



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



8

November 25, 1986

Budget and Finance Committee
of the City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Franklin Boulevard Capital Improvements - City
Engineering Services

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency and City Council of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution authorizing execution of an agreement for services for the improvements.

Respectfully submitted,

WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COMMITTEE:

JACK CRIST
Deputy City Manager

Attachment

00960



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



November 17, 1986

Redevelopment Agency of the
City of Sacramento
City Council of the
City of Sacramento
Sacramento, CA

Honorable Members in Session:

SUBJECT: Franklin Boulevard Capital Improvements
City Engineering Services

SUMMARY

This staff report requests authorization for the Executive Director to 1) execute a Memorandum of Agreement with the City of Sacramento Public Works Department for plan preparation, right of way acquisition and assessment district formation services associated with the installation of capital improvements in the Franklin Boulevard Commercial Target Area; and 2) amend the 1986 Agency budget and City CDBG budget to finance these services for an amount not to exceed \$90,000.

BACKGROUND

Since the approval of the Franklin Boulevard Commercial Revitalization Plan in February 1985, the installation of capital improvements (i.e. curbs, gutters and sidewalks) along the east side of the boulevard has been the highest priority activity for the Franklin Boulevard Business Association (see map of the target area, Attachment 1). Currently, one third (3,160 out of 10,380 l.f.) of the Franklin Boulevard Commercial Frontage is lacking curbs, gutters and sidewalks. Staff has investigated a number of alternative financing sources to fund the project, however, it appears that conventional local public funding sources are the only available resources.

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Based upon discussions with City management and the business association, a tentative agreement has been reached where the City will finance a portion of the capital improvements, the Agency finance the engineering costs for plan preparation and public right of way costs, and the property owners the balance through the formation of an assessment district. The specific allocation method will be determined upon preparation of plans and specifications and firm costs for the project. Given that CDBG funds cannot be used to subsidize assessment district costs, the Agency's contribution has been earmarked for the engineering costs.

The installation of the capital improvements is pivotal to the success of the commercial revitalization program. Without progress in the installation of capital improvements, private involvement in any revitalization effort will not be forthcoming.

The financing of the plans by the Agency initiates the project and shows good faith on the part of the City and the willingness of the public bodies to work with the business district to resolve the capital improvement problem. Concurrent with the plan development, the timing for placement of the utilities underground will be coordinated with SMUD.

It is anticipated that plan preparation, right-of-way acquisition and assessment district formation can be completed within eight months from the time the memorandum of agreement is executed (see memorandum from Public Works regarding cost estimates, time schedule and location of improvements).

FINANCIAL DATA

The funds for the public work services will be financed by City CDBG Economic Development funds in the amount of \$90,000. This will leave approximately a balance of \$276,000 in that account (including projected 1987 funding) after all current and projected 1987 contractual obligations are met. The 1987 Economic Development Program and Financing Plan will be presented for your review by the end of this year.

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POLICY IMPLICATIONS

Use of economic development funds for engineering costs of an apparent public works project is a departure from previous uses of these funds which, in the past, have been confined to commercial loans, strip improvement coordinators and the Certified Development Corporation. In this instance, however, the project involved is central to the potential economic revitalization of that strip and was recommended by the strip coordinator and the Merchants Association. From this perspective, we feel it a good investment of our limited economic development dollars.

ENVIRONMENTAL IMPACT

No environmental review is necessary for performance of these engineering services.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of November 17, 1986, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Glud, Moose, Sanchez, Sheldon, Simon, Simpson, Wiggins,
Wooley, Yew, Amundson
NOES: None
ABSENT: Pettit

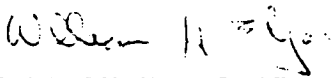
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RECOMMENDATION

Staff recommends approval of the attached resolutions which authorize the Executive Director to execute a Memorandum of Agreement for engineering services associated with capital improvements to the Franklin Boulevard Commercial Area and amendment of the Agency and City CDBG budget to finance these services.

Respectfully submitted,



WILLIAM H. EDGAR
Executive Director

WHE/SML:cmc

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE
City Manager

Contact Person: Thomas V. Lee
440-1355

0761J

RESOLUTION NO.

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

November 25, 1986

PUBLIC WORKS SERVICES FOR
FRANKLIN BOULEVARD COMMERCIAL AREA

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

Section 1. The Executive Director is authorized to amend the 1986 Agency budget to provide \$90,000 from Community Development Block Grant Program, General Economic Development line item (Cost Code 4318/Fund 222 and 223), to the City of Sacramento Public Works Department for engineering, plan preparation costs, right of way and other related costs and expenses necessary to initiate the installation of capital improvements in the Franklin Boulevard Commercial Area.

Section 2. The Executive Director is authorized to execute a Memorandum of Agreement with the City of Sacramento to provide said services.

CHAIR

ATTEST:

SECRETARY

0578L

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

November 25, 1986

PUBLIC WORKS SERVICES
FOR FRANKLIN BOULEVARD
COMMERCIAL AREA

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

Section 1. The City Manager is hereby authorized to amend the City of Sacramento 1986 City Community Development Block Grant Program budget to provide the amount of \$90,000 from the General Economic Development line item (Cost Code 4318/Fund 222 and 223) to the City of Sacramento Public Works for services associated with the installation of Capital Improvements in the Franklin Boulevard Commercial area.

Section 2. The City Manager is authorized to execute a Memorandum of Agreement with the Redevelopment Agency of the City of Sacramento to provide these services.

MAYOR

ATTEST:

CITY CLERK

0762J

FRANKLIN
BLVD
REVITALIZATION

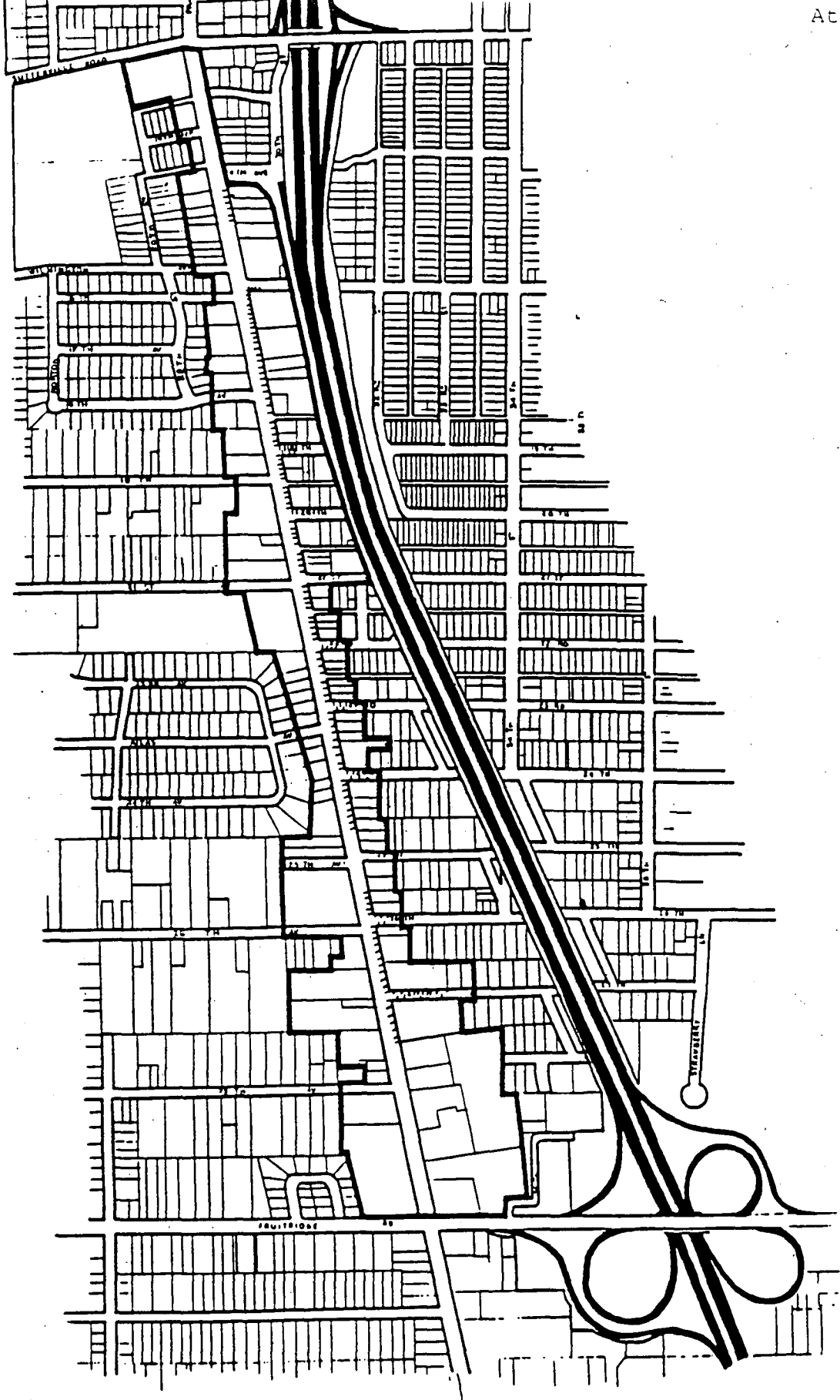


FIGURE 3 CURB GUTTER AND
SIDEWALK IMPROVEMENTS

<p>Sacramento Housing & Redevelopment Agency - policy/planning dept. 630 I St. Sacramento CA 95814 916-449 1353</p>	<p>ASTONE ASSOCIATES 1628 2nd STREET SACRAMENTO, CA. 95814 916-446-1472</p>
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CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE DIRECTOR

Melvin H. Johnson
Director
Leslie M. Frink
Deputy Director
Reginald Young
Deputy Director

October 28, 1986

TO: Susan Loftus, Redevelopment Agency

FROM: Melvin H. Johnson, Director of Public Works

SUBJECT: Street Improvements for East One Half of Franklin Boulevard
Between Fruitridge Road and Sutterville Road (JN:N/A)

Attached for your information is a cost estimate for the subject project. The project includes work on the east side of Franklin Boulevard only, no work on side streets.

A total of \$90,000 is needed for plan preparation and right-of-way acquisition. It is anticipated that plan preparation, right-of-way acquisition and assessment district formation can be completed within eight months from the time funding is received unless right-of-way condemnation is necessary. This could add up to four months to the project schedule. Attached is a bar chart which shows an estimated project timetable. Also attached are exhibits showing areas that are in need of street lights and a fire alarm system.

The fire alarm system has been added to this estimate because of the proposed relocation of existing overhead utilities to underground. Traffic signals at the intersection of Franklin and 26th Avenue are not included in this estimate. They will be budgeted as a separate CIP project.

Please contact Paul Favilla at 449-2034 if further information is required.


Melvin H. Johnson
Director of Public Works

MHJ:NDL:eh
DL6-05.E(wp.1)

Attachment

cc: Thomas M. Finley, Engineering Division Manager
David Martinez, Deputy City Manager

FRANKLIN BOULEVARD IMPROVEMENT
(BETWEEN FRUITRIDGE AND SUTTERVILLE)

Street Improvements

Clear and Grub	Lump Sum			50,000
Roadway Excavation	3800 lf	@	10.00	38,000
Curbs and Gutter No. 4	4000 lf	@	10.00	40,000
PCC Sidewalk	18,000 sf	@	2.50	45,000
Asphalt Concrete	1785 ton	@	40.00	71,400
Agg. Base	3636 ton	@	25.00	90,900
Adjust Utilities				20,500
Street Lighting				67,500
Fire Alarm				<u>90,000</u>
Sub-Total				\$513,300
Contingency (15%) + Engin (20%)				<u>179,700</u>
Total				\$693,000

Drainage System

Saddle MH	5 ea	@	3500.00	17,500
Gutter Drain No. 20	27 ea	@	500.00	13,500
8" VCP	1338 lf	@	30.00	40,140
Reset Gutter Drain				2,800
Remove existing drain				<u>4,250</u>
Sub-Total				\$78,190
Contingency (15%) and Engin. (20%)				<u>27,810</u>
Total				\$106,000

Right-of-Way

Say 16 round corners @ 85 of ea

Say \$200/round corner, Right-of-Way cost
+ \$300/round corner, Misc. Improvement

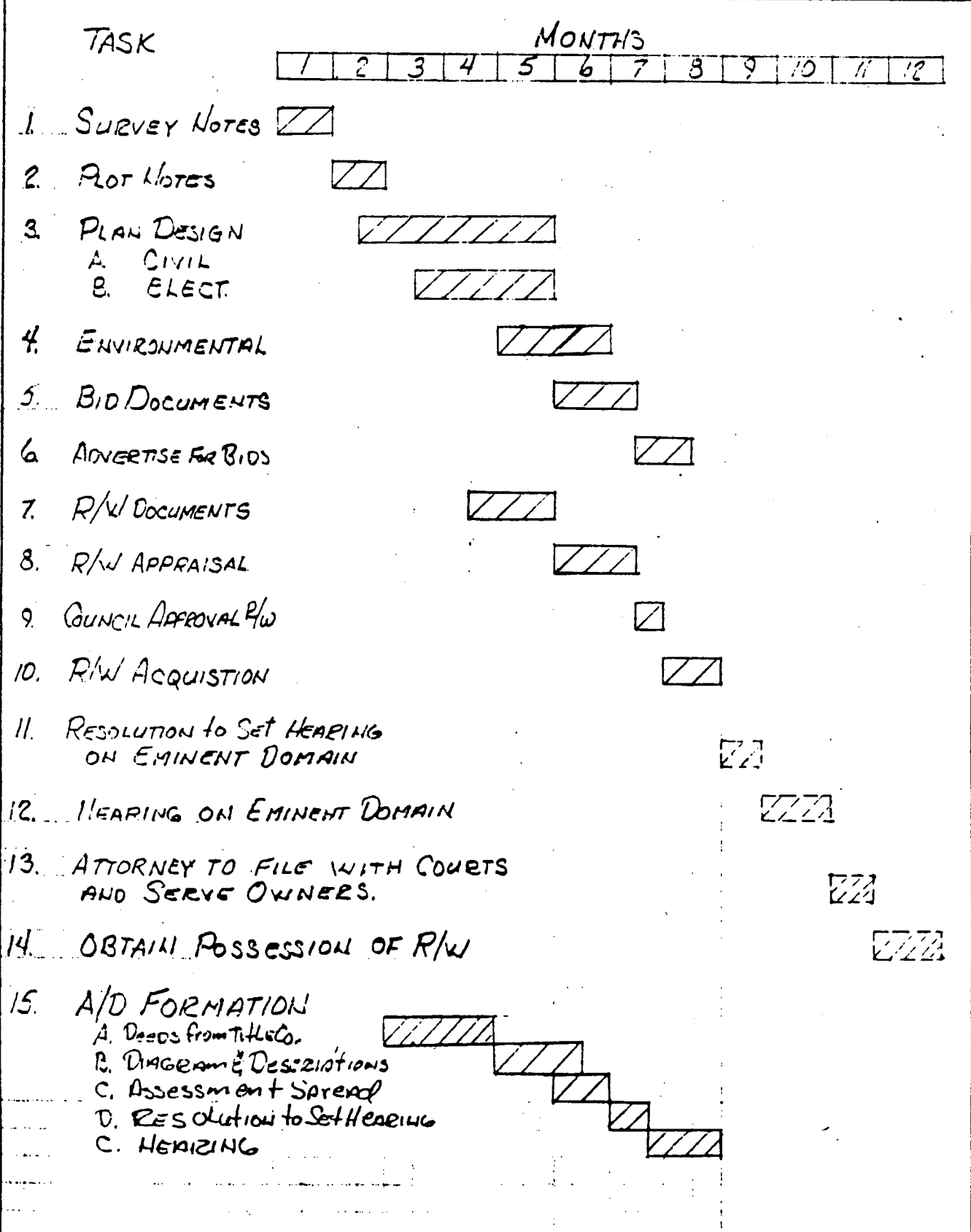
Total Right-of-Way Cost	= 16 x \$500.00	=	\$8,000
8,000 (1.35 (20% Engin, 15% contingency))		=	\$10,800
	Say		\$11,000
Total Cost Estimate		=	\$810,000

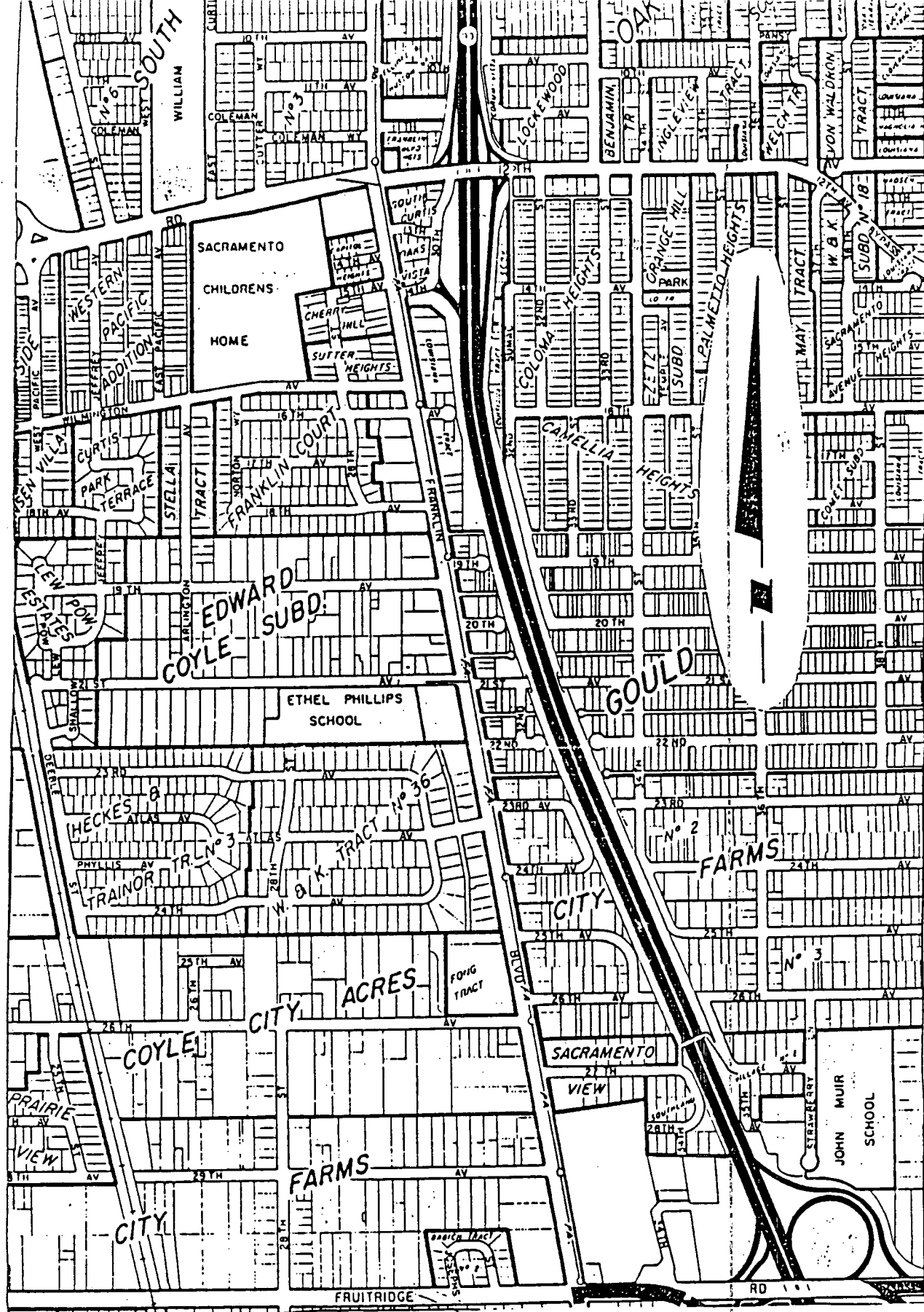


DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
COMPUTATION SHEET

DATE 10/20/86	CALC. BY P. FAVILLA	SHEET 1 OF 1
DATE	CHK. BY	PROJ. NO. N/A

SUBJECT
FRANKLIN BLVD. A/D





FRANKLIN BLVD.
 FIRE ALARM STUDY

○ FIRE ALARM BOX
 —FA— AERIAL CABLE

- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

STREET LIGHTING STUDY

FRANKLIN BLVD.

