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DEPARTMENT OF  
GENERAL SERVICES  
OFFICE OF THE DIRECTOR

CITY OF SACRAMENTO  
CALIFORNIA

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

February 4, 1987

916-449-5548

DIVISIONS:

COMMUNICATIONS  
FACILITY MANAGEMENT  
FLEET MANAGEMENT  
RISK MANAGEMENT  
AND INSURANCE  
SUPPORT SERVICES

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

Honorable Members in Session:

SUBJECT: DESIGN AND CONSTRUCTION SCHEDULE FOR THE COMMUNITY  
CONVENTION CENTER, EXHIBIT HALL EXPANSION

SUMMARY:

This report addresses the key steps for the planning, design, construction and scheduling of the Community Convention Center, Exhibit Hall Expansion.

BACKGROUND:

The proposed Community Convention Center, Exhibit Hall Expansion is a large and complex project. The project has an estimated construction cost in excess of \$21 million with an additional land/property cost of \$13 million. This is a significant project and for it to be managed, designed and constructed in a timely and cost effective manner, proper planning steps need to take place at the beginning of the project.

The following Milestone Tasks in the planning process are key steps in planning a project of this size and scope:

1. Land appraisal of the proposed expansion area, the city block of "J"/"K" and 14th/15th, needs to take place immediately.

2. The Environmental Impact Report (EIR) should also be started as soon as possible. The EIR has an approximate time frame of 10 months.
3. Project Programming is the next step of the predesign process. Architectural programming defines the project scope, size, features, preliminary costs and overall scheduling. The end product of this phase would be a document that could be given to the selected design firm so that a schematic design can be started. Therefore, this step needs to be accomplished before an architectural design firm is selected.

The programming phase can be completed in approximately 6 months and it is anticipated to be accomplished with the use of a consultant and city staff.

4. Architectural Design Consultant selection process takes approximately 3 months to complete and can be started as the programming phase is being completed. By doing so, the design consultant will have the written description of the project, its scope, time schedule and cost estimate in which to base his/her proposal.
5. The Design/Construction Document Phase of the project will begin after completion of the EIR and the decision to proceed with the project. This phase will take 9 to 12 months to complete which includes design consultants work and review.

During the design phase, it is proposed that a Project Management consulting firm be retained to assist staff in assessing the quality and biddability of the construction documents. This consultant would also assist in the construction management of the project including construction scheduling, contractor billings, negotiating change orders, negotiating disputes, etc.

6. The construction phase of the project is estimated to take 18 to 20 months to complete. City staff will be responsible for the daily construction inspection and overall project management.

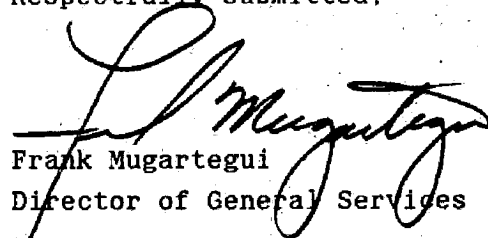
Additional city staff will be required to manage this project due to the number of projects currently being designed and constructed through the Facility Management Division. Staff will report back to the Budget and Finance Committee with the requirements and specific functions of the proposed additional staff. Funding for staff increases have been included in the overall project budget.

For additional information, attached is a proposed project schedule that graphically displays the above milestone tasks for the timely completion of the project:

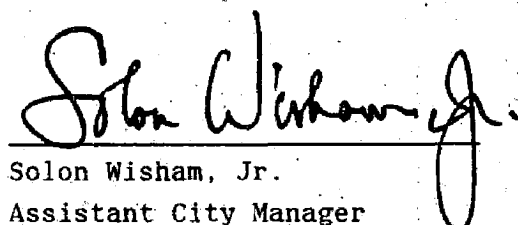
RECOMMENDATION:

None--This report is provided for information only.

Respectfully submitted,

  
Frank Mugartegui  
Director of General Services

APPROVED FOR COMMITTEE INFORMATION:

  
Solon Wisham, Jr.  
Assistant City Manager



Community Center  
Expansion

We, the undersigned, oppose the proposal currently before the Sacramento City Council which calls for the demolition of the buildings, and or the removal of the businesses on the 14th Street block between J and K streets for the purpose of expanding the Community Center. The undersigned also support the notion that the City refrain from any further threats directed towards the sanctity of the existing buildings on 14th Street that are between J and K streets.

- | <u>NAME</u>                     | <u>ADDRESS</u>                             |
|---------------------------------|--|
| 1. PATRICK A. BAKER             | 1017 14th ST APT 36                        |
| 2. Julie P. Howell              | 1017 14th #24                              |
| 3. ERIC JAMES                   | 1017 14th ST #17                           |
| 4. Jan-Michelle Smith           | 1017 14th ST. # 47                         |
| 5. Kelly L. Woods               | 1017 14th # 46                             |
| 6. JAY L. BAKER                 | 1017 14th St. #37                          |
| 7. <del>BRANDI D. BAKER</del>   | <del>1017 14th St #37</del>                |
| 8. Julie Bueans                 | 1017 14th St #40 Sacto CA                  |
| 9. Donald M. Remson             | 4224 Los Cocheros Wy Sacto Ca              |
| 10. Stacy Sudebaur              | 4511 Cavallo Real Cam CA 95708             |
| 11. <del>Sharon Sudebaur</del>  | <del>4591 Cavallo Real Cam</del>           |
| 12. Kelly D.                    | 6971 24th St Sacto. Ca                     |
| 13. GERMA ZAWADZIE              | 1307 G #5                                  |
| 14. ANTON BARBEAU               | 1116 SANTA BARBARA Ct. Sacto 95816         |
| 15. <del>Joseph K. Oliver</del> | <del>1017 14th St #34 Sacto CA 95814</del> |
| 16. Joseph K. Oliver            | 1017 14th St #34 Sac. CA 95814             |
| 17. Kelly Jenkins               | 1017 14th St. #26 Sacto. CA 95814          |
| 18. John Smith                  | 435 Community Ln. Woodland, CA             |
| 19. Alexander Pazana            | 2231 K St #2 Sacto CA 95815                |
| 20. Kevin Burt                  | 5908 Juniper Rd.                           |

From Dave W.  
He will make  
sure people will  
be notified of  
meeting  
95  
2-17-87

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NAME	ADDRESS
1. <i>[Signature]</i>	1770 30 <sup>TH</sup> CT 95824
2. <i>[Signature]</i>	2045 WEA El Camino 95833
3. <i>[Signature]</i>	2201 Meadowview Rd 95832
4. <i>[Signature]</i>	7552 RUSH RIVER DR. 95831
5. <i>[Signature]</i>	117 B. Shico Ct 95822 CA
6. <i>[Signature]</i>	19001 CHINA GATE CA 95831
7. <i>[Signature]</i>	1210 Alder Tree Way #37 Sacto. Ca 95831
8. <i>[Signature]</i>	2788 Eden Road #4 Sac Ca 95825
9. <i>[Signature]</i>	2228 H St. #A Sacto, CA 95816
10. <i>[Signature]</i>	555 Guava Ln #11F Davis CA 95616
11. <i>[Signature]</i>	2640 Avalon Dr. Sacto 95821
12. <i>[Signature]</i>	1733 Heritage Ln #37 S. CA 95815
13. <i>[Signature]</i>	2228 H Street #A Sacto 95816
14. <i>[Signature]</i>	2651 TRUXEL ST, SACTO. 95833
15. <i>[Signature]</i>	6905- 8TH ST. 95673
16. <i>[Signature]</i>	128 Arcano way 95673
17. <i>[Signature]</i>	128 Accordly 95673
18. <i>[Signature]</i>	6980 Linn way Sac 95673
19. <i>[Signature]</i>	3709 Whigley Circle 95660
20. <i>[Signature]</i>	137 MONTICELLO AOE R. LINDA CA 95673

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NAME

ADDRESS

1. CASSANDRA T DOUGLAS 1017 14th St #42 Sac 95814 *Cassandra J Douglas*
2. Harsatindas Kaur 1017 14th St #22
3. Manuel S. Navta 1017 14th St Apt #22.
4. ~~Harvey Schaefer~~ 1017 14th St Apt #52
5. ~~Michelle Pettis~~ 1017 14th St Apt #44 *Michele Pettis*
6. ED BALME 6030 PALM AVE, Carmichael 95608 *Edward Balme*
7. Joyce McNally 1017 14th St #41 Sac. 95814 *J. McNally*
8. Mary V. Hagen 1017 14th St #16
9. ~~Eric Reid~~ 7407 Santa Rosa Cir Mar Vista 94501 *Eric Reid*
10. ~~Kelly De Williams~~ Hollywood
11. Susan Burch 1017-14th St #10 SAC CA 95814
12. Maureen DeLeon "#3 SAC CA 95814
13. Michael Stadelbacher 1017 14th St #57 SAC CA 95814
14. ~~M.J. Marsden~~ #33 June 1, 1973
15. ~~Leif Weikman~~ 1017 14th St #33 SAC CA 95814 *Leif Weikman*
16. Mary Alice Krupke 1017-14th St #45
17. Louise R. Lazzaro " " #43
18. Gloria Blue 1017-14th St #15 Sac. Ca. 95814
19. Joe S Kelly - 1017-14th
20. Jay Gary Cohen 1017 14th A. 50 Sacto. Ca. 95814
21. Corinne Dehon 1017 14th St Apt #22
22. BRAD L. MARTIN 1017 14th St #25 SAC CA 95814
23. Jacey Millington 1017 14th St #58 Sacto Ca 95814 *Jacey Millington*
24. Nicki Treman 1017 14th St #31 SAC CA 95814 *Nicki Treman*

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- |     | <u>NAME</u>         | <u>ADDRESS</u>                                 |
|-----|---------------------|--|
| 1.  | Melissa Sabala      | 6480 Linn Way, Rio Linda, Ca. 95673            |
| 2.  | Helen Sabala        | 6805 8th St Rio Linda Ca 95673                 |
| 3.  | Jack Lane           | 5979 De Vecchi Ave Citrus Heights CA 95621     |
| 4.  | Juan Zamudio        | 515 9th St Apt. B Sac, CA 95811                |
| 5.  | Larry Smith         | 900 Toddhunter #17 95605                       |
| 6.  | Jerry Cohen         | 29105 Stonecreek ave. Yorba Linda ca. 92506    |
| 7.  | Rudy A. Moulton     | 6012 41st St (95620) PO Box 20511 Sac CA 95824 |
| 8.  | Carmen Catalano     | 1017 14th St Sac Ca                            |
| 9.  | Mark Fleming        | 1017 14th St Sac                               |
| 10. | Joanne Stone        | 1520 28th St Sac                               |
| 11. | Mrs. M. M. M. M. M. | Sac 95814 (1017 14th #32 Sac)                  |
| 12. |                     |  |
| 13. |                     |  |
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- |     | <u>NAME</u>                | <u>ADDRESS</u>                                     |
|-----|----------------------------|--|
| 1.  | <u>Yelley Crosby</u>       | <u>7411 Coronado St. Ln. Sacto, CA</u>             |
| 2.  | <u>Whitney Kimberling</u>  | <u>21 Parkshore Cir 95831/95828</u>                |
| 3.  | <u>[Signature]</u>         | <u>7 ADRIAN CT, SAC., 95833</u>                    |
| 4.  | <u>Marla Shoemaker</u>     | <u>1618 "H" Street, #8, Sacto. 95814</u>           |
| 5.  | <u>Jolly Frank,</u>        | <u>801 12th St. Ste. 220, Sacramento, CA 95814</u> |
| 6.  | <u>Linda D. Bernalves,</u> | <u>801-12TH, #220, SACTO, CA 95814</u>             |
| 7.  | <u>Laura Roberts,</u>      | <u>801 12th St. Ste. 220, Sacramento, CA 95814</u> |
| 8.  | <u>Charles L. Latta -</u>  | <u>801-12TH ST. #220, SACRAMENTO, CA 95814</u>     |
| 9.  | <u>Kathy Crespillo</u>     | <u>801 12th St. #220, Sacramento, CA 95814</u>     |
| 10. | <u>Michael H. Powers</u>   | <u>726 39th Sacramento, CA 95816</u>               |
| 11. | <u>Karen T. Jehner</u>     | <u>7932 Arroyo River Rd<br/>Sac. Ca. 95826</u>     |
| 12. | <u>R. Kenneth Bailey</u>   | <u>1324 40th Street Sacramento</u>                 |
| 13. | <u>Gail E. Bourne</u>      | <u>14857 Guadalupe St Sloughhouse.</u>             |
| 14. | <u>Marilyn Petersen</u>    | <u>7012 Swale River Wy Sac 95831</u>               |
| 15. | <u>Walter M. Zim</u>       | <u>2262-2 WOODSIDE SAC 95828</u>                   |
| 16. | <u>Beth Turner</u>         | <u>801-12th St. SAC CA 95814</u>                   |
| 17. | <u>Dawn Aschop</u>         | <u>4530 Bollenbacher Ave, Sacto, 95838</u>         |
| 18. | <u>Mary E. Hund</u>        | <u>2410 E ST., Sacto, CA 95816</u>                 |
| 19. | <u>Natalie Varakin</u>     | <u>801 12th ST. Sacto. CA 95814</u>                |
| 20. | <u>Debbie Nielsen</u>      | <u>801 12th St Sacto A. 95814</u>                  |