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OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

April 1, 1987
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CITY HALL
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Budget and Finance Committee
Transportation and Community Development Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: REPORT BACK REGARDING CITY HALL REMODELING -CAPITAL
IMPROVEMENT PROGRAM (GG-87-CA16)

SUMMARY

The proposed Capital Improvement Program for 1987-88 includes \$805,000 for the completion of interior improvements to City Hall. This funding represents the final phase of the City Hall project and will accomplish full occupancy of City Hall, the annex and old fire station. In addition, the City Council Chambers will be equipped for cable television broadcasting.

BACKGROUND

During the Capital Improvement Program hearings on March 24, 1987, a request was made for more detailed information regarding the City Hall project. The requested 1987-88 capital funding represents the third and final phase of the remodeling of City Hall. Funding from the first two phases provide for:

- heating and air conditioning system improvements;
- basement improvements and occupancy;
- vacating portions of the building by relocating Public Works Engineering to leased facilities and temporarily housing sections of the Finance/Revenue Division out of the building; and
- structural improvements to the first, second and third floors which are soon to be initiated.

Due to restricted resources and the desire to minimize the financial impact of these improvements project expenditures were phased. The \$805,000 requested for 1987-88 will complete the project. Scheduled for this phase was the acquisition of equipment and furnishings to permit completion and final occupancy. Of the total, \$332,400 has been included for Council Chamber and Media Center equipment. The technical equipment necessary for cable broadcasting will also improve the sound system, lighting, and HVAC in the Chambers and permit monitoring of meetings from other locations in City Hall. Partitions, work stations, phone systems, and computer cabling for the offices on the first, second, and third floors account for \$422,600. The remaining \$50,000 has been budgeted as a contingency due to the number of unknowns associated with an older building.

The intended final space utilization is as follows:

<u>Basement</u>	Finance/Administration and Accounting General Services/Reproduction Conference Room
<u>First Floor</u>	Finance/Revenue City Manager Budget Office Media Center Conference Room
<u>Second Floor</u>	Mayor/Council Public Works/Administration Chambers Conference Room
<u>Third Floor</u>	City Clerk Public Works/Transportation Conference Room
<u>Financial Building</u> (10th & J)	City Training Center

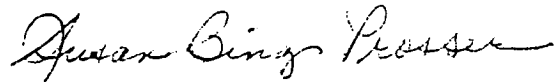
On March 24, 1987, the combined Budget and Finance/Transportation and Community Development Committees questioned the relationship of the City Hall remodeling project to the eventual Civic Center development. The current City Hall project was pursued to maximize space utilization in the short term. However, the pending Civic Center project dictated that permanent structural modifications be kept to a minimum. Thus moveable partitions and modular work stations will be utilized where ever possible with the intent of programming these items into the new Civic Center. Much of the electronic equipment and items related to cable casting and the Media Center are also relocatable. Of the \$805,000 total budget \$578,385 or nearly 72% will be expended for relocatable items.

The joint Committees also inquired as to the relationship of the current remodeling to the proposed New Entrance to City Hall for the Handicapped. The City Hall project proposed for 1987/88 completes the interior renovation of City Hall. This project does not include any exterior modifications since the purpose was merely to enhance the utilization of available space.

RECOMMENDATION

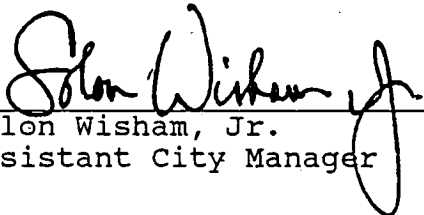
This report is submitted for information only.

Respectfully submitted,



Susan Bing Prosser
Senior Management Analyst

APPROVED FOR COMMITTEE INFORMATION:



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Assistant City Manager