



CITY OF SACRAMENTO

61
CITY MANAGER'S OFFICE
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DEPARTMENT OF COMMUNITY SERVICES

3520 FIFTH AVENUE
(916) 449-5200

SACRAMENTO, CA 95817

SOLON WISHAM, JR.
DIRECTOR

CROCKER ART MUSEUM DIVISION
GOLF DIVISION
METROPOLITAN ARTS DIVISION
MUSEUM AND HISTORY DIVISION
RECREATION DIVISION
PARKS DIVISION
ZOO DIVISION

May 22, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Coloma School Site

SUMMARY

This report provides the City Council with two alternatives for the utilization of the Coloma School Site recently acquired by the City for park purposes.

BACKGROUND INFORMATION

The City Council previously approved the acquisition of the Coloma School Site for public park purposes in 1975. That decision was based on the assumption that the Sacramento City Unified School District intended to demolish the structures. Subsequently, the School District took no action to demolish the structures.

On November 20, 1979, the City Council approved the acquisition of Coloma School Site with the understanding that a complete review would determine whether a portion or all of the structures would be retained or demolished.

Coloma School Site is located at 4623 T Street and consists of approximately 42,000 square feet in buildings and approximately three acres of land. The City acquired the site for \$75,000 plus closing costs, utilizing State funds from the 1974 State Park Bond Act.

Since early January of 1980, the Department of Community Services has utilized the facility for field offices and for minimum storage on an interim basis until a final determination is made. This usage provides additional security against vandalism, fire and other property damage. No public activities are allowed at this time.

The school plant (Exhibit A) consists of eighteen (18) classrooms, a library, auditorium with full stage and projection room, cafeteria/playroom, office

complex for administration, various restrooms, and storage facilities. These facilities do not comply with the safety requirements for use as an educational facility as defined by Title 21, California Administrative Code, but may be used for public recreation and community purposes. There are a number of modifications that would be required to make the facility fully operational including certain safety features and a general paint-up, fix-up program.

ANALYSIS OF ALTERNATIVE USES OF THE COLOMA SCHOOL SITE

The City's initial intent was to use the total Coloma School Site as a neighborhood park to compensate for the loss of green space in the northern part of the East Broadway Community. The City and the citizens surrounding the school site presumed that the Sacramento City Unified School District would demolish the structures prior to selling the subject parcel. Due to policy and fiscal considerations, the School District took no action toward demolition and the City Council acquired the site in late 1979 based on the "Site Clear" policy previously made in 1975. Councilman Douglas Pope and members of the City Council requested a staff report discussing an alternative to complete demolition of the structures. The staff has developed two alternatives for City Council consideration as follows:

1. Alternative 1 - Demolition. This alternative assumes that all of the main structures and appurtenances would be demolished; existing trees would be protected and retained; and the land area would be regraded and landscaped for public park purposes.
2. Alternative 2 - Retention. This alternative assumes that most of the structures would be retained, repaired and used for public recreation and community services; the trees protected and retained; and that the open area be developed for outdoor public park purposes.

With assistance from various City departments, the staff has developed a detailed cost comparison for construction and the annual maintenance and operation of Alternatives 1 and 2. The comparison, based on 1980 dollars, appears in Exhibit B. Exhibit B reveals a \$91,000 difference between the two alternatives for construction. Also, Alternative 2-Retention is more than triple the cost of Alternative 1-Demolition for annual maintenance and operation.

Exhibit B-1, provided by the Building Maintenance Division, represents a detailed cost estimate to support the rehabilitation item of Alternative 2 - Retention.

Exhibit C provides a potential use comparison between Alternatives 1 and 2. Alternative 2 provides an opportunity for all 18 of the potential uses identified by the City staff. By comparison, Alternative 1-Demolition can be used for only five of the described uses.

Exhibit D-1 provides a comparison of the usage of the school structure for traditional purposes. Exhibit D-2 represents proposed recreational and community service uses.

COMMENTS

1. Alternative 1-Demolition, represents the initial intent of the City Council in 1975 based on conditions prevailing at that time.
2. Alternative 2-Retention, although more costly, provides major opportunities for recreational and community service uses of the Coloma facility.
3. The selection of Alternative 2 by the City Council will require a modification in the agreement with the State of California which provided funds from the 1974 State Park Bond Act for the acquisition of the Coloma School Site.

FINANCIAL DATA

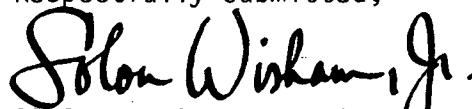
City Council selection of Alternative 1-Demolition would cost the City an estimated \$233,000 in demolition, rehabilitation, and construction capital. The annual maintenance and operating cost is estimated at \$15,000.

City Council selection of Alternative 2-Retention would cost the City an estimated \$324,000 for demolition, rehabilitation, and construction capital. The annual maintenance and operating cost is estimated at \$49,000.

RECOMMENDATION


It is recommended that this report be provided to the City Council for information and referred to the Budget and Finance Committee for review as part of the FY 80-86 Capital Improvement Program.

Respectfully submitted,



SOLON WISHAM, JR., Director
Department of Community Services

Recommendation Approved:



WALTER J. SLIZE, City Manager

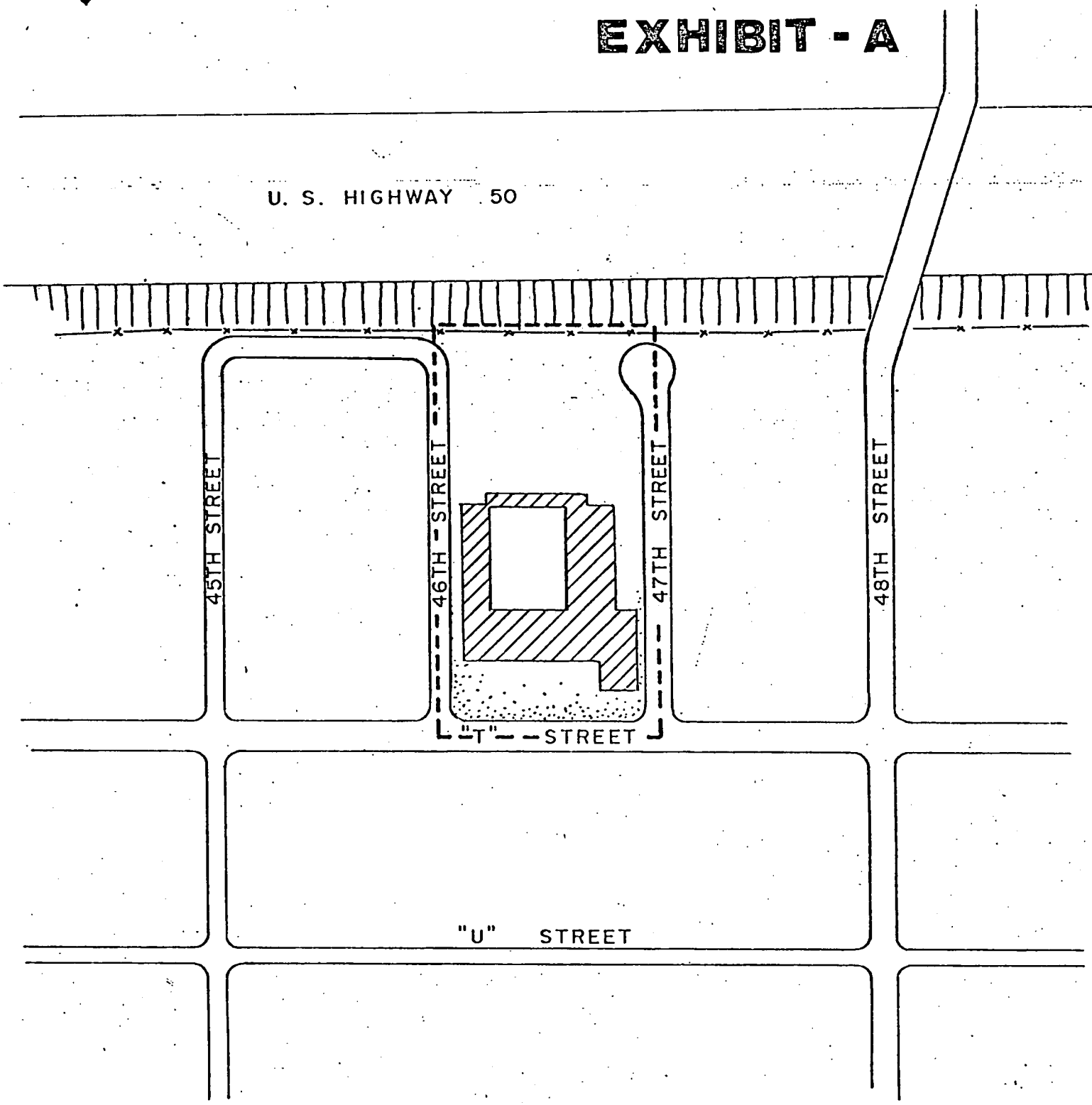
Attachments: Exhibits (6)

June 10, 1980
District 3

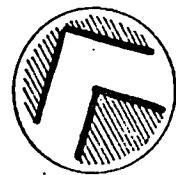
SW:ket

EXHIBIT - A

U. S. HIGHWAY 50



COLOMA SCHOOL SITE



SCALE: 1" = 200'

ALTERNATIVE 1 - DEMOLITION. This alternative assumes that all of the main structures and appurtenances would be demolished; existing trees would be protected and retained; and the land area would be regarded and landscaped for public park purposes.

ALTERNATIVE 2 - RETENTION. This alternative assumes that most of the structures would be retained, repaired and used for public recreation and community services; the trees protected and retained; and that the open area be developed for outdoor public park purposes.

A. CONSTRUCTION ESTIMATES

<u>Element</u>	<u>ALT. #1</u>	<u>ALT. #2</u>
1. Demolition of main structures	\$ 65,000	N/A
2. Demolition of portable classrooms	3,000	\$ 3,000
3. Demolition of paved areas and walls	30,000	20,000
4. Landscaping (grading, irrigation, planting)	45,000	25,000
5. Play areas (tot lot and adventure areas)	45,000	45,000
6. Park and security lighting	4,000	5,000
7. Hard surface games areas	8,000	8,000
8. Picnic area development	3,000	3,000
9. Courtyard development	N/A	3,000
10. On-site parking (50 spaces)	N/A	25,000
11. Rehabilitate existing building	N/A	145,000
SUB-TOTAL	\$203,000	\$282,000
12. Plus 15% Contingency	<u>30,000</u>	<u>42,000</u>
TOTAL COST (demolition, rehabilitation and construction)	\$233,000	\$324,000

NOTE: Items 5, 7, and 8 can be deleted from the initial construction in both alternatives. Estimated combined value - \$56,000.

B. ANNUAL MAINTENANCE & OPERATION ESTIMATES

<u>Element</u>	<u>ALT. #1</u>	<u>ALT. #2</u>
1. Building maintenance and operations	N/A	\$ 44,000
2. Grounds maintenance and operations	<u>\$ 15,000</u>	<u>\$ 5,000</u>
TOTAL COSTS (maintenance and operations)	\$ 15,000	\$ 49,000

REPAIRS AND MODIFICATIONS - COLOMA SCHOOL

Estimates Provided by Anthony Nastro, Building Maintenance Superintendent

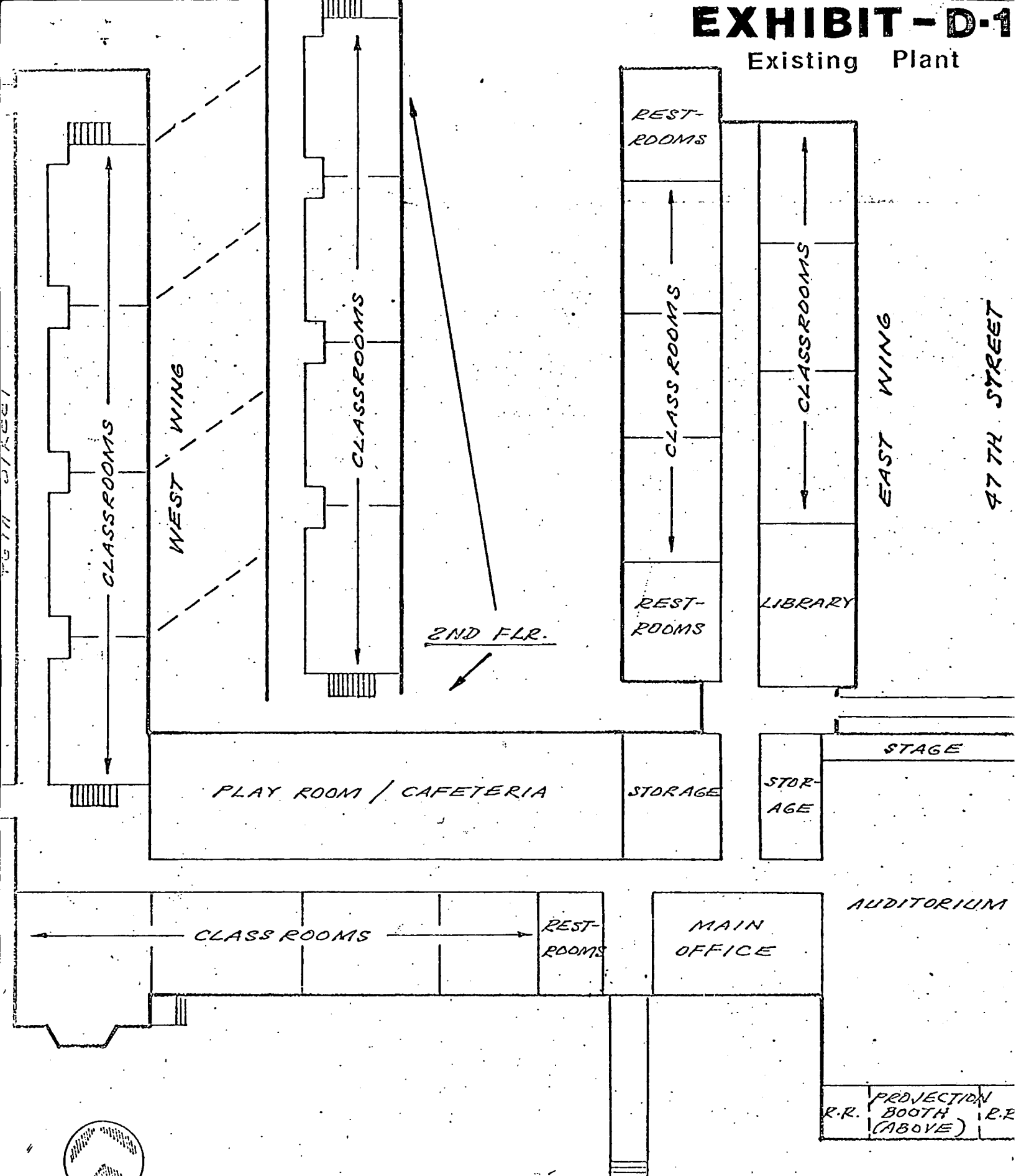
<u>Roof and Tile Repairs</u>		\$ 19,800
Breezeway (Including Painting)	\$ 1,800	
Boys Rest Room	1,000	
Playroom/Girls Rest Room	8,000	
Gutters and Downspouts	4,000	
Tile	5,000	
<u>Windows (Sash and Glass Replacement, Sash Painting)</u>		34,300
East Face - West Wing	23,000	
West Face - West Wing	2,500	
North Side - East Wing	1,100	
West Face - East Wing	3,000	
East Face - East Wing	800	
Auditorium	900	
Front Wing	3,000	
<u>Electrical</u>		27,100
Exterior Light Fixture - Auditorium	100	
Corridor Lighting	5,000	
Playroom	2,000	
Air condition work spaces (6 rooms)	20,000	
<u>Rest Rooms</u>		13,500
Remodel Old Boys	7,500	
Remodel Old Girls	1,500	
Hot Water to Above	4,000	
Hot Water to Office Rest Rooms	500	
<u>Doors/Locks</u>		11,500
Replace North Entrance Doors	2,200	
Panic Hardware - All Exit Doors	6,800	
Replace Old Style Locks	2,500	
<u>Plumbing (Heating and Waste Water)</u>	12,500	12,500
<u>Railings/Steps</u>		6,500
West Wing (Exterior)	4,000	
West Wing (Second Floor)	2,500	
<u>Miscellaneous</u>		19,550
Replace Fire Hoses	1,000	
Signs	2,000	
Burglar Alarm and Fire System	1,000	
Interior Painting	10,000	
General	5,500	
	TOTAL	\$144,750
	ASSUME	\$145,000

RECREATION AND COMMUNITY USES

<u>Potential Uses</u>	<u>ALT. #1</u>	<u>ALT. #2</u>
1. Neighborhood park use	X	X
2. Community and regional use	0	X
3. Tot lot and adventure area	X	X
4. Picnicking	X	X
5. On-site parking	0	X
6. Passive outdoor activities	X	X
7. Active outdoor activities	X	X
8. Theater activities	0	X
9. Indoor activities/games	0	X
10. Miscellaneous storage for Department of Community Services and other City departments	0	X
11. Administrative service and field offices for Department of Community Services	0	X
12. Restrooms	0	X
13. Cultural arts activities by non-profit groups	0	X
14. Cultural and leisure enrichment activity center	0	X
15. Community cultural and recreational center	0	X
16. Office and workshop space for community based non-profit leisure/cultural organizations	0	X
17. Revenue potential - direct permits	0	X
18. Revenue potential - community groups	0	X

EXHIBIT - D-1

Existing Plant



47TH STREET

WEST WING

CLASSROOMS

REST-ROOMS

CLASSROOMS

CLASSROOMS

EAST WING

47TH STREET

2ND FLR.

REST-ROOMS

LIBRARY

PLAY ROOM / CAFETERIA

STORAGE

STORAGE

STAGE

CLASS ROOMS

REST-ROOMS

MAIN OFFICE

AUDITORIUM

R.R. PROJECTION BOOTH (ABOVE) R.R.

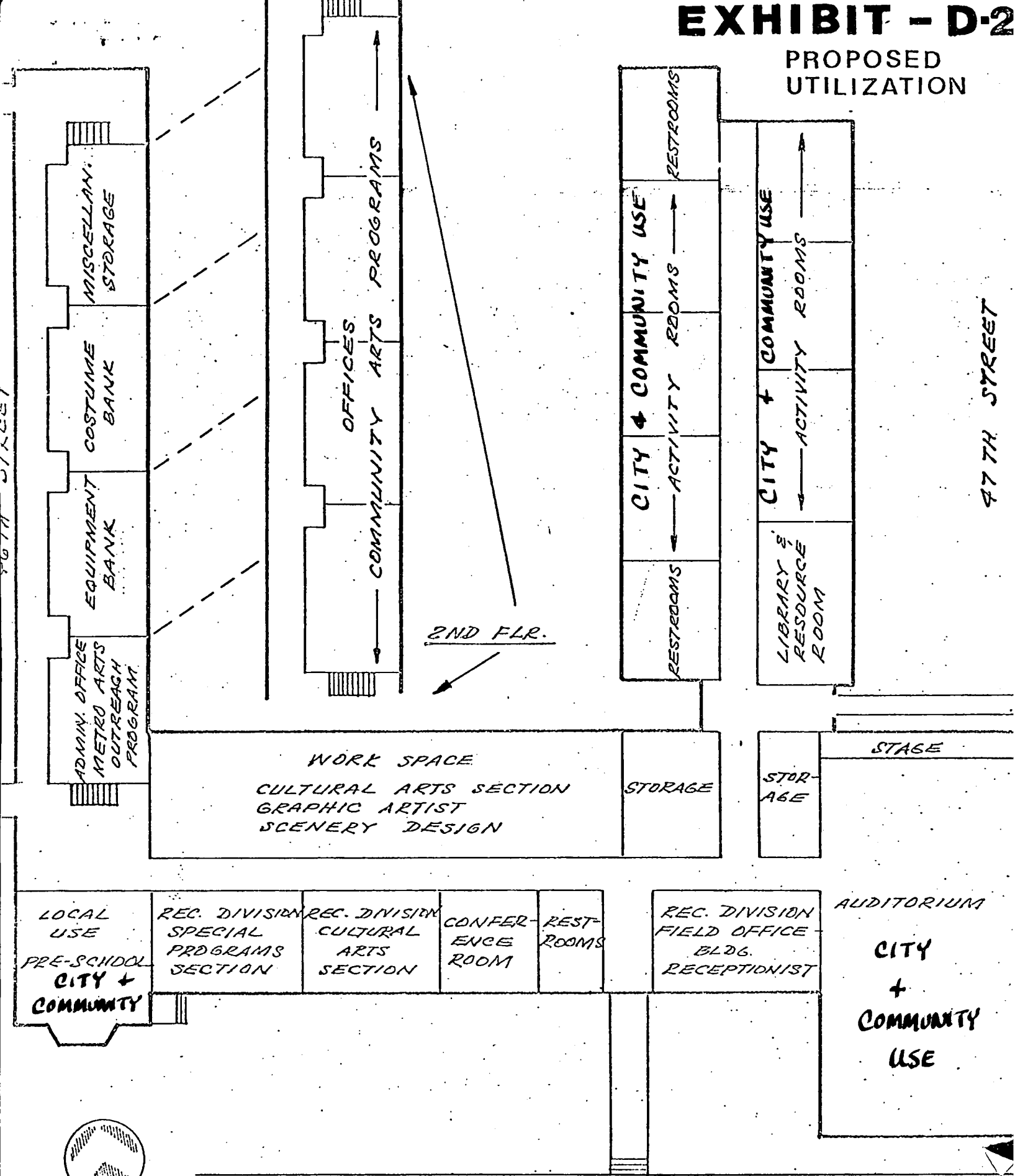
"T" STREET



SCALE: 1" = 30'-0"

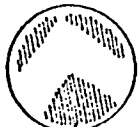
COLOMA STRUCTURES

PROPOSED UTILIZATION



47TH STREET

2ND FLR.



SCALE: 1" = 30'-0"

"T" STREET

COLOMA STRUCTURES



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

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CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

MEMORANDUM

TO: BUDGET AND FINANCE COMMITTEE

FROM: ANNE MASON, DEPUTY CITY CLERK

SUBJECT: REFERRAL OF ITEM 61, COUNCIL AGENDA OF JUNE 10, 1980

DATE: JUNE 11, 1980

Pursuant to Council action the following matter was referred to your committee for hearing, report and recommendation:

Report re Coloma School Site

cc: Connelly, Chr., Hoerber, Pope, Thompson

Item No. 61