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DEPARTMENT OF
GENERAL SERVICES

CITY OF SACRAMENTO
CALIFORNIA

5730 - 24TH STREET
BUILDING FOUR
SACRAMENTO, CA
95822-3699

OFFICE OF THE DIRECTOR

916-449-5548

DIVISIONS:

COMMUNICATIONS
FACILITY MANAGEMENT
FLEET MANAGEMENT
PROCUREMENT SERVICES

October 2, 1989

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

Honorable Members in Session

SUBJECT: Demolition of Personnel Building, 801 9th St.

SUMMARY

The attached report recommends that the City Council authorize demolition of the Personnel Building, 801 9th St. and resurfacing the site for interim parking, all at an estimated cost of \$52,000. Further, the report recommends that the work be done by informal bids with funding to come from the General Fund Contingency Fund. When the work is completed, the Contingency Fund will have a balance of \$795,485.

With the relocation of the Personnel and Employee Relations Departments to the Plaza Building, 921 10th St., effective October 9, 1989, the building will be vacant and work can begin immediately.

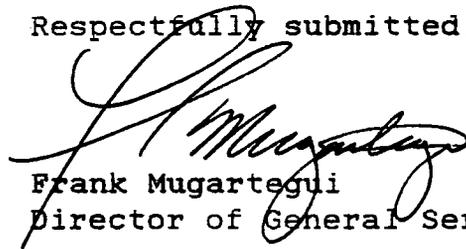
RECOMMENDATION

It is recommended that the Budget and Finance Committee and the Transportation and Community Development Committee review the attached report and recommend that the City Council approve the report and adopt

Budget and Finance Committee
Transportation and Community Development Committee
October 2, 1989
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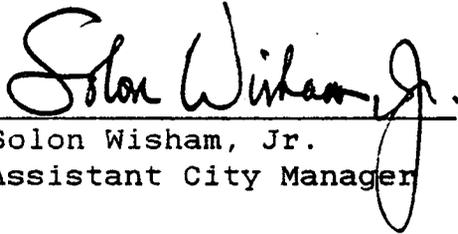
the resolution authorizing demolition of the Personnel Building at 801 9th Street using \$52,000 from the General Fund Contingency Fund for the work and that the work be accomplished utilizing the informal bid process.

Respectfully submitted,



Frank Mugartegui
Director of General Services

RECOMMENDATION APPROVED:



Solon Wisham, Jr.
Assistant City Manager

October 10, 1989

Contact Person: Duane Wray
Facility Manager
449-5445

Attachments



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DIVISIONS:

COMMUNICATIONS
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PROCUREMENT SERVICES

October 2, 1989

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: DEMOLITION OF PERSONNEL BUILDING, 801 9TH STREET

SUMMARY

This report requests authorization for the demolition of the Personnel Building, 801 9th St. and resurfacing the site for interim parking. The Budget and Finance Committee and the Transportation and Community Development Committee have reviewed the report and recommend approval by the City Council.

BACKGROUND

The Personnel Building was built in 1952 and purchased by the City in 1970. It is at the end of its useful life, based on deterioration of the structure and mechanical systems and steadily increasing maintenance costs. The building has numerous problems that make continued use not advisable. It needs a new roof, the air conditioning units need to be replaced, the plumbing is in very poor condition because of the galvanized piping, a combined sanitary and storm drain system under the building often backs up in the winter and sewage overflows onto the entrance court yard area, there is extensive dry rot, the telephone and electrical systems do not meet the requirements of modern office operations, it does not meet handicap code requirements, and the restroom facilities are not sufficient for the number of people located there.

Effective October 9th, the Personnel and Employee Relations Departments will be relocated to the Plaza Building, 921 10th Street and the Personnel Building will be vacant.

FINANCIAL DATA

There is a backlog of essential maintenance and repair work to the building, including:

- roof replacement	\$12,000
- replace 7 of the 10 air condition units	81,000
- plumbing and sewer repairs	14,000
- remove dry rot	unknown
- remodel for handicap	<u>unknown</u>
	\$107,000+

Operation and maintenance costs for the building during the past 12 months were \$27,956.

The estimated cost of demolition and repaving are:

- demolition	\$41,000
- parking lot lights	1,000
- repaving	<u>10,000</u>
	\$52,000

Funding for demolition and resurfacing would come from the General Fund Contingency Fund (101/710/7012/4999). After the demolition and resurfacing, the balance in the contingency fund will be \$795,485.

ANALYSIS

In comparing the \$52,000 cost of demolition and resurfacing with the \$134,956+ cost of required maintenance and repair work, and the numerous operational deficiencies of the building, it does not make economic sense for the City to continue utilizing the building.

POLICY CONSIDERATIONS

The issue before the City Council is whether it wishes to continue utilizing the Personnel Building and investing an excess of \$134,956 in a marginal facility.

MBE/WBE EFFORTS

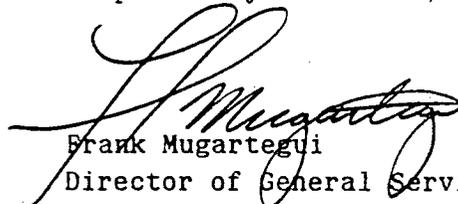
Not applicable.

RECOMMENDATION

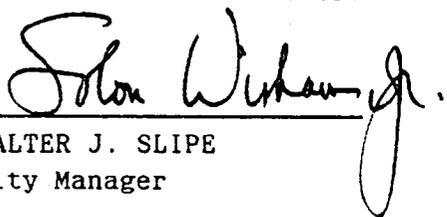
It is recommended that the City Council adopt the attached resolution authorizing:

1. Demolition of the Personnel Building at 801 9th Street;
2. That \$52,000 be allocated from the General Fund Contingency Fund (101/710/7012/4999) for the demolition and resurfacing; and
3. That the recommended building demolition and site resurfacing be accomplished utilizing the informal bid process.

Respectfully submitted,


 Frank Mugartegui
 Director of General Services

RECOMMENDATION APPROVED:


 fx. WALTER J. SLIPE
 City Manager

October 10, 1989
All Districts

Contact Person: Duane Wray, Facility Manager
449-5445

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OCTOBER 10, 1989

ON DATE OF _____

**RESOLUTION AUTHORIZING DEMOLITION OF
THE PERSONNEL BUILDING, 801 9TH STREET
USING FUNDS FROM GENERAL FUND CONTINGENCY FUND**

Whereas, the occupants of the Personnel Building at 801 9th Street have moved to the Plaza Building at 921 10th Street;

Whereas, a report on the condition of the Personnel Building recommends that it be demolished upon becoming vacant and that the site be paved for interim parking; and

Whereas, the estimated cost of the demolition and paving is \$52,000;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, as follows:

- Section 1. The Personnel Building at 801 9th Street be demolished.
- Section 2. That \$52,000 be allocated from the General Fund Contingency Fund (101/710/7012/4999) to Plaza Building CIP (101/500/BA81/4817) for the demolition and resurfacing of the site.
- Section 3. That the recommended building demolition and site resurfacing be accomplished utilizing the informal bid process.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____