard. Rachel Carrola second the motion. The motion was adopted.

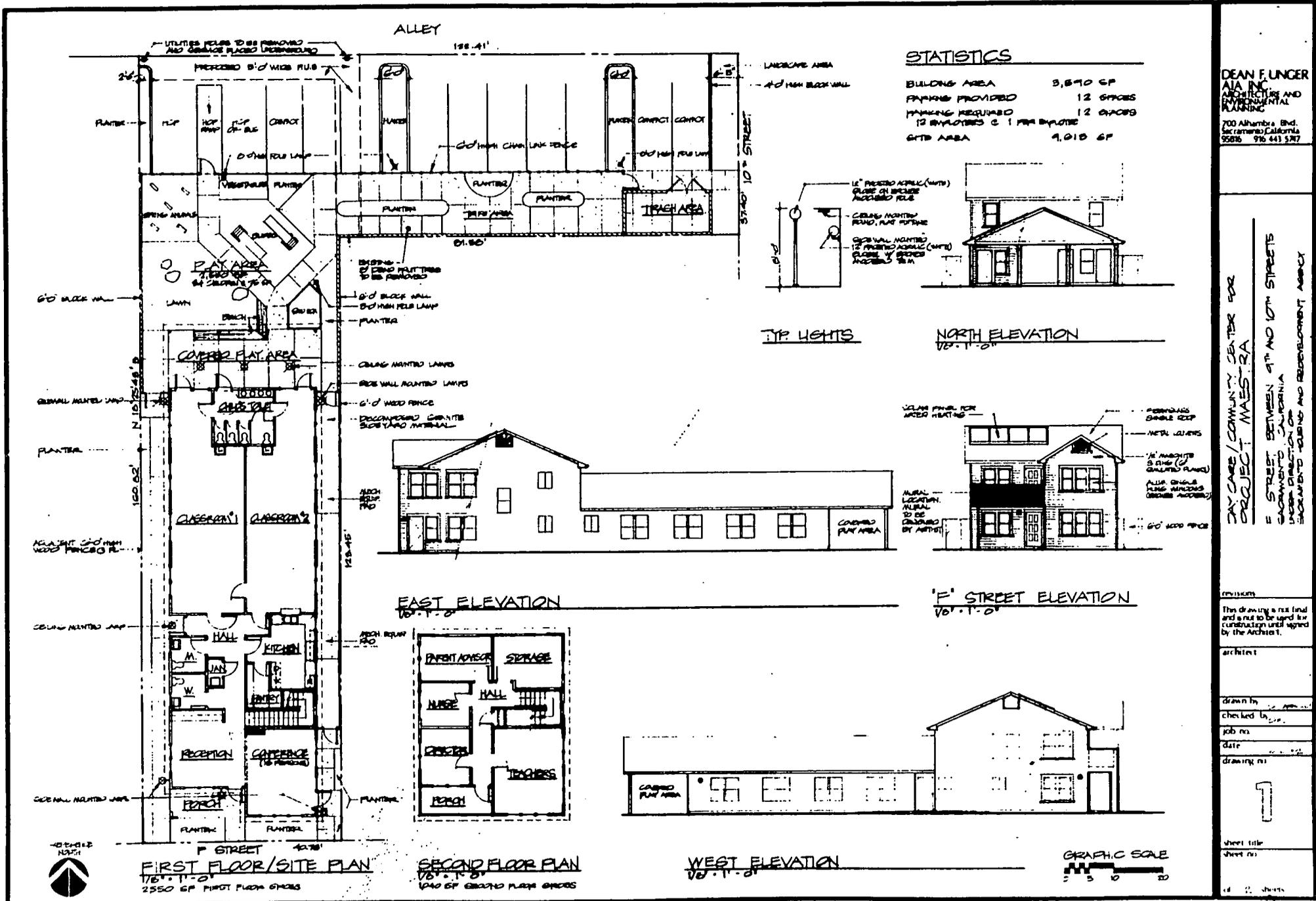
Luis Montes De Oca suggested that tamales should be made for the annual Christmas party. Mrs. Rands suggested a parent workshop should be organized to teach parents how to make them. Rosamaria Avalos requested staff research the cost of catering the tamales.

All parents agreed to celebrate the Christmas party on Thursday,

December, 15, 1982 between 11:30 - 2:00 P.M. for the parents with older children to attend the regular public school's celebration.

V Adjournment

The meeting was adjourned at 7:00 P.M.



DEAN F. UNGER  
AIA INC.  
ARCHITECTURE AND  
ENVIRONMENTAL  
PLANNING  
700 Alhambra Blvd.  
Sacramento, California  
95826 916 441 5377

JAY CARR / COMMUNITY CENTER FOR  
PROJECT MAESTRA  
E STREET BETWEEN 9TH AND 10TH STREETS  
SACRAMENTO, CALIFORNIA  
PROJECT NO. 200-00000000  
PLANNING AND REDEVELOPMENT AGENCY

revisions	
This drawing is a not final and a not to be used for construction until signed by the Architect.	
architect	
drawn by	
checked by	
job no.	
date	
drawing no.	1
sheet title	
sheet no.	
of 2 sheets	

hlc





PLANNING DEVELOPMENT PERMIT

SACRAMENTO CITY  
PLANNING DEPARTMENT  
725 J STREET  
SACRAMENTO, CA. 95814  
TELEPHONE (916) 449-5604

24

P P 82156

Application date \_\_\_\_\_

Project Location 919 'F' Street  
Assessor Parcel No. 002-112-13 & 17 Comm. Pln. \_\_\_\_\_  
Owner Sacramento Housing & Redevelopment Agency, 630 'I' Street Phone No. \_\_\_\_\_  
Address 630 'I' Street  
Applicant Sacramento Housing & Redevelopment Agency Phone No. \_\_\_\_\_  
Address 630 'I' Street, Sacramento, CA 95814 Attn: Mike Notestine  
Signature \_\_\_\_\_ CPC Mtg. Date 7/22/82

REQUESTED ENTITLEMENTS

REQUESTED ENTITLEMENTS	Commission Action/Date	Council Action/Date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination: Neg. Dec. <u>X</u> , Exempt _____	_____	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	Res. _____	\$ _____
<input type="checkbox"/> Community Plan Amend _____	_____	Res. _____	\$ _____
<input type="checkbox"/> Rezone _____	_____	Ord. _____	\$ _____
<input type="checkbox"/> Tentative Map _____	_____	Res. _____	\$ _____
<input checked="" type="checkbox"/> Special Permit to establish a joint use facility for the project Maestra Head Start program	<u>AA/FF</u> <u>7/22/82</u>	_____	\$ _____
<input type="checkbox"/> Variance _____	_____	_____	\$ _____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
<input type="checkbox"/> PUD _____	_____	Res. _____	\$ _____
<input checked="" type="checkbox"/> Other Lot Line Adjustment to merge 7 parcels into 2 parcels in C-2 zone	<u>D</u> <u>7/22/82</u>	_____	\$ _____

NOTIFICATION AND POSTING \$ \_\_\_\_\_  
FEE TOTAL \$ N/A  
Receipt No. \_\_\_\_\_

Permit Sent to Applicant: 8/9/82 Date By: [Signature] Sec. to Planning Commission

Key to Actions

- R - Ratified
- Cd - Continued
- A - Approved
- AC - Approved w/Conditions
- AA - Approved w/Amended Conditions
- D - Denied
- RD - Recommend Denial
- RA - Recommend Approval
- RAC - Recommend Approval w/Conditions
- RAA - Recommend Approval w/Amended Conditions
- IAF - Intent to Approve based on Findings of Fact
- AFF - Approved based on Findings of Fact
- RPC - Return to Planning Commission
- CSR - Condition indicated on attached Staff Report

NOTE: There is a ten (10) calendar day appeal period from commission action date and a thirty (30) calendar day appeal period from council action date. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any condition(s) will constitute grounds for revocation of this permit. Building permits are required in the event of any building construction. The County Assessor is notified of actions taken on rezoning, special permits and variances.

Gold - applicant Receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

P P 82156

To the owner of record of Parcel No. 002-112-13 & 17

You are hereby notified pursuant to Government Code  
Section 6863.5 that the County Assessor has been notified  
of the granting of a zoning change, variance, or  
conditional use permit respecting your property.

Very truly yours,

*Mina M. Minkler*  
Mina M. Minkler  
City Planning Commission  
Acting Secretary

p-82-156

August 10, 1982

24



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

ARCHITECTURAL REVIEW BOARD ACTION

DR/PB # 82-162  
ITEM 8

PROPOSAL FOR: New Construction--two-story, 3,590 sq. ft. wood frame buildings  
to house project Maestra/Headstart programs.

LOCATION: 919 'F' Street

DATE OF ACTION: August 4, 1982

AT THE MEETING OF THE DESIGN REVIEW/PRESERVATION BOARD THE SUBJECT PROPOSAL WAS:

- APPROVED
- APPROVED BASED ON FINDINGS OF FACT AND SUBJECT TO CONDITIONS IN AMENDED STAFF REPORT.
- DENIED
- WITHDRAWN
- CONTINUED TO THE MEETING OF (See attached Synopsis)
- DISCUSSION ITEM ONLY

ANY PARTY AGGRIEVED BY THE ACTION OF THE BOARD MAY APPEAL TO THE PLANNING COMMISSION WITHIN FIVE (5) DAYS AFTER NOTICE OF THE DECISION IS GIVEN. SUCH APPEAL IS TAKEN BY FILING A NOTICE OF APPEAL WITH THE PLANNING DEPARTMENT. A NOTICE OF APPEAL SHALL BE SUBJECT TO AND ACCOMPANIED BY A FILING AND INVESTIGATION FEE OF UP TO A MAXIMUM OF \$150.

FOR FURTHER INFORMATION ON THE PROJECT OR ON THE APPEAL PROCESS PLEASE CALL THE PLANNING DEPARTMENT AT (916) 449-5604.

SINCERELY,

*Richard B. Hastings*  
RICHARD B. HASTINGS  
DESIGN REVIEW/PRESERVATION DIRECTOR

RBH:kk:dgh

Revised 7/23/82



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

Date: August 4, 1982

TO WHOM IT MAY CONCERN:

SUBJECT: 919 'F' Street (DR# 82-162)

Applicants with a continued item on the Design Review/Preservation Board agenda must have the updated plans to staff by 12:00 noon, seven days before the next scheduled meeting in order for their item to be placed on the agenda. The applicant must provide 3 sets of revised drawings and one set of drawings reduced to 8 1/2 x 11" capable of being reproduced by a xerox type process.

Items not submitted to Staff in a timely fashion will be continued to a following meeting.

Respectfully submitted,

*Richard B. Hastings*

Richard B. Hastings,  
Design Review/Preservation Board  
Staff Coordinator

RBH:dgh

CITY PLANNING COMMISSION

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Sacramento Housing and Redevelopment Agency, 630 "I" Street, Sacramento		
OWNER	Sacramento Housing and Redevelopment Agency		
PLANS BY	Dean E. Unger, 700 Alhambra Boulevard, Sacramento, Ca. 95816		
FILING DATE	6/14/82	50 DAY CPC ACTION DATE	REPORT BY: GM:mm
NEGATIVE DEC.	Exempt. 15105 <sup>(a)</sup>	EIR N/A	ASSESSOR'S PCL. NO. 002-112-13 & 17

- APPLICATION:
1. Environmental Determination
  2. Special Permit to establish a joint use facility to house Project Maestra Headstart Program and community space for proposed adjacent 9 unit housing project.
  3. Lot Line Adjustment to merge 2 parcels consisting of 0.2± vacant acres.

LOCATION: 919 "F" Street

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
 1974 Alkali Flat Community Plan Designation: Residential

Existing Zoning of Site: R-4A  
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential R-4A  
 South: Parking Lot O-B; Office O-B, Residential R-4A  
 East: Residential R-4A  
 West: Residential R-4A

Parking Required: To be determined by Commission  
 Parking Provided: 12  
 Parking Ratio: 1: employee  
 Property Dimensions: 40.75' x 160.82'; 37.4' x 82.58'  
 Property Area: 9,613 sq.ft.  
 Square Footage of Building: 3,590 sq.ft.  
 Exterior Building Colors: Body: light brown;  
 Trim: white; Roof: dark brown  
 Exterior Building Materials: Fiberglass shingle roof, masonite siding, wood trim, single hung aluminum windows

BACKGROUND INFORMATION: The subject site, located in the R-4A zone, consists of two vacant parcels totalling 9,600 ± square feet. The Sacramento Housing and Redevelopment Agency (SHRA) proposes to develop a 3,590 sq.ft. facility consisting of classroom space, kitchen facilities, offices and related multi-use space. A children's play area is proposed behind the building and 12 parking spaces are located off the alley. This facility will be leased to Project Maestra to house their children's Headstart Program. This facility will also be used as a Community Center space for the residents of a nine unit housing complex proposed for the adjacent parcel to the west.

The City Council approved the Project Maestra Program for the subject site by

Resolution on March 9, 1982. The site and program was also approved by the Alkali Flat Project Area Committee on January 27, 1982.

STAFF EVALUATION: Staff has the following comments and concerns regarding this project:

1. Project Maestra is a bilingual Headstart Program with a majority of the 60± children coming from the Alkali Flat and Washington neighborhoods. The program operates in two shifts (9:30 a.m.-12:30 p.m. and 12:30 p.m.-3:30 p.m.) Monday through Friday. The proposed project is designed to accommodate a maximum of 34 children based upon state space allocation standards pertaining to day care centers. The applicant indicates that there will be no more than 34 children at the facility at one time.
2. The project proposes 12 parking spaces along the alley. Project Maestra currently employs two full time staff members and approximately 10 part time employees. The part time employees arrive and depart at different times of the day. Approximately 29± children live in the Alkali neighborhood and would either walk to the center or be transported by bus, operated by Project Maestra. Staff feels that the twelve spaces are adequate for the parking demand generated by the Center.
3. The portion of the L-shaped parcel adjoining 10th Street is located in a block face consisting of six residential structures. Two of the buildings (508 & 510-Tenth Street) are identified as Priority Structures.

The applicant proposes to locate the 12 parking spaces at a 90° degree angle to the alley and screen the parking lot from Tenth Street with a 6½-foot landscaped strip and a 4-foot high solid block wall. A six-foot high solid masonry wall is proposed along the south property line separating the parking lot from the adjacent residential structure. A trash storage area enclosed by a masonry wall is also proposed adjacent to the 6-foot high wall and placed 6½-feet back from the Tenth Street property line.

4. In order to improve the visual appearance along the Tenth Street block face and better integrate the parking lot with the existing residences, Staff recommends the following changes to the site plan:
  - a. The enclosed trash area be relocated to the rear of the building or site (northwest corner) and away from the existing residence.
  - b. The 6-foot solid masonry wall be lowered to 3-feet along 16-feet of the south property line measured from the Tenth Street property line. (The front yard setback for the Tenth Street frontage is approximately 15-¾' based on the average setback of the two closest adjacent structures). See Exhibit #1.
  - c. The area equivalent to the front yard setback immediately north of the 3-foot wall (the location of the proposed trash enclosure area) be landscaped with ground cover, shrubs and trees. (See Exhibit #1)

- d. The 4-foot high solid block wall proposed for the landscape strip between the parking lot and Tenth Street be replaced with a 3-foot high wooden picket fence. The wood fence should be moved a minimum of 2-feet to the east of the proposed wall location to allow for auto door clearance when opening.
  - e. The 6½ foot landscape strip be planted with ground cover, shrubs and trees.
5. The applicant must submit a detailed landscape, irrigation and shading plan indicating 50-percent shading of the parking lot prior to the issuance of a building permit.

Lot Line Adjustment

The applicant proposes to combine the two vacant parcels in order to develop the Project Maestra facility and parking on the same parcel. The proposal was reviewed by the office of the Building Inspections, Traffic Engineering, Water and Sewer Division and Engineering Department. There were no objections to the request. The City Engineer recommended the following condition for the lot line merger:

The applicant shall submit closure calculations for the overall boundary of the site. It shall be prepared by a certified licensed Land Surveyor or Civil Engineer and reviewed and approved by the City Engineer's Office.

STAFF RECOMMENDATION: The staff recommends the following actions:

- 1. Ratification of the Negative Declaration.
- 2. Approval of the Special Permit subject to the conditions and based upon the Findings of Fact which follow:
- 3. ~~Approval of the lot line merger by adopting the attached Resolution.~~  
Deny

Conditions: (See added condition on page 4)

- 1. The proposed day care center shall be limited to 34 children. Expansion will be subject to a new Special Permit. The hours of operation of the day care center shall be limited to 8:00 a.m. to 5:00 p.m.
- \* Delete 2. The site plan shall be revised to indicate the following changes and submitted to staff for review and approval prior to issuance of any building permits (See Exhibit 1).
- \* Delete 3. Relocate the trash enclosure area to the northwest corner of the site.
- \* Delete 4. The 6-foot high solid masonry wall along the 16-feet of the south property line separating the parking lot and adjacent residential structure be lowered to 3-feet measured from the Tenth Street property line.
- \* Delete 5. The area immediately north of the 3-foot high fence (8'x16'= 128 sq.ft.) be landscaped with ground cover, shrubs and trees.

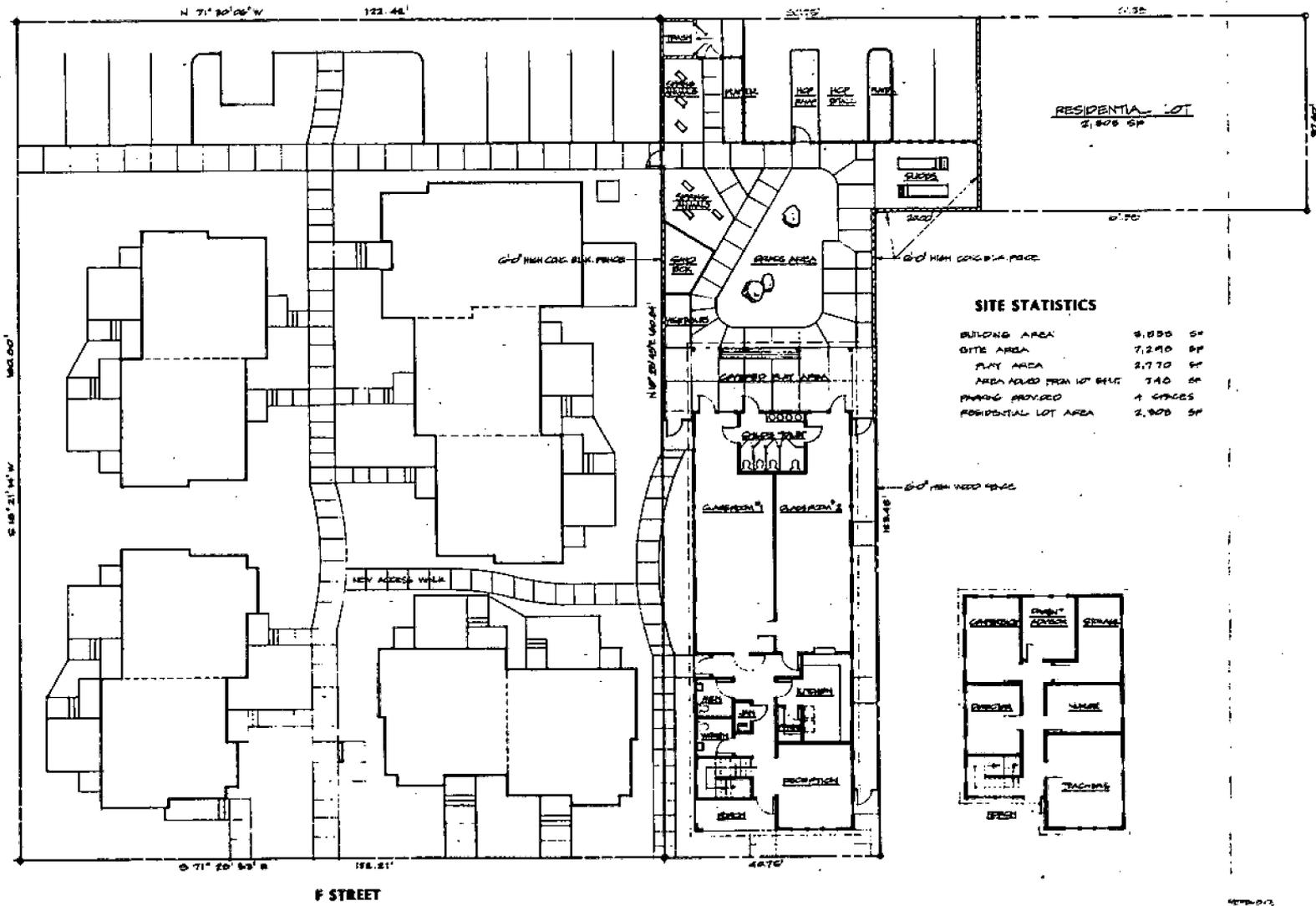
- \* *Delete* 6. Replace the 4-foot high solid masonry wall proposed for the landscape strip between Tenth Street and the parking lot with a 3-foot high wooden picket fence and locate a minimum of two-foot distance from the parking stall.
- \* *Delete* 7. The 6-½ foot landscape strip be planted with ground cover, shrubs and trees.

DEED CONDITION: *A total of 4 parking spaces shall be provided on the building site.*

Findings of Fact - Special Permit

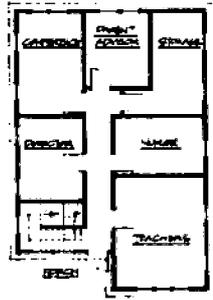
1. The proposal is based on sound principles of land use in that:
  - a. The day care center, as conditioned, is compatible with surrounding residential land uses.
  - b. The project has been designed to provide adequate off-street parking on the rear of the site.
2. The proposal will not be detrimental to the public health, safety and welfare in that:
  - a. The project as conditioned provides an adequate amount of parking on the site and sufficiently landscaped to visually screen the parking lot from the Tenth Street block face.
3. The proposal is consistent with the City Zoning Ordinance in that Day Care Centers are permitted subject to a Special Permit.

Environmental Determination: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15105(a)).



**SITE STATISTICS**

BUILDING AREA	6,855 SF
SITE AREA	7,290 SF
PLAY AREA	2,770 SF
AREA ADDED FROM LOT BELT	740 SF
PARKING PROVIDED	4 SPACES
RESIDENTIAL LOT AREA	2,800 SF



**FAMILY HOUSING PROJECT**  
1/6/11-0

**FIRST FLOOR/SITE PLAN**  
1/6/11-0

**SECOND FLOOR**  
1/6/11-0



DEAN F. UNGER  
AIA INC  
ARCHITECTURE AND  
ENVIRONMENTAL  
PLANNING  
700 Alhambra Blvd.  
Sacramento California 95811  
916-443-5217

**DAY CARE/COMMUNITY CENTER FOR  
PROJECT MAESTRA**

1 STREETS BETWEEN 9TH AND 10TH STREETS  
UNDER DIRECTION OF  
SACRAMENTO HOUSING AND DEVELOPMENT AGENCY  
SACRAMENTO, CALIFORNIA

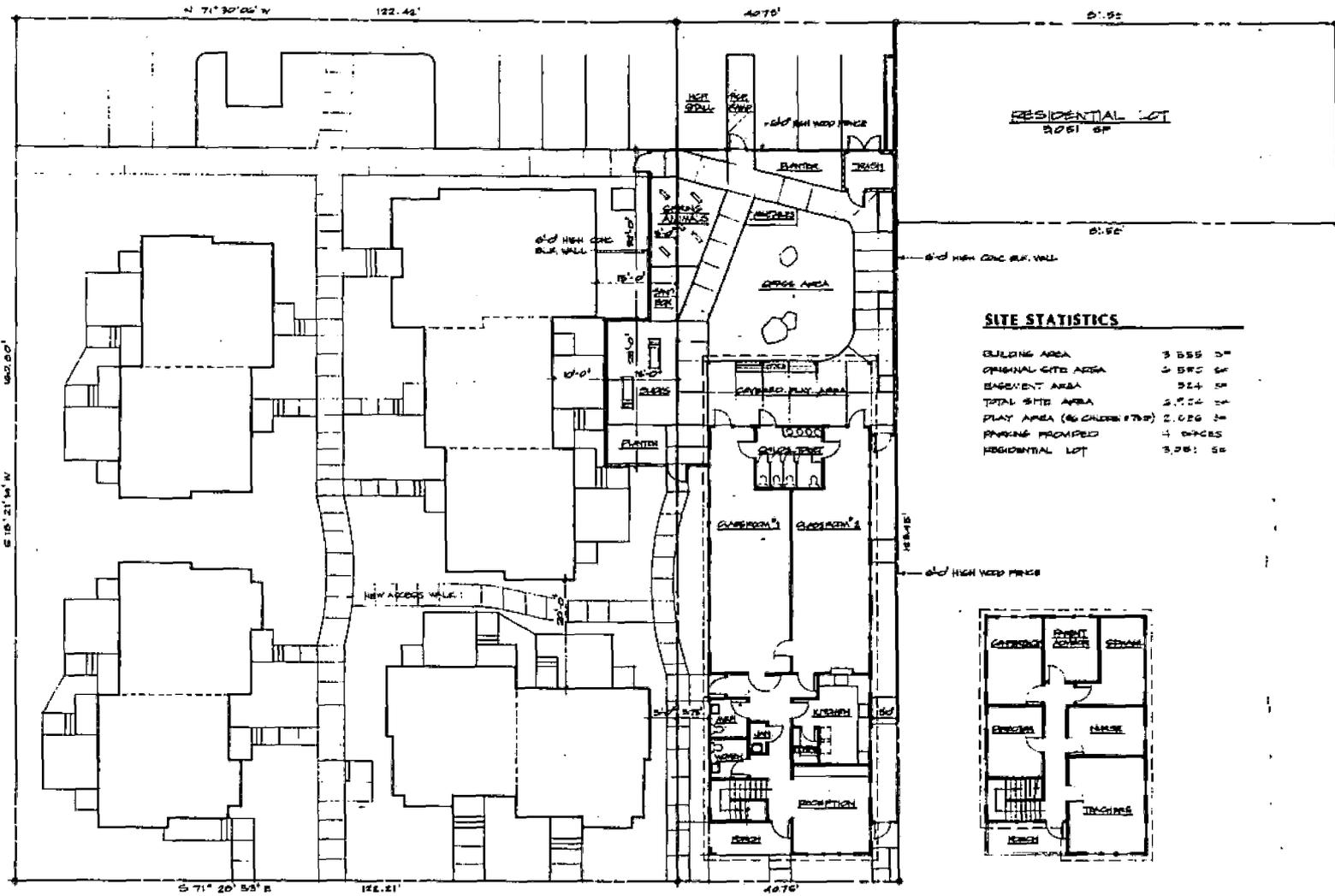
NOTES  
This drawing is a true and correct copy of the original as used signed by the Architect.

Drawn by: **CARBELLO**  
Checked by: **LAUREN**  
Job No. **11-002**  
Date **6-20-02**  
Drawing No.

**2**

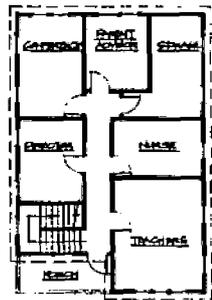
Sheet Title  
Sheet No.

Handwritten initials and signature.



**SITE STATISTICS**

BUILDING AREA	3,555 SQ'
ORIGINAL SITE AREA	6,570 SQ'
BASEMENT AREA	524 SQ'
TOTAL SITE AREA	2,024 SQ'
PLAY AREA (20 CHILDREN)	2,026 SQ'
PARKING PROVIDED	4 SPACES
RESIDENTIAL LOT	2,061 SQ'



**FAMILY HOUSING PROJECT**  
1/8" = 1'-0"

**FIRST FLOOR/SITE PLAN**  
1/8" = 1'-0"

**SECOND FLOOR**  
1/8" = 1'-0"



DEAN F. UNGER  
AIA, INC.  
ARCHITECTURE AND  
ENVIRONMENTAL  
PLANNING  
700 Alhambra Blvd.  
Sacramento, California 95811  
916-441-5217

**DAY CARE/COMMUNITY CENTER FOR  
PROJECT MAESTRA**

1. FACILITY BETWEEN 10th AND 10th STREET  
SACRAMENTO HOUSING AND DEVELOPMENT AGENCY  
SACRAMENTO, CALIFORNIA

CONTRACT NO. \_\_\_\_\_

This drawing is not final and is not to be used for construction until signed by the Architect.

ARCHITECT \_\_\_\_\_

Drawn by G. CARVALLO

Checked by D. LINDEN

Job no. 5-602

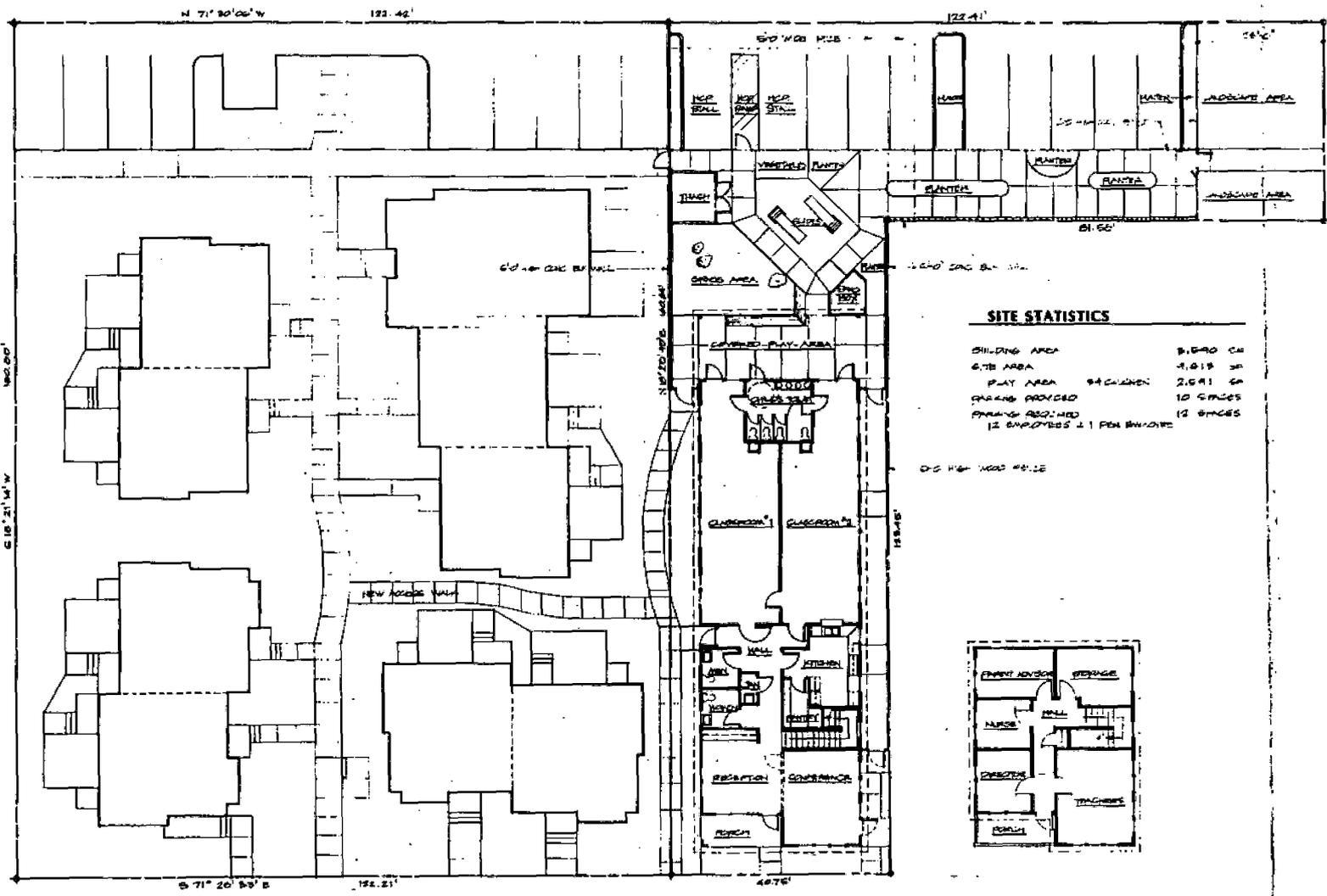
Date 5-1-82

Drawing no. \_\_\_\_\_

**3**

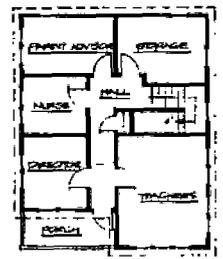
Sheet title \_\_\_\_\_  
Sheet no. \_\_\_\_\_

of \_\_\_\_\_ sheets



**SITE STATISTICS**

BUILDING AREA	9,090 SQ
SITE AREA	1,018 SQ
PLAY AREA	94 SQUARE
PARKING PROVIDED	10 SPACES
PARKING REQUIRED	12 SPACES
	(2 EMPLOYEES & 1 PER EMPLOYEE)



**FAMILY HOUSING PROJECT**  
1/2" = 1'-0"

**FIRST FLOOR/SITE PLAN**  
1/2" = 1'-0"

**SECOND FLOOR**  
1/2" = 1'-0"



DEAN F. UNGER  
ARCHITECTURE AND  
INTERIOR DESIGN  
720 UNIVERSITY BLVD  
SACRAMENTO, CALIFORNIA 95817  
916-441-0217

**DAY CARE/COMMUNITY CENTER FOR  
PROJECT MAESTRA**

4 STREETS BETWEEN 9TH AND 10TH STREETS  
NORTH SIDE OF F STREET AND 10TH STREET  
SACRAMENTO, CALIFORNIA

REVISIONS  
This drawing is not final  
and is not to be used for  
construction until approved  
by the Architect.  
DATE  
DRAWN BY: S. CARROLL  
CHECKED BY: D. UNGER  
JOB NO.: 0-22  
DAY: 0-20-02  
DRAWING NO.

1

sheet title  
sheet no.

76

(47)

24



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

August 12, 1982

MEMORANDUM

TO: Mike Notestine

FROM: Howard Yee *HY*

SUBJECT: Project Maestra site located on 10th Street, between "E" and "F" Streets (P82-156)

This is in response to your proposal to create a 61.56' x 37.40' infill site as illustrated on the attached map. My response is in recognition that you are attempting to satisfy the Planning Commission's desire to retain the residential character of the 10th Street block face.

This Department has a concern with creating such a small size parcel because of the difficulty you may have in locating a structure and meeting all setback requirements. As you can see by your map, the adjacent dwellings to the south are situated on an 80-foot deep lot and they have substantial rear yard areas. Also, you would have to meet a front yard setback similar to adjacent dwellings which would further reduce your buildable area. We would be in objection to creating a lot of this size.

I would suggest that the infill lot be increased to a minimum of 80 feet in depth. This may still require a variance approval prior to any building permit depending on how large of a structure is located on the site.

I hope that this information will satisfy your needs. If you have any further questions, please call.

HY:cp

cc: Marty Van Duyn  
File

Attachment



**HUMAN RIGHTS/FAIR HOUSING COMMISSION  
OF THE CITY AND COUNTY OF SACRAMENTO**

July 26, 1982



**COMMISSIONERS**

To City Planning Commission:

Gary Miller  
Chair

Project Maestra staff has been working out of an inadequate building for quite some time. However, the same continuous quality of services has always been provided.

Bill White  
Vice-Chair

The relocation of the agency is not only appropriate but beneficial to the Spanish-speaking children of the community during their most impressive and formative years.

Alberta Lane  
Secretary

The Commission has always recognized Project Maestra as a viable agency.

Joann T. Shulkin  
Treasurer

The Human Rights/Fair Housing Commission supports Project Maestra and its relocation to the downtown Sacramento area.

Ed Anderson

Sincerely,

Dr. Roy C. Bell

*Manuel Garcia*  
Manuel Garcia  
Executive Director  
RDL

Winston Brooks

Mimi Budd

Marina Estrada

Dr. Sidney A. Inglis

Martin Kennison

Bertha King

Anne Pettit

Reuben A. Sanchez

.....

Manuel Garcia  
Executive Director

July 23, 1982

Mike Notestine  
Associated Planner  
Housing and Redevelopment  
Agency  
630 I Street  
Sacramento, CA 95814

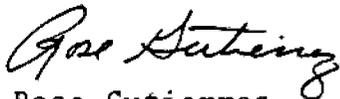
Mike Notestine,

I feel there is a greet need for Project Maestra  
Pre-School to be operating in the 9th and F  
streets area.

We get alot of calls for parents needing day  
care and pre-school programs especially in  
the downtown areas.'

Enclosed is a study of preschool programs and  
how they benefit the children and society.

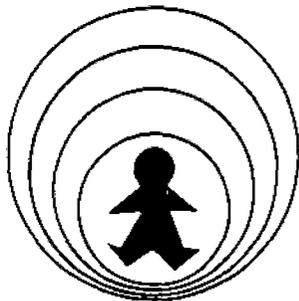
Sincerely,



Rose Gutierrez  
Referral Coordinator

2103 Stockton Blvd. (upstairs)  
Sacramento, California 95817  
(916) 453-0737

For child care referral  
453-0713



**CHILD  
ACTION,  
INC.**

24

## High/Scope Educational Research Foundation

600 North River Street  
Ypsilanti, Michigan 48197  
(313) 485-2000

# STUDY FINDS PRESCHOOL PROGRAM A LASTING BENEFIT TO CHILDREN AND SOCIETY

NEW YORK, DECEMBER 14—Findings of authoritative research on the lifetime impact of preschool education, conducted over the past 18 years at the cost of \$3 million from public and private sources, were announced today by High/Scope Educational Research Foundation. The results were announced at a press conference held at Carnegie Corporation of New York, which gave partial support to the study.

The study, which has followed the lives of 123 disadvantaged children from preschool age to the present, offers the strongest evidence to date that preschool education pays off, for children in higher academic performance, lower delinquency rates, and better earnings prospects, and for society in dollars and cents.

On 48 measures of school and life success, the study shows that by age 15, the latest age for which complete evidence is available, children who had attended a quality preschool on average significantly out-performed children who had not. Major findings are that:

- *Children who had attended preschool scored higher on reading, arithmetic, and language achievement tests at all grade levels than children who had not. By age 15, children who had attended preschool tested 8 percent higher, or the equivalent of more than one full grade better than the children who had not attended preschool.*
- *By the end of high school, only 19 percent of the children who had attended preschool had been placed in special education classes, as against 39 percent of those who had not. This constitutes a 50 percent reduction in the need for such services.*
- *Children who attended preschool showed less tendency to display antisocial or delinquent behavior in or outside of school. Thirty-six percent of the 15-year-olds who had attended preschool admitted to five or more offenses, as against 52 percent of those who had not.*
- *Children who had attended preschool were more likely to hold jobs after school, a hopeful sign that the effects of preschool will extend to employment and other kinds of success beyond the classroom.*
- *The long-term benefits of preschool outweigh the costs. The study demonstrates that a public school which invests approximately \$3,000 for one year of preschool per child begins to recoup its investment immediately, in savings on special education and other special services. A year of preschool is substantially paid for, with interest, by the end of a child's school career. This return on investment does not include savings to society in lower delinquency rates.*
- *Although the data are incomplete, early indications are that children who had attended preschool, now aged 17 to 22, will show a higher high school completion rate, a greater likelihood of attending college, less tendency to use welfare, higher employment, and lower arrest rates than those who had not.*

The study, called the Ypsilanti Perry Preschool Project, is being conducted by the High/Scope Educational Research Foundation with the cooperation of the Ypsilanti, Michigan public schools. Project directors David P. Weikart and Lawrence J. Schweinhart say they hope these research results will "draw the attention of the public back to early childhood education as an appropriate investment, especially in this time of limited resources." They add: "Preschool not only prevents problems that, if unattended, cost society much more later on, but it increases the effectiveness and efficiency of the investment we already make in schooling."

Alan Pifer, President of Carnegie Corporation, said, "The Perry Preschool Project is an outstanding example of what a partnership between government, the public schools, and foundations can accomplish when they work together toward the solution of basic problems besetting the society. Based on nearly two decades of work, the findings of this careful study present clear evidence that, if early childhood education is of high quality, the thousands it costs will save much more later. Preschool for disadvantaged children is no panacea, but it has been shown to be one point of intervention that can make a crucial difference in the future lives of the nation's children."

The Perry Preschool Project, according to Weikart and Schweinhart, "refutes the common belief that the effects of preschool wither away with time or that I.Q. gains are the only effects worth considering. Furthermore, it points out the shallowness of the 1969 study of Project Head Start by Westinghouse Learning Corporation and Ohio University, which failed to explore long enough or deeply enough the benefits that really do occur for children who receive a quality preschool education."

The "Westinghouse Study," the first and only national evaluation of Head Start, concluded that children who had enrolled in Head Start programs were only marginally better off than children who had not. Its highly controversial findings came very close to discrediting the concept of early intervention as a means of preventing academic retardation among disadvantaged children.

Since then, reports of other longitudinal studies\* suggest that the Westinghouse findings were premature and that early educational intervention can indeed have lasting effects. The Perry Preschool Project is the most definitive of these studies and the only one to undertake a benefit-cost analysis of investment in preschool as well as to assess its effects on social behavior. As such, it may be expected to influence budget-minded policy makers looking for hard evidence that social programs work.

The Perry Preschool Project compares an experimental group of children, who received a daily preschool program and weekly home visits, with a control group who received no intervention program. At the time the 123 youngsters were chosen for the study, all had I.Q.'s ranging from 70 to 85. All were black and came from poor families. Most of the parents had only an elementary school education. Nearly half the fathers were absent from home, and of those at home more than half were jobless. Roughly half the families were on welfare. The experimental and control children were selected at random.

Over four years, beginning in 1962, 58 three- and four-year-old children entered preschool in subgroups of about a dozen each. For 12½ hours a week they took part in a program that emphasized active learning and problem-solving and a high degree of adult-child and child-child interaction. In addition, the teachers visited each mother and child at home for 90 minutes a week, not to impart wisdom but to arouse the parent's interest in, and attention to, her child's curiosity for learning.

The High/Scope staff administered tests of intelligence, academic achievement, and social development to the children every year through grade 4, then again through grades 8 and 9. The staff also held extensive interviews with the children and their parents, checked school records, and obtained teacher ratings of both experimental and control children. The latest findings, released today, are described by Schweinhart and Weikart in the publication, *Young Children Grow Up: The Effects of the Perry Preschool Program on Youths Through Age 15* (High/Scope Press\*\*). The next phase, which will assess preschool effects on youths through age 19, is under way and will be reported in 1981.

When the experimental children entered first grade, they had I.Q.'s about 12 points higher than those of the control children. By the third grade the I.Q.'s of the experimental group had dropped back to the level of the control group, following the pattern of other experimental studies of preschool effects. However, the differences increased over time, so that by the eighth grade the experimental children tested the equivalent of more than one full grade higher than the control children.

These same results were obtained with experimental children in all five waves, strengthening the research results and therefore the program's potential for replication.

What made the difference? Weikart and Schweinhart believe the project led children to "extract" a better education from the school system. They postulate a "chain of cause and effect," in which the experimental children improved their cognitive ability through preschool, so that it was higher upon entry to school than it otherwise would have been. From this initial position they experienced greater success in school. As a result they become more committed to schooling and demonstrated higher school achievement—a success-oriented role that was reinforced by teachers, parents, and peers. Being more strongly bound to school success, they engaged in deviant behavior less frequently.

"Our prediction," write the authors, "is that they will reap the rewards of greater school success in higher educational attainment, higher occupational status, and higher income."

Weikart and Schweinhart say their research shows that children may make significant gains from any quality preschool program, whatever the curriculum. A quality program, however, must share the following characteristics: 1) it must be well managed and monitored; 2) parents should have substantial involvement in the child's education; 3) at least two adults should be in the classroom to provide overall classroom support and individual attention to the children (class size is not as important); 4) there should be a high degree of teacher-child interaction, with the child initiating much of the activity; 5) the program should be organized around a specific curriculum, to provide a consistent basis for learning; 6) teachers must be trained in the curriculum and should learn to work together as a team and under supervision; 7) the program must have an evaluation component where the emphasis is on maintaining quality on a day-to-day basis.

Carnegie Corporation support for the Perry Preschool Project and for related projects of High/Scope has totaled \$1,098,730. Major support for the Perry Project alone came from the federal government and other private sources. The Ypsilanti Public Schools contributed teacher salaries, school equipment, and supplies.

\*Consortium for Longitudinal Studies: *Lasting Effects After Preschool--Summary Report*. DHEW publication no. (OHDS) 80-30179. U. S. Government Printing Office, Washington, D.C. 20402. \$1.50

\*\*Monograph Series #7, High/Scope Press, 600 North River Street, Ypsilanti, Michigan 48197. \$8.00 prepaid.

*This story was released to the press by the Carnegie Corporation of New York on December 14, 1980. It was written by Avery Russell, Director of Publications at the Carnegie Corporation, in consultation with High/Scope Foundation staff.*

HIGH/SCOPE EDUCATIONAL RESEARCH FOUNDATION

PERRY PRESCHOOL PROJECT  
PRELIMINARY FINDINGS THROUGH AGE 19

Preliminary Economic Analysis

For every \$100 invested in the Perry Preschool Program, the economic returns to society are \$413--

- \$26 in reduced schooling cost;
- \$7 in reduced legal system cost; and
- \$380 in increased lifetime earnings by participants.

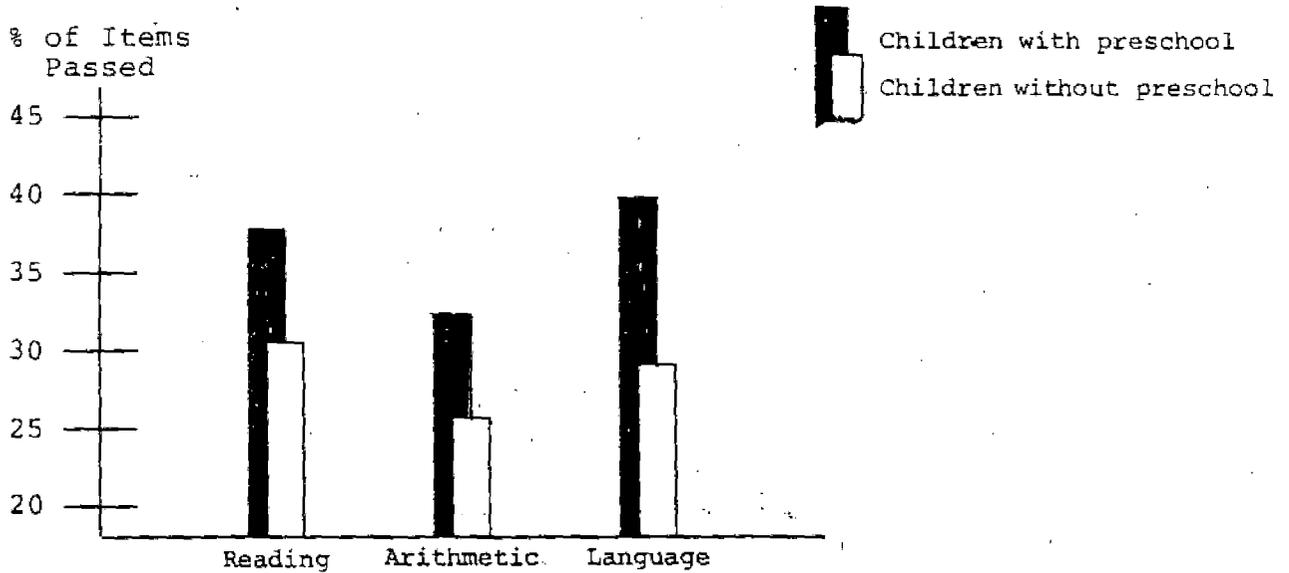
Preliminary Comparison of Juvenile Antisocial Behaviors, Arrests, and Court Appearances

	Children With Preschool	Children Without Preschool
<u>Self-Reports at Age 15:</u>		
Taking by force from another person: (% yes)	2%	15%
Damaging institutional property: (% yes)	2%	15%
<u>Official Juvenile Records:</u>		
Persons arrested:	9%	17%
Persons with court records:	2%	15%

HIGH/SCOPE EDUCATIONAL RESEARCH FOUNDATION

PERRY PRESCHOOL PROJECT  
PRELIMINARY FINDINGS THROUGH AGE 19

Age 14 School Achievement



Proportion of Years Spent in Special Education

CHILDREN WITH PRESCHOOL	Special Ed. 14%	Regular Education 86%
CHILDREN WITHOUT PRESCHOOL	Special Education 29%	Regular Education 71%

Highest Grade Attained in High School

CHILDREN WITH PRESCHOOL	11 Grades or less, 26%	High School Graduates 74%
CHILDREN WITHOUT PRESCHOOL	11 Grades or less 46%	High School Graduates 54%



**La Familia** COUNSELING  
CENTER, INC.

July 22, 1982

Mr. Mike Notestine  
Sacramento Housing  
and Redevelopment Agency  
630 "I" Street  
Sacramento, CA 95814

Dear Mr. Notestine:

This is in support of Project Maestra moving to a site on 10th & "F" Street. Project Maestra has always worked closely with the downtown community and they should be given every consideration and assistance in re-locating their services back into the community where most of their clients come from.

La Familia utilizes Project Maestra as a resource to many of our families and we have found a need for their services in the downtown area.

Sincerely,

Anita Barnes  
Acting Executive Director



# centro de artistas chicanos

453-9308

2904 Franklin Blvd., Sacramento, Ca. 95818 (916) ~~455-7429~~

July 19, 1982

Sacramento Housing & Redevelopment Agency  
Mike Notestine, Associate Planner  
630 "I" St.  
Sacramento, California 95814

Dear Mr. Notestine:

The Centro de Artistas Chicanos, Inc. would like to request that you grant Project Maestra a special permit to relocate back into the Alkali Flat area.

Over the years the Centro has witnessed Project Maestra relocated several times because of Redevelopment action. A stable, permanent home in the Alkali Flat area is vital both to Project Maestra and to the Alkali Flat area community residents. By being in the Alkali neighborhood, Project Maestra will be able to service the residents of that neighborhood. Displaced residents moving back into low-income housing of the Alkali Flat area will be able to utilize the services provided by Project Maestra, as it will be within walking distance.

Project Maestra is a non-profit Agency---A pre-school; and it should not be considered a commercial business.

As a bilingual bicultural arts center, El Centro de Artistas Chicanos whole-heartedly supports Project Maestra's request to have a permanent home in the Alkali Flat area.

Your Consideration to this matter will be greatly appreciated.

Sincerely,

Luzmaria Espinosa, for  
Centro de Artistas Chicanos

24

DEPARTMENT OF SOCIAL SERVICES

Community Care Licensing  
2400 Glendale Lane, Suite C  
Sacramento, CA 95825  
(916) 920-6855



July 16, 1982

Sacramento Housing and Redevelopment Agency  
630 I Street  
Sacramento, CA 95814

Dear Mr. Noestine:

A review of the preliminary plans and blue prints submitted for the proposed Day Care/Community Center for Project Maestra has been evaluated.

The plans indicate there is 2,250 square feet available for outdoor playground space, 1,268 square feet for indoor classroom space, of which are appropriate dimensions in meeting licensing standards for thirty-four children.

The plans also specify sufficient toilet facilities, indoor and outdoor drinking fountains, staff bathrooms, and kitchen facilities.

The proposed plans submitted meet the physical plant and safety regulations as required by Community Care Licensing.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads 'H. Adam Aguilera'.

H. Adam Aguilera  
Licensing Evaluator

cc: Project Maestra



# DEAN F UNGER AIA INC

architecture and environmental planning

700 ALHAMBRA BOULEVARD  
SACRAMENTO, CALIFORNIA  
95816 916 443-5747

September 2, 1982

S.H.R.A.  
630 I Street  
Sacramento, CA 95814

Attn: Mike Notestine

Re: Project Maestra  
Revised Architects Preliminary Probable Cost of  
Construction Estimate

Dear Mike:

We have revised our estimate at your request to include the changes for our three site alternatives.

The building costs will remain basically unchanged. Site costs will vary, with the bottom line changing the most because of deletion of 10th Street site costs.

Please call me if you have any questions.

Very truly yours,

J. Steven Carrillo  
A.I.A. Architect

JSC/aw

Enclosures

REVISED 9-2-82  
July 14, 1982  
Mike Notestine  
Project Maestra  
Page 2 of 5

SITE NO. 1

Architects Preliminary Probable Cost  
of Construction Estimate

SUMMARY

Building		
\$50.25/SF x 3,590 SF =		\$ 180,376
Site Development		
\$1.50/SF x 9,613 SF =		14,420
		<hr/>
SUBTOTAL BUILDING RELATED		\$ 194,796
15% Contingency (Required by Agency)	+	29,219
		<hr/>
CONTRACT AMOUNT SUBTOTAL		\$ 224,015

(Under Contract Budget of \$226,000)

Additional Costs (Assumption)

Building Plan Check (Assume)	\$	4,000
"F" Street Lot Cost (Assume)	\$	27,000
10th Street Lot Cost (Assume)	\$	13,500
		<hr/>
SUBTOTAL ADDITIONAL COSTS	\$	44,500
		<hr/>
CONTRACT AMOUNT SUBTOTAL	\$	224,015
		<hr/>
TOTAL PROJECT COST	\$	268,515

(Under \$272,000 Agency Budget)

REVISED 9-2-82  
July 14, 1982  
Mike Notestine  
Project Maestra  
Page 3 of 5

SITE NO. 2

Architects Preliminary Probable Cost  
of Construction Estimate

SUMMARY

Building		
\$50.25/SF x 3,555 SF =		\$ 178,638
Site Development		
\$1.50/SF x 7,298 SF =		\$ 10,947
Added Site Costs		
Concrete Block Walls 80 LF x \$55 LF =		\$ 4,400
		<hr/>
SUBTOTAL BUILDING RELATED		\$ 193,985
15% Contingency (Required by Agency)		29,098
		<hr/>
CONTRACT AMOUNT SUBTOTAL		\$ 223,083

(Under Contract Budget of \$226,000)

Additional Costs (Assumptions)

Building Plan Check (Assume)		\$ 4,000
"F" Street Lot Cost (Assume)		27,000
10th Street Lot Cost (Assume)		3,600
		<hr/>
SUBTOTAL ADDITIONAL COSTS		\$ 34,600
		<hr/>
CONTRACT AMOUNT SUBTOTAL		\$ 223,083
		<hr/>
TOTAL PROJECT COST		\$ 257,683

(Under \$272,000 Agency Budget)

REVISED 9-2-82  
July 14, 1982  
Mike Notestine  
Project Maestra  
Page 4 of 5

SITE NO. 3

Architects Preliminary Probable Cost  
of Construction Estimate

SUMMARY

Building		
\$50.25/SF x 3,555 SF =		\$ 178,639
Site Development		
\$1.50/SF x 6,924 SF =		10,386
Extra Site Costs		
Concrete block walls 63 LF x \$55/LF =		3,465
SUBTOTAL BUILDING RELATED		<u>\$ 192,490</u>
15% Contingency (Required by Agency)	+	28,834
CONTRACT AMOUNT SUBTOTAL		<u>\$ 221,324</u>

(Under Contract Budget of \$226,000)

Additional Costs (Assumption)

Building Plan Check (Assume)		\$ 4,000
"F" Street Lot Cost (Assume)		\$ 27,000
SUBTOTAL ADDITIONAL COSTS		<u>\$ 31,000</u>
CONTRACT AMOUNT SUBTOTAL		\$ 221,324
TOTAL PROJECT COST		<u>\$ 252,324</u>

(Under \$272,000 Agency Budget)

REVISED 9-2-82  
July 14, 1982  
Mike Notestine  
Project Maestra  
Page 5 of 5

Detailed Construction Costs  
Per Gross Square Foot  
By Construction Type

1. Foundation	\$	2.73
2. Superstructure		10.50
3. Roofing		2.38
4. Exterior Walls (W/Doors & Windows)		6.35
5. Interior Partitions		4.05
6. Interior Wall Finishes		0.64
7. Floor Finishes		1.53
8. Ceiling Finishes		1.50
9. Fixed Equipment		3.50
10. H.V.A.C.		4.50
11. Plumbing		3.50
12. Electrical		4.50
 BUILDING COST SUBTOTAL	\$	<u>45.68</u>
CORRECTION FOR SACRAMENTO MARKET	x	1.10
 BUILDING COST TOTAL/SF	\$	<u><u>50.25</u></u>