



**Sacramento
Housing &
Redevelopment
Agency**

January 15, 2003



Redevelopment Agency and City Council of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

**SUBJECT: TRANSFER OF FUNDS TO COMPLETE OAK PARK COMMUNITY
CENTER PHASE ONE EXPANSION**

LOCATION & COUNCIL DISTRICT

Oak Park Community Center -- 3425 Martin Luther King, Jr. Boulevard
Council District 5

RECOMMENDATION

Staff recommends adoption of the attached resolutions on pages 6 and 7, which authorizes the Executive Director or her designee to transfer \$250,000 in Oak Park Capital Improvement Revenue Bond funds to the Oak Park Community Center Phase One expansion project; and execute an Individual Project Agreement (IPA) for the project.

CONTACT PERSONS

Lisa Bates, Director, City Community Development, 440-1316
Sarah Hansen, Redevelopment Program Manager, 440-1399, x1415

FOR COUNCIL MEETING OF - January 30, 2003

SUMMARY

This report recommends transferring \$250,000 from the 1999 Capital Improvement Revenue Bond funds) Public Facilities and Infrastructure project to complete the phase one expansion project at the Oak Park Community Center. The project includes additions for the weight room and activity space, expansion of the main office into the existing weight room, and replacement of the Center's flooring. This report also recommends that the Executive Director be authorized to execute an Individual Project Agreement (IPA) between the City and Redevelopment Agency to complete the project.

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PAC/RAC/TAC ACTION

At its meeting on December 4, 2002, the Oak Park Project Area Committee adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Davis, Hearne, Hoorazar, Johnson, Marion, Moore, Parker, Sumpter, White

NOES: None

ABSENT: Williams

COMMISSION ACTION

At its meeting of January 15, 2003, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Amundson, Burns, Burruss, Castello, Faust, Harland, Hoag, McCarty,
Piatkowski, Simon

NOES: None

ABSENT: None

BACKGROUND

The Oak Park Community Center is a prominent gathering place in the Oak Park community. On many evenings the meeting facilities are full and the weight room is busy with local youth. To better utilize the recreation space at and around the Community Center, the City and the Redevelopment Agency funded a three-phased masterplan which at full build out will result in a new gymnasium and soccer fields. Phase one, which this report addresses, includes adding space for the weight room and activity space, and relocating and expanding the main office into the existing weight room.

The phase one expansion project is funded primarily through \$1 million in City General Funds. The original budget for the phase one did not include the replacement of the existing flooring, which contains asbestos. The removal of the flooring and subsequent replacement is imperative to the modernization of the Oak Park Community Center. Currently, there are no general funds available for the flooring component of the project.

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Public Works staff estimates that the cost of this additional work is \$250,000 (Attachment I – Budget Estimate). If funds are approved, staff estimate the project to be completed by June 2003 with the center being closed from February to June for construction.

FINANCIAL CONSIDERATIONS

The Phase One expansion project for the Oak Park Community Center is estimated to cost \$1.25 million to complete. The original project is estimated to cost \$1 million with the removal and replacement of the existing flooring to cost an additional \$250,000. This report recommends that the current project (KB27) be augmented by \$250,000 to add the removal and replacement of existing flooring to the scope of work for the phase one expansion project. The \$250,000 would be transferred from the Redevelopment Agency's 1999 Oak Park Capital Improvement Revenue Bond funds to the project.

POLICY CONSIDERATIONS

The Oak Park Community Center expansion project is consistent with community development goals for the Oak Park Redevelopment Area Implementation Plan. The project meets the following objective in the Oak Park Redevelopment Area Implementation Plan: Promote cultural facilities as a component of visitor attractions in the Oak Park area.

This report is also consistent with the City's Strategic Plan goal to preserve and expand the arts and culture, open space, urban forest, parks, and recreation opportunities. The proposed action supports the Guiding Principle of that goal which states that the City should sustain existing community priority programs/facilities before committing resources to expand or grow new programs/facilities.

ENVIRONMENTAL REVIEW

The proposed project is exempt from further environmental review pursuant to the Agency's Environmental Procedures, Section 7-3.1 and the California Environmental Quality Act ("CEQA"), as the minor alteration of an existing public facility, involving negligible expansion of current use (Class 1 and CEQA Guidelines Section Number 15301(a)). The proposed project is also exempt from further environmental review pursuant to the Agency's Environmental Procedures, Section 7-3.1 and CEQA Guidelines Section 15301(e)(1) as the interior renovation will allow more effective use of the office space already a part of current operations at the site, and the minor addition of nearly 2,500 square feet of entry way and weight room would not be more than 50 percent of the existing floor area, nor exceed the 2,500 square foot threshold specified therein. The proposed project will not cause a substantial adverse change to the

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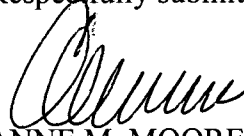
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significance of a historical resource as prohibited by CEQA Guidelines Section 153000.2(f).
National Environmental Policy Act does not apply.

M/WBE CONSIDERATIONS

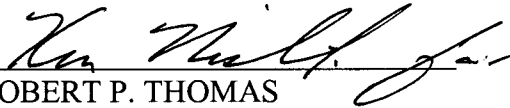
M/WBE regulations do not apply to this project.

Respectfully submitted,



ANNE M. MOORE
Executive Director

Transmittal approved,



ROBERT P. THOMAS
City Manager

TABLE OF CONTENTS:

- 1) Attachment I: Cost Estimate – pg. 5
- 2) City of Sacramento Resolution – pg. 6
- 3) Redevelopment Agency Resolution – pg. 7



DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

927 10th STREET, STE. 100
SACRAMENTO, CA
95814-2700

PROJECT DELIVERY DIVISION

PH. (916) 264-8300
FAX (916) 264-8337

**Oak Park Community Center
Expansion Project – Phase 1
November 26, 2002**

Following is a total Estimated Project Cost for additional items that might be added to the Project Scope:

\$ 50,000 Additional Funding to Upgraded Mechanical System
\$ 135,500 The Asbestos Abatement and Install New Floor
\$ 52,500 To Upgrade Ceiling Materials and Lighting in Main Lobby Area
\$ 12,000 Add Security System
\$ 250,000 Total

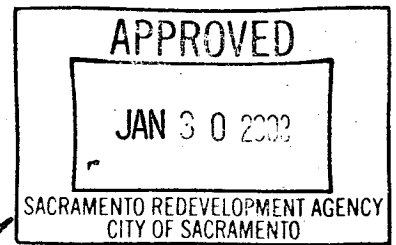
The above estimate includes all Construction and "Soft Costs," such as the Permit fees, Design costs, APP, Project Management (including City Staff), and other standard, regular Project Costs.

Please give me a call if this information is unclear or if you do not understand the direction given.

Sincerely,

Mike George
Project Manager

copy: Project File



RESOLUTION NO. RA 2003-008

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

**TRANSFER OF FUNDS TO COMPLETE THE OAK PARK COMMUNITY CENTER
PHASE ONE EXPANSION**

WHEREAS, the Council of the City of Sacramento has determined and the Redevelopment Agency of the City of Sacramento finds that there is no other feasible alternative source of funding available for the phase one expansion project at the Oak Park Community Center in the Oak Park Redevelopment Area.

WHEREAS, the Oak Park Community Center expansion project is an appropriate redevelopment activity that is consistent with the Broadway/Stockton Boulevard Urban Design Plan and Oak Park Redevelopment Area Implementation Plan.

WHEREAS, the proposed expenditure is an appropriate expenditure because it will benefit and improve the Oak Park Redevelopment Project Area and further the goals of the Streetscape and Urban Design Plans by improving access to recreation inside the project areas.

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

Section 1. Hereby finds and determines the above recitals to be true and correct.

Section 2. The proposed project is exempt from further environmental review pursuant to the Agency's Environmental Procedures, Section 7-3.1 and the California Environmental Quality Act ("CEQA"), as the minor alteration of an existing public facility, involving negligible expansion of current use (Class 1 and CEQA Guidelines Section Number 15301(a)). The proposed project is also exempt from further environmental review pursuant to the Agency's Environmental Procedures, Section 7-3.1 and CEQA Guidelines Section 15301(e)(1) as the interior renovation will allow more effective use of the office space already a part of current operations at the site, and the minor addition of nearly 2,500 square feet of entry way and weight room would not be more than 50 percent of the existing floor area, nor exceed the 2,500 square foot threshold specified therein. The proposed project will not cause a substantial adverse change to the significance of a historical resource as prohibited by CEQA Guidelines Section 15300.2(f). National Environmental Policy Act does not apply.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 3. The Individual Project Agreement (IPA) between the Redevelopment Agency of the City of Sacramento and the City of Sacramento, Department of Public Works for the completion of the Oak Park Community Center expansion project in the amount of \$250,000 is approved.

Section 4. The Executive Director is authorized to execute the IPA with the City of Sacramento for \$250,000 using 1999 Oak Park Capital Improvement Revenue Bond funds. The Executive Director or her designee is authorized to take all such actions, and execute such instruments as may be necessary to implement the IPA.

Section 5. The Executive Director or her designee is authorized to transfer \$250,000 from the Public Facilities & Infrastructure project -- 1999 Oak Park Tax Exempt Capital Improvements Revenue Bond (CIRB's) proceeds to the Oak Park Community Center Expansion Project – KB27.

CHAIR

ATTEST:

SECRETARY

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____ (7)



RESOLUTION NO. 2003-026

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF

**TRANSFER OF FUNDS TO COMPLETE THE OAK PARK COMMUNITY CENTER
PHASE ONE EXPANSION**

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

Section 1. The City Council of the City of Sacramento finds that there is no other feasible alternative source of funding available to complete the phase one expansion project for the Oak Park Community Center.

Section 2. The proposed project is exempt from further environmental review pursuant to the Agency's Environmental Procedures, Section 7-3.1 and the California Environmental Quality Act ("CEQA"), as the minor alteration of an existing public facility, involving negligible expansion of current use (Class 1 and CEQA Guidelines Section Number 15301(a)). The proposed project is also exempt from further environmental review pursuant to the Agency's Environmental Procedures, Section 7-3.1 and CEQA Guidelines Section 15301(e)(1).

Section 3. The City Manager is hereby authorized to enter into an Individual Project Agreement with the Redevelopment Agency of the City of Sacramento for the completion of the phase one expansion project at the Oak Park Community Center in the Oak Park Redevelopment Area.

Section 4. The City Manager is hereby authorized to amend the Capital Improvement Program budget by appropriating \$250,000 in 1999 Oak Park Capital Improvement Revenue Bond funds to the Oak Park Community Center Phase One Expansion project – KB27.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____