

Comm. Rpt
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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



February 18, 1986

Redevelopment Agency of the
City of Sacramento
Sacramento, California

CITY MANAGER'S OFFICE
RECEIVED
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Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

SUBJECT: Allocation of Funds for the Oak Park Commercial
Strip Improvement Project

MAR 4 1986
OFFICE OF THE
CITY CLERK

SUMMARY

This staff report recommends the reallocation of Oak Park Tax Allocation Bond funds in order to complete construction of the Oak Park Commercial Strip Improvement Project in 1986. Staff recommends adoption of the attached resolution authorizing transfer of \$447,000 from funds allocated for Residential Public Improvements (cost center 4308) to the Commercial Strip Improvement Project (cost center 4309).

BACKGROUND

The Implementation Strategy of the Amended Oak Park Redevelopment Plan (adopted March 27, 1985) prioritizes the upgrading of capital improvements in Oak Park's commercial area as a means to encourages private development and investment. In response to this direction, the consultant team of Psomas and Associates (civil engineering) and Dennis Tsuboi and Associates (landscape architecture) has been retained to prepare designs for the Oak Park Commercial Strip Improvement Project. A map of the Area included in the project is attached as Exhibit I.

Improvements included in the Oak Park Commercial Strip Improvement Project are road, curb, gutter and sidewalk repair and reconstruction, street lighting, landscaping, and irrigation. A series of public meetings have been held at the Oak Park Community Center to guide and reievew the design of these improvements.

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It was originally envisioned that the Oak Park Commercial Strip Improvement Project would cost \$3 million dollars and be completed over five years. Psomas and Associates, however, have provided cost estimates and construction documents which indicate that total project construction costs will be approximately \$2,331,000. Because of this reduction in total cost and because the sale of tax allocation bonds has provided the Agency with sufficient cash on hand, staff recommends completion of the total Commercial Strip Improvement Project in 1986. This will not only allow for greater economies by bidding the entire project in one contract, but also serve to provide a greater and more immediate impact on the Project Area.

FINANCIAL DATA

Total construction costs for the Oak Park Commercial Strip Improvement Project are estimated to be approximately \$2,331,000. An itemization of costs is attached as Exhibit II. The current allocation of Oak Park tax increment and tax allocation bond funds for the construction of the project is \$1,584,717. An additional \$300,000 is available from the City's general funds and bond monies. By reallocating \$447,000 from Oak Park tax allocation bond monies for residential capital improvements, the Oak Park Commercial Strip Improvement Project can be completed in one phase during 1986.

Staff recommends that funds be reallocated from the Residential Capital Improvement fund because that project is not yet scoped or designed and can more easily be phased. It is important to note that all residential areas of Oak Park currently have street improvements; the residential fund is intended to repair and replace the most deteriorated areas once they are identified. A total of \$892,000 will remain in the residential fund following this transaction.

ENVIRONMENTAL REVIEW

Before a bid can be awarded for this project a determination of impact will be required in accordance with the California Environmental Quality Act (CEQA).

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POLICY IMPLICATIONS

The requested action is consistent with the Oak Park Redevelopment Plan which calls for completion of these commercial improvements. Reallocation of funds will allow for completion of the project in one phase, for greater cost savings and impact.

VOTE AND RECOMMENDATION OF PROJECT AREA COMMITTEE (PAC)

At a special meeting on January 29, 1986 the Oak Park PAC voted in favor of staff recommendation.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of February 24, 1986, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Amundson, Glud, Luttrell, Moose, Pettit, Sanchez,
Walton, Wooley, Angelides

NOES: None

ABSENT: Lopez, Teramoto

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

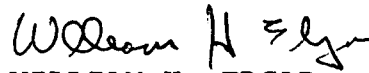
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RECOMMENDATION

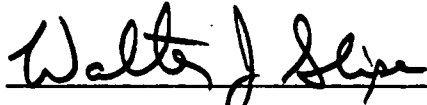
The staff recommends adoption of the attached resolution authorizing the allocation of \$447,000 to the Oak Park Commercial Strip Project.

Respectfully submitted,



WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:



WALTER J. SIMPE
City Manager

Contact Person: ANNE MOORE, 440-1315

108:OakParkStrip
2/18/86

RESOLUTION NO. ⁰⁰⁹ ~~86-186~~

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

March 4, 1986

ALLOCATION OF FUNDS FOR THE OAK PARK
COMMERCIAL STRIP IMPROVEMENT PROJECT

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY
OF SACRAMENTO:

Section 1: The transfer of \$447,000 from Oak Park
Residential Public Improvements (Cost Center 4308) to Oak Park
Commercial Public Improvements (Cost Center 4309) is hereby
authorized.

CHAIR

ATTEST:

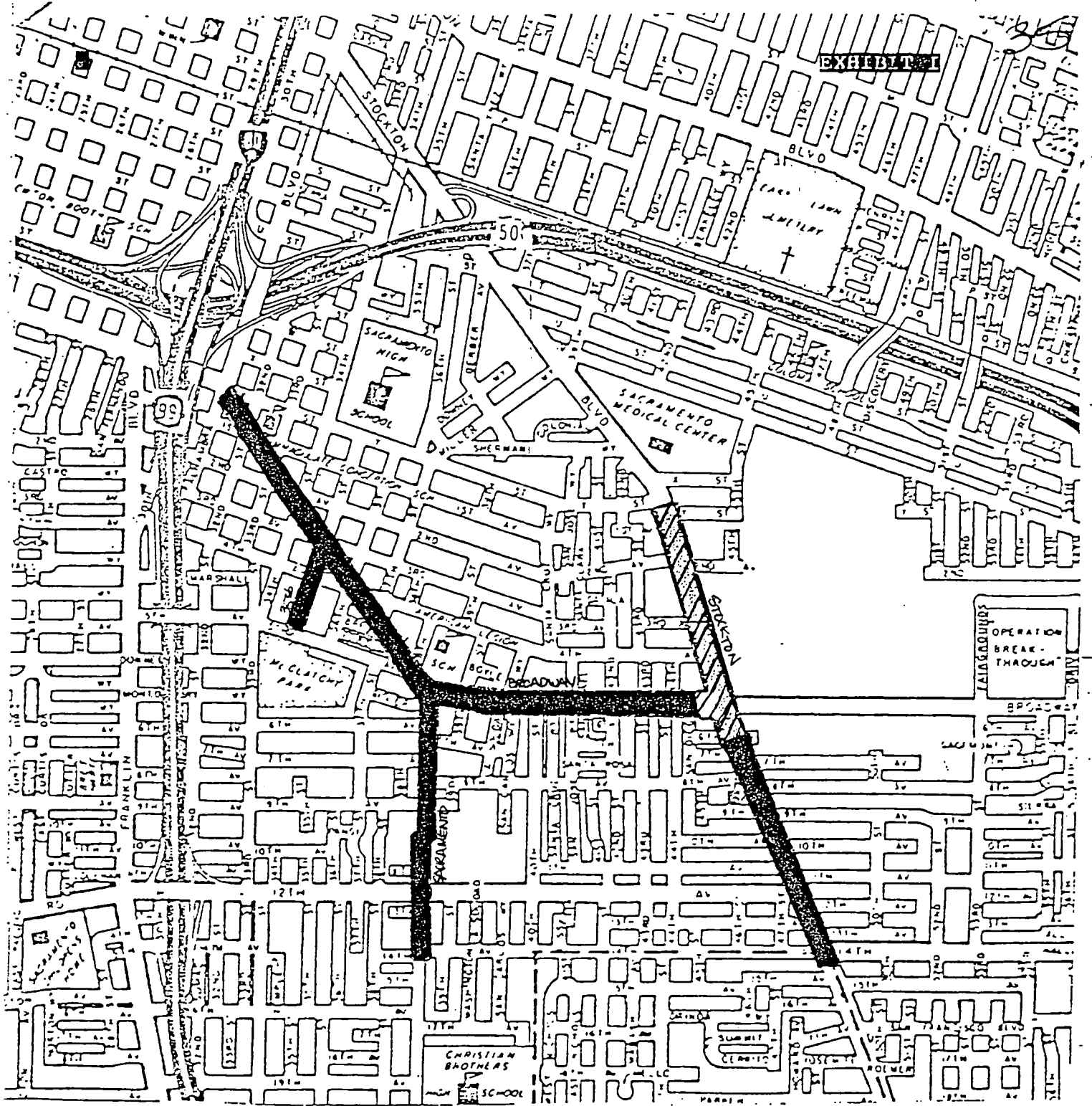
SECRETARY

APPROVED
BY THE CITY COUNCIL

MAR 4 1986

OFFICE OF THE
CITY CLERK

z:rOakParkStrip



OAK PARK COMMERCIAL STRIP REDEVELOPMENT



CONSTRUCTION POSSIBLE WITH CURRENT LEVEL OF FUNDING



AREA TO BE COVERED WITH ADDITIONAL FUNDS

PRELIMINARY
CITY OF SACRAMENTO
Engineering Dept.

C.I.P. PROJECT ESTIMATE FORM

Project Name: Oak Park Redevelopment - Total P JAN 2 9 1986
 Project location: Broadway, Sac Blvd, Stockton, 35th Street
 Engineer: HUNT date: 27 Sep 85
update: 30-Jan-86

Estimated Project Cost:		\$2,041,000.00
Contingencies:	12.0%	244920.00
Soils Testing: \$300/Sample		3000.00
Surveying: Already Acct. *	0.0%	0.00
Environmental Processing:	0.1%	2000.00
Design: Already Acct. *	0.0%	0.00
Material Testing:	0.3%	6000.00
Staking & Inspection:	1.4%	28574.00
Other Costs: City Admin Acct *	0.2%	5000.00

SUBTOTAL: 14.2% \$289,494.00
 TOTAL: \$2,330,494.00

Right of Way Maps, Appraisals, Negotiations:
 1 Parcels @ / parcel = 0.00
 Right of Way Aquisition
 Acres @ /acre = 0.00

SUBTOTAL: \$0.00

TOTAL PROJECT ESTIMATE: \$2,330,494.00

*Engineering Costs including the following are paid for by a separate \$200,000 CDBG fund:
 - Consultant Sevices \$73,570.00
 - Staking & Inspection \$50,000.00
 - City Administration \$10,000.00
 Subtotal \$133,570.00 (7)