



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



6

July 18, 1989

Budget and Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Approval of an Award to Contract with Brco
Construction, Inc. - 1224 North "B" Street and Use of
Downtown Tax Increment Funds for the Proposed
Renovation

SUMMARY

The attached report is submitted to you for review and
recommendation prior to consideration by the Redevelopment
Agency of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution
approving the funding and the contract award.

Respectfully submitted,

ANDREW J. PLESCIA
Acting Executive Director

TRANSMITTAL TO COMMITTEE:

JACK R. CRIST
Deputy City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



6

July 25, 1989

Redevelopment Agency of
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Approval of an Award to Contract with Brco Constructors, Inc. for the Renovation of an existing warehouse located at 1224 North "B" Street, and Authorizes the use of Downtown Tax Increment Funds to augment the Previously Approved Budget for the Proposed Renovations.

SUMMARY

The attached resolutions: (1) approves Brco Constructors, Inc. for the renovation of the structure located at 1224 North "B" Street, (2) approves the use of Downtown Tax Increment Funds (previously allocated to the Detox Center Program Account) to augment the available funding for the renovation, (3) determines the need for Downtown Tax Increment financing for use on the Homeless Shelter.

BACKGROUND

In the recently adopted program for the provision of "In-Kind" Services for General Assistance (welfare) recipients, the Board of Supervisors provided \$150,000 in funding for the renovation of the existing warehouse facility (which has since been purchased) adjacent to the Salvation Army Shelter. Since this renovation will also include office space for the Agency staff for programs other than "In-Kind" Services, it is appropriate to utilize Tax Increment Funds for a portion of the renovation costs.

On May 1, 1989, the Authority advertised for bids on the structural renovation. Bids were accepted on June 6, 1989. The following is a recapulation of the bids received on June 6, 1989.

M.P. Allen	\$254,980
Zinco General Contractors	\$285,566

(1)

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the
City of Sacramento
July 25, 1989
Page 2

Mc Cluskey	\$196,000
TRP Construction	\$213,720
Thoreon, Inc.	\$207,542
Park Mechanical	\$241,332
Equirox	\$210,405
G&D Builders	\$198,557
Cal Ram	\$222,263
Resource Development	\$274,634
Building Construction Mgt.	\$219,770
Chapik, Construction	\$227,734
Betzler Construction	\$308,000
Brco Construction	\$190,800
Maloney & Bell	\$209,420

The three (3) low bids were extensively reviewed and Brco Constructors, Inc. has been verified by staff as meeting all the requirements of the contract, together with providing the best MBE/WBE participation.

As the submitted bids exceed the approved funding of \$150,000 this report requests the use of \$40,800 in Downtown Tax Increment Funds to provide the additional funds necessary to meet the low bid amount. Additionally, the water district has not resolved the issue of whether a new water line would be required to be connected to the water main on 12th Street or whether a loop system from North "B" and 14th Street should be installed. Based on the worst case scenario, it is estimated that an additional \$12,000 would be required to complete the water system. It is also requested that a \$10,000 contingency fund be allotted to cover any additional unforeseen problems or conditions.

(2)

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of
City of Sacramento
July 25, 1989
Page 3

FINANCIAL DATA

A total of \$62,800 is required from low to moderate Housing Downtown Tax Increment Fund to complete this renovation. This recommendation increases the 1989 budget by \$62,800.

ENVIRONMENTAL REVIEW

A Negative Declaration, Control No. 148-HS-88, was adopted as adequate and complete on December 13, 1988. All subsequent actions to implement the project as approved require no further environmental review.

POLICY IMPLICATIONS

Previously discussed and approved at the Board of Supervisors meeting on December 13, 1988. There are no policy changes being recommended.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of July 17, 1989, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYE:

NOES:

ABSENT:

6

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of
City of Sacramento
July 25, 1989
Page 4

RECOMMENDATION

The staff recommends that you adopt the attached resolutions which (1) approve Brco Constructors, Inc. for the renovation of the structure located at 1224 North "B" Street (2) approve the use of \$62,800 in Downtown Tax Increment Funds to cover the additional costs necessary to complete the Homeless Shelter project.

Respectfully submitted,


ANDREW J. PLESCIA
Acting Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slipe
City Manager

Contact Person: Kevin Odell 440-1380

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

APPROVING THE USE OF TAX INCREMENT FUNDS AS
THE ADDITIONAL FUNDS NECESSARY TO COMPLETE
THE HOMELESS SHELTER PROJECT

WHEREAS, the County of Sacramento has approved an allocation of \$150,000 for the renovation of an existing homeless shelter at 1224 North "B" Street, Sacramento; and

WHEREAS, the funds allocated to carry out the renovation are insufficient based upon the bids received on June 6, 1989;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The Acting Executive Director is hereby authorized to amend the budget pertaining to the homeless shelter to include Tax Increment Funds in the amount of \$62,800 to supplement the existing approved budget for the structural renovation of such shelter.

Section 2. Such funds shall be transferred in the form of a grant.

CHAIR

ATTEST:

ASSISTANT SECRETARY

1100WPP2(392)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

APPROVING BRCO CONSTRUCTORS, INC.
FOR THE RENOVATION OF 1224 NORTH "B" STREET,
HOMELESS SHELTER PROJECT.

WHEREAS, the Authority solicited and received bids on June 6, 1989 for the renovation of the structure located at 1224 North "B" Street; and

WHEREAS, Brco Constructors, Inc. was the lowest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The Acting Executive Director is hereby authorized to enter into a contract with Brco Constructors, Inc. in the amount of \$190,800 for the renovation of the homeless shelter located at 1224 North "B" Street, and to accept funds as necessary to complete such renovation.

Section 2: The Acting Executive Director is further authorized to take such actions, contractual or otherwise, as may be necessary to secure the site, obtain permits, and entitlements, prepare it for construction, provide utilities and/or take other actions incidental or necessary to complete the renovation of such homeless shelter.

CHAIR

ATTEST:

ASSISTANT SECRETARY

1100WPP2(389)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

6

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

DETERMINATION OF NEED FOR TAX INCREMENT FINANCING FOR CONSTRUCTION OF A HOMELESS SHELTER

WHEREAS, the Redevelopment Agency of the City of Sacramento has proposed to use \$62,800 of tax increment funds from the Merged Downtown Sacramento Redevelopment Project for the renovation of a homeless shelter at 1224 North "B" Street, Sacramento.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1: The City Council determines that:

- (a) The renovation of the homeless shelter at 1224 "B" Street, Sacramento is of benefit to the Merged Downtown Sacramento Redevelopment Project Area.
- (b) That there are no other reasonable means of financing such renovation available to the community.

MAYOR

ATTEST:

CITY CLERK

1100WPP2(389)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



7

July 18, 1989

Budget and Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Suspension of Loan Payments - Pioneer Hall

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution approving the suspension of payments.

Respectfully submitted,


ANDREW J. FLESCIA
Acting Executive Director

TRANSMITTAL TO COMMITTEE:


JACK R. CRIST
Deputy City Manager

Attachment