



DEPARTMENT OF
GENERAL SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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FACILITY AND REAL PROPERTY
MANAGEMENT/FACILITY DEVELOPMENT

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May 24, 2005

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: APPROVE FUNDING FOR IMPROVEMENTS AT THE JOE MIMS, JR.
HAGGINWOOD COMMUNITY CENTER REHABILITATION PROJECT (PN:
CE31)**

LOCATION AND COUNCIL DISTRICT:

3271 Marysville Boulevard - Council Districts 2 and 3 (See location map, Attachment A).

RECOMMENDATION:

This report recommends that the Mayor and City Council adopt the attached resolution:

- Authorizing the City Manager to amend the Individual Project Agreement (IPA) between the City of Sacramento and Sacramento Housing & Redevelopment Agency (SHRA) to amend the scope of work and increase the funding in the amount of \$220,000 from the Del Paso Heights Tax Increment fund (Fund 206), and
- Authorizing the City Manager to appropriate \$115,000 in Park Development Impact Fees (Fund 791) to the project.

**CONTACT PERSONS: Kirk Thompson, Associate Architect, 808-8431
Bob Williamson, Supervising Architect, 808-8430**

FOR COUNCIL MEETING OF: June 7, 2005

City Council

Joe Mims, Jr. Hagginwood Community Center Rehabilitation project (PN: CE31)

May 26, 2005

SUMMARY:

This report provides information regarding public improvements for the renovation and addition of the Joe Mims, Jr. Hagginwood Community Center. The report recommends that the City Manager be authorized to allocate \$335,000 in additional funding for improvements to complete the project.

COMMITTEE / COMMISSION ACTION:

None

BACKGROUND INFORMATION:

In October 2004, the City began code related upgrades to the existing Joe Mims, Jr. Hagginwood Community Center along with the construction of a 5,900 square foot addition that is anticipated to be complete by late summer 2005.

Prior to bidding the project in 2004, staff decided to bid the project with a base scope of work and add alternate upgrades that could be included subject to available funding. The bids were too high to award these add alternates. Therefore, the City entered into a base work only construction contract.

Since awarding the construction contract, staff has been meeting with the contractor to further discuss the add alternates and to reach consensus on how to fund these items. A tentative funding agreement has been worked out between the Parks Department, General Services Department and SHRA to address these items.

- Parks has identified \$115,000 in park development impact fees that will cover the irrigation and landscape improvements, including olive trees with decomposed granite paving, and the site lighting for exterior landscape and trees.
- General Services has identified \$125,000 from the City Facility Deferred Maintenance project (PN: CE21) that will cover the new monument sign, exterior paint for the existing building, replacement of an existing heat pump that serves the east end of the building, replacement of the existing toilet fixtures, and the renovation of the existing kitchen.
- SHRA is proposing from the Del Paso Heights Tax Increment fund in an amount not to exceed \$170,000, to cover the costs of the outdoor fountain with lighting, concrete block seating around the fountain, colored concrete on the new exterior walkways and patios, and an ornamental fence at the front patio.

In addition to funding the add alternates, staff has reviewed and discussed various additional and necessary change orders. These include relocation of an overhead SMUD line, reconnection of sewer lines due to restrictions in the street right of way, minor toxic remediation, and other miscellaneous construction related change orders. Staff recommends that \$50,000 in the Del Paso Heights Tax Increment be allocated to help offset these costs as well. The balance of changes will be allocated between General Services, and Parks and Recreation operating budgets, as well as the construction contingency.

City Council

Joe Mims, Jr. Hagginwood Community Center Rehabilitation project (PN: CE31)

May 26, 2005

Total SHRA contribution is \$220,000 (\$170,000 and \$50,000).

The construction contract with ZCON Builders was awarded on September 14, 2004 in the amount of \$1,928,000. To date, three change orders have been issued totaling \$127,337.

FINANCIAL CONSIDERATIONS:

As of May 17, 2005, the unobligated project balance in the Joe Mims, Jr. Hagginwood Community Center Rehabilitation project (PN CE31) is \$38,397. With the additional funding of \$115,000 in Park Development Impact Fees (Fund 791) and \$220,000 of SHRA Tax Increment Funds (Fund 206) the unobligated balance will be \$373,397, which should be sufficient to cover the add alternates.

ENVIRONMENTAL CONSIDERATIONS:

On September 30, 2003, City Council adopted Resolution No. 2003-680 which certified the Negative Declaration and adopted the mitigation monitoring plan for the project. The notice of determination was filed with the County of Sacramento on October 7, 2003.

POLICY CONSIDERATIONS:

The actions recommended in this report are consistent with the amended Del Paso Heights Redevelopment Plan, the Del Paso Heights 2003-2007 Implementation Plan, and the Marysville Boulevard Urban Design Plan. This report is also consistent with the City's Strategic Plan goal to achieve sustainability and livability.

ESBD & M/WBE CONSIDERATIONS:

This project utilizes Community Development Block Grant (CDBG) funding. All contractors submitting bids have met the M/WBE Good Faith Effort requirements.

Respectfully submitted,



Cynthia Kranc
Facilities Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



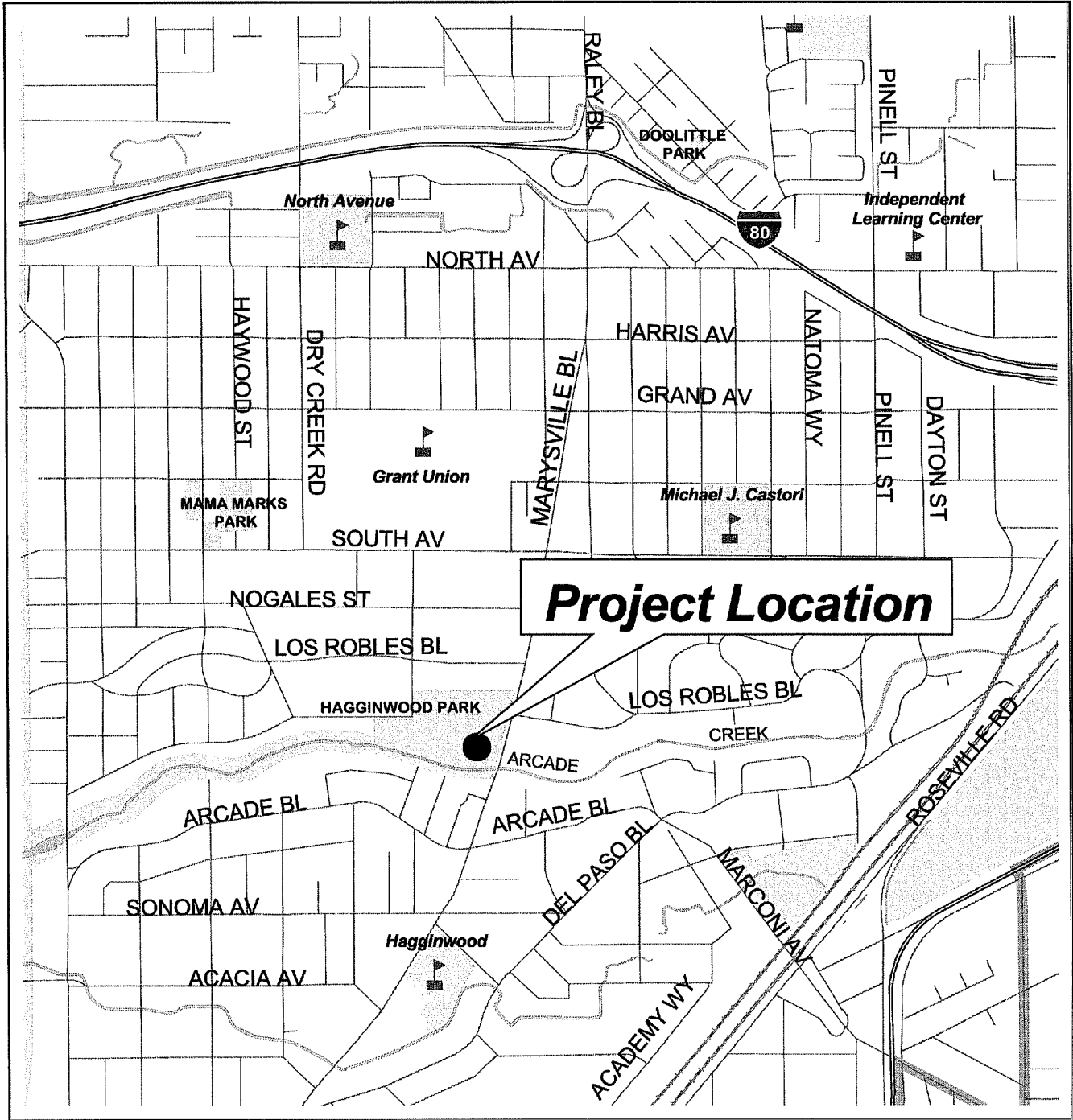
Reina J. Schwartz
Director, Department of General Services

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Location Map for

JOE MIMS, JR., HAGGINWOOD COMMUNITY CENTER (PN:CE31)



Map Contact: S. Tobin
Map Date: Sept., 2004



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON DATE OF _____

**RESOLUTION APPROVING FUNDING FOR IMPROVEMENTS AT THE JOE MIMS, JR.
HAGGINWOOD COMMUNITY CENTER REHAB. PROJECT (PN: CE31)**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

- The City Manager is authorized to amend the Individual Project Agreement (IPA) between the City of Sacramento and Sacramento Housing & Redevelopment Agency (SHRA) to amend the scope of work and increase the funding in the amount of \$220,000 from the Del Paso Heights Tax Increment fund (Fund 206);
- The City Manager is authorized to appropriate \$115,000 in Park Development Impact Fees (Fund 791) to the project.

MAYOR

ATTEST

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION _____

DATE ADOPTED: _____