



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

CONSENT
June 26, 2007

Honorable Mayor and
Members of the City Council

Title: CIP: Oak Park Community Center Phase III Design Project (KB22)

Location/Council District: 3425 Martin Luther King Jr Boulevard, Council District 5

Recommendation: Adopt a **Resolution:** 1) establishing a Capital Improvement Program (CIP) project for design of Phase III of the Oak Park Community Center Expansion, CIP KB22; 2) appropriating \$40,000 in Oak Park Tax Increment Funds (Fund 206) to the Oak Park Community Center Phase III Design Project, CIP KB22.

Contact: David Mitchell, Recreation Manager, 808-6076, Jonathan Rewers, Parks and Recreation Analyst, 808-7590

Presenters: Not Applicable

Department: Parks and Recreation

Division: Recreation Administration

Organization No: 4715

Description/Analysis

Issue: On February 14, 2007, staff presented an update on the Phase II expansion of the Oak Park Community Center to the Oak Park Redevelopment Advisory Committee (RAC). During that meeting, members of the Oak Park RAC expressed the desire to see further improvements and additional square footage added to the new multi-use building. The requested improvements include a kitchen and food preparation area, small meeting rooms, locker rooms with showers, and the relocation of some office space.

Since the requested improvements are not part of the current scope for the Phase II project, staff is recommending that a new Capital Improvement Program (CIP) project be established, with funding from the Sacramento Housing and Redevelopment Agency (SHRA). The establishment of a new project requires City Council approval.

Policy Considerations: Staff's recommendation is consistent with policies in the City Council adopted *2005-2010 Parks and Recreation Master Plan* including:

Policy 12.1: Actively pursue and formalize partnership agreements with a broad range of public and private entities,

Policy 13.37: Ensure community review and participation in developing site master plans in accordance with the City Site Specific Park Master Plan/Development Process

Policy 13.38: When designing Master Plans for community and regional parks, emphasize the needs of the entire service area and potential users while keeping in perspective the interests of immediate residents.

Providing Parks and Recreation facilities is consistent with the City's strategic plan to achieve sustainability and livability and to expand economic development throughout the City.

Committee/Commission Action: Staff's recommendation was supported by the Oak Park Redevelopment Advisory Committee at its May 9, 2007 meeting.

Environmental Considerations: Staff's recommendation concerns administrative activities that will not have any significant effect on the environment and that do not constitute a "project," as defined by the California Environmental Quality Act (CEQA) [CEQA Guidelines Sections 15061(b)(3); 15378(b)(2)].

Rationale for Recommendation: While a future expansion of the Oak Park Community Center has been contemplated, additional improvements are not part of the scope for the current Phase II project. Some of the funding sources for the Phase II project require that work be completed and funds be spent by December 2008. If the Phase II project were to undergo changes to the scope of work at this time, the additional time needed to hold a new series of community meetings and redesign the project would put the December 2008 deadline in jeopardy.

Staff recommends that development of a scope of work and schematic designs to incorporate the additional improvements suggested by the Oak Park RAC be undertaken as a Phase III project at the same time that Phase II is being constructed. The community would then have adequate time to hold community meetings and develop schematic designs for the additional improvements requested.

Consistent with the approved budget resolution, establishment of a new capital improvement project requires approval of the City Council.

Financial Considerations: The development of a scope of work and schematic designs to incorporate the additional improvements requested for the Oak Park Community Center Phase III project is estimated not to exceed \$40,000. Funding would come from Oak Park Oak Park Tax Increment Funds (Fund 206). Staff is recommending that the City Council approve the establishment of a CIP and the

appropriation of \$40,000.

Emerging Small Business Development (ESBD): Selection of consultants for this project will follow City established ESBD Guidelines.

Respectfully Submitted by:


CASSANDRA H.B. JENNINGS
Assistant City Manager

Recommendation Approved:


RAY KERRIDGE
City Manager

Table of Contents:

Report Pg 1

Attachments

1 Background Pg 4
2 Resolution Pg 5

ATTACHMENT 1

Background:

On February 14, 2007, City staff presented the latest version of the floor plan and initial review of the elevations for the Phase II expansion of the Oak Park Community Center. The proposed Phase II project includes the construction of an approximately 9,400-square foot multi-use building to include a large multi-purpose room that can be used as a gymnasium, a stage area, an entrance and lobby area, restrooms, storage, staff spaces and electrical/mechanical rooms.

During the meeting, members of the Oak Park RAC expressed the desire to see further improvements and additional square footage added to the new multi-use building. The requested additional improvements include items such as the addition of a kitchen and food preparation area, small meeting rooms and locker rooms with showers, as well as the relocation of some office space. While a future expansion of the Oak Park Community Center has been contemplated, these additional suggested improvements are not part of the scope of work for Phase II.

Some of the funding sources for the Phase II project require that work be completed and funds be spent by December 2008. If the Phase II project were to undergo changes to the scope of work at this time, the additional time needed to hold a new series of community meetings and redesign the project would put the December 2008 deadline in jeopardy.

Rather than risk losing substantial funding for the Phase II project, staff recommends that the current Phase II project continue on its current schedule. Staff further recommends that development of a scope of work and schematic designs to incorporate the additional improvements suggested by the Oak Park RAC be undertaken as a Phase III project at the same time that Phase II is being constructed. The RAC and staff would then have adequate time to hold community meetings and develop schematic designs for the additional improvements requested. There would also be adequate time to review expenditures for the Phase II project and determine what funding exists for a Phase III project.

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

June 26, 2007

ESTABLISHING A CAPITAL IMPROVEMENT PROJECT FOR THE DESIGN OF THE PHASE III EXPANSION OF THE OAK PARK COMMUNITY CENTER, CIP KB22

BACKGROUND

- A. On February 14, 2007, staff presented an update on the Phase II expansion of the Oak Park Community Center to the Oak Park Redevelopment Advisory Committee (RAC). During that meeting, members of the Oak Park RAC expressed the desire to see further improvements and additional square footage added to the new multi-use building..
- B. While a future expansion of the Oak Park Community Center has been contemplated, additional improvements are not part of the scope for the current Phase II project.
- C. The development of a scope of work and schematic designs to incorporate the additional improvements suggested by the Oak Park RAC will undertaken as a Phase III project at the same time that Phase II is being constructed. The community would then have adequate time to hold community meetings and develop schematic designs for the additional improvements requested.
- D. Consistent with the approved budget resolution, establishment of new capital improvement projects require approval of the City Council.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. A Capital Improvement Program project, CIP KB22, for Phase III expansion of the Oak Park Community Center is established.
- Section 2. A total of \$40,000 in Oak Park Tax Increment Funds (Fund 206) is appropriated to the Oak Park Community Center Phase III Design Project, CIP KB22.